

**Regular Meeting
Board of Adjustment
September 2, 2020**

Present:

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

Absent:

Chris Hayes

Board Professionals Present:

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

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 August 26, 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 – Minutes from the July 15 & August 19, 2020 meetings. Motion to approve by Pylypchuk, second by Nish. All eligible members in favor

Old Business – None

Resolutions - None

a.)

7.) Public Hearings:

a.) Carried from the August 5, 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 carried to the September 16, 2020 Meeting

b.) Carried from the August 5, 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 carried to the September 16, 2020 Meeting

c.) Carried from the August 19, 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 carried to the October 7, 2020 meeting

d.) Appeal #2485 of AHS Hospital Corp, owner of property situate block 4201, lots 1 & 2, known as 100 Madison Avenue, Morristown NJ, requesting D Variance for height in conjunction with new air handlers

Williard Bergman – Attorney for applicant

Summary of application & proposed work at hospital

Witness # 1 – Karen Martinez PE – AHS Construction Project Manager

Summary & history of project & reasons for upgrade of HVAC system

Board Questions –

Public Questions – None

Witness # 2 – Philip Smith – PE

Summary of application, variances required for new HVAC units
And mechanical specs for units

Units specifically for negative air pressure for patient rooms

EIS waiver requested and granted by board

Sound of units & visibility from street, structural placement &
ductwork discussed

Review of board professionals' reports

Board Questions –

Public Questions – None

Witness # 3 – Jack Zyboro – PE, Sound Engineer

Review of sound levels for current installation as well as proposed
levels

Board Questions –

Public Questions – None

Witness # 4 – Aran McCarthy – AIA

Visual impacts of units and proposed exterior materials

Board Questions –

Public Questions – None

Witness # 5 – John McDevitt – PE

Review of proposed air filtration systems

Board Questions –

Public Questions – None

Witness # 6 Dan McSweeney – PP

Summary of application and adjacent uses

Testimony regarding variances for D6 height

Positive & negative criteria reviewed , Sika test and 3 prongs of criteria

Board Questions –

Public Questions/ Comments – None

Closing by Bergman

Board Deliberation

Motion to approve by Nish, second by Pylypchuk. All eligible members in favor

Motion to adjourn meeting by Pylypchuk, second by Bednarz