

**Regular Meeting  
Board of Adjustment  
September 16, 2020**

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**Present:**

Steven Pylypchuk  
Mr. Scott Wild  
Barbara McNally  
Mr. James Bednarz  
Mr. Thomas Ferrara  
Mr. Charles Hovis  
Ms. Beth Wall  
Chris Hayes

**Absent:**

Ms. Noelle Nish

**Board Professionals Present:**

David Brady, Board Attorney  
James Campbell, Adm Officer  
Michael Textores, Board Engineer  
Golda Speyer, Board Planner

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The meeting was called to order by Chairman Bednarz and read the Statement of Adequate Notice that was provided as required by the Open Public Meetings Act by written notice. Said notice was given to the Daily Record, posted on the Town of Morristown Bulletin Board, and filed with the Clerk of the Town of Morristown on September 9, 2020 and copies of this notice were mailed to all persons, complying with the regulations providing for the mailing of said notice at least 48 hours prior to the time of this meeting. I direct that this statement together with a copy of said notice be incorporated into the minutes.

Roll call of members taken by Mr. Campbell as listed above

Minutes –None

Old Business – None

Resolutions - None

a.)

7.) Public Hearings:

a.) Carried from the September 2, 2020 meeting, Appeal # 2472 of Kirsten Sechler & Frank Garcia Montes, owners of property situate block 7701, lot 9, known as 27 Western Avenue, Morristown NJ, requesting C Variance to add a bathroom & bedroom to an existing finished attic space

**Application to be carried to the October 7, 2020 Meeting**

b.) Carried from the September 2, 2020 meeting, Appeal # 2466 of Alfa Investments LLC, owner of property situate block 8102, lot 31, known as 183 Washington Street, Morristown NJ, requesting Major Site Plan approval with C & D Variances for second principle structure and alteration to existing structure on site.

**Application to be carried to the October 7, 2020 Meeting**

c.) Carried from the September 2, 2020 meeting, Appeal # 2463 of Benjamin Gruber, owner of property situate block 4303, lot 1, known as 59 Franklin Street, Morristown NJ, requesting C & D Variances in conjunction with Major Site Plan approval to enlarge existing Doctors office and residential unit as well as a second principle structure with parking.

**Application to be carried to the October 7, 2020 Meeting**

d.) Appeal #2479 of Speedwell Commons LLC, owner of property situate block 2604, lot 3, known as 281 Speedwell Avenue, Morristown NJ, requesting Major Site Plan approval in conjunction with conversion of existing bakery into 4 residential units

Lawrence Calli - Attorney for applicant

Summary of application & varianaces

Witness # 1 – Peter Korzen – PE

Summary of subject lot, current conditions & adjacent uses  
Review of proposed site plan

Ex A-101 – Updated Site Plan  
Ex A-202 letter to board

Review of Board Professionals reports

Review of site lighting

Board Questions –

Public Questions – None

Witness # 2 – Bruce Brattstrom – AIA

Ex A-103 – Updated AIA plans

Review of floor plans, exterior elevations, signage & mailboxes

Board Questions –

Public Questions –

Application carried to the Oct 21, 2020 meeting

Motion to adjourn meeting by Pylypchuk, second by Hayes