

**Regular Meeting  
Board of Adjustment  
September 18, 2019**

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**Present:**

Ms. Beth Wall  
Mr. Jeffrey Stiles  
Ms. Linda Carrington  
Mr. James Bednarz  
Steven Pylypchuk  
Chris Hayes  
Ms. Noelle Nish  
Mr. Scott Wild

**Absent:**

Barbara McNally

**Board Professionals Present:**

David Brady, Board Attorney  
James Campbell, Adm Officer  
Philip Abramson, Board Planner  
Michael Textores – Board Engineer

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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 11, 2019 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 in to the minutes.

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

Minutes – August 21 2019 minutes – motion to approve by Carrington, second by Stiles. All eligible members in favor

Old Business – None

Resolutions -

**a.) Appeal # 2449 of Stirling 150, LLC, owner of property situate block 4701, lot 34, known as 150 South Street, Morristown NJ, requesting Major Site Plan approval with D Variance for expansion of restaurant use to second floor, use of roof top for dining and addition to building**

**Motion to approve by Carrington, second by Hayes. All eligible members in favor**

**b.) Appeal # 2416 of Peck School, owner of property situate block 6401, lot 6, known as 247 South Street, Morristown NJ, requesting amended site plan approval from previously approved site plan in July 2017**

**Motion to approve by Hayes, second by Carrington. All eligible members in favor**

**7.) Public Hearings:**

**a.) Carried from the September 4, 2019 meeting , Appeal # 2448 of Claremont Properties Inc, purchaser under contract of property situate block 5906, lots 10, 11 & 12, known as 16, 24 & 28 Schuyler Place, Morristown NJ, requesting Major Site plan with C & D Variances in conjunction with a proposed 28 unit residential building with parking & rooftop amenity**

**Application carried to Special Meeting on Oct 8, 2019 at 7:30**

**b.) Carried from the July 10, 2019 meeting, Appeal # 2451 of 32 MLK Ave LLC, owner of property situate block 2301, lot 4, known as 32 Martin Luther King Avenue, Morristown NJ, requesting C Variances for impervious coverage and parking within the side yard setback**

**Application carried to the Oct 2, 2019 regular meeting**

**c.) Appeal # 2462 of BP North America, lessee of property situate block 1802, lot 4, known as 168 Morris Street, Morristown NJ, requesting Major Site Plan with C & D Variances in conjunction with new fuel dispensers and canopy**

**Jennifer Knarich – Attorney for applicant**

**Application summary & opening statement**

**Witness # 1 – Robert Strecker – PE**

**Ex A-101 – Aerial photo of existing site**

**Ex A-102 – Colorized Site Plan**

**Summary of site & adjacent properties & uses**

**Overview of current business & facilities & proposed upgrades**

**Summary of variances relief requested, anticipated traffic flow, lighting & hours of operation covered**

**Board Questions –**

**Public Questions – None**

**Witness # 2 – John Harter – PE**

**Review of traffic trips & turning radius for fuel deliveries**

**Board Questions -**

**Public Questions – None**

**Application carried to the November 6, 2019 meeting**

**Motion to go into executive session by Stiles, second by Nish to discuss current litigation**

**Motion to adjourn meeting by Bednarz, second by Nish**















