

**Regular Meeting
Board of Adjustment
April 21, 2021**

Present:

Mr. Steven Pylypchuk
Mr. Scott Wild
Mr. Oliver Starnes
Mr. Thomas Ferrara
Ms. Beth Wall
Mr. James Bednarz
Ms. Noelle Nish
Mr. Anthony Murphy 7:35 pm

Absent:

Barbara McNally

Board Professionals Present:

David Brady, Board Attorney
James Campbell, Adm Officer
Phil Abramson, Board Planner

The meeting was called to order by Chairman Pylypchuk 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 bulletin board in the Town Hall , and filed with the Clerk of the Town of Morristown on April 14 , 2021 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 this meeting. This meeting is being held electronically in accordance with the Open Public Meetings Act as amended in 2020 which explicitly allows a public body to conduct meetings electronically during the currently declared state of emergency that reasonably prevents a public body from safely conducting business at a physical location with members of the public present such as the current COVID-19 pandemic. Adequate notice of the electronic meeting has been provided by advertisement of the Board's annual meetings in the official newspaper,

posted on the Town website and posted on the door to the municipal building.

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

Minutes – Minutes from the March 17, 2021 meeting. Motion to approve by Bednarz, second by Wall. All eligible members in favor

Old Business – None

Resolutions -

- a.) 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

Motion to approve by Wild, second by Ferrara. 5 eligible members in favor

- b.) Denial of Appeal # 2456 of Milelli Morristown LLC, owner of property situate block 6101, lot 1 known as 23-27 South Street, Morristown NJ, requesting C & D Variances in conjunction with Major Site Plan approval for new multi- story mixed use building

Motion to approve denial by Bednarz, second by Pylypchuk. All eligible members voted in favor of denial

Public Hearings:

- a.) Carried from the April 7, 2021 meeting, Appeal # 2477 of 161-163 Madison Ave LLC, owner of property situate block 1402, lot 3, known as 161-163 Madison Avenue, Morristown NJ, requesting Major Site Plan approval with C & D Variances in conjunction with a new 45 unit residential building

Application to be carried to May 5, 2021 meeting

New Business –

- a.) Ad hoc committee - Public Posting of ZBOA Meeting Recordings

Committee to consist of Pylypchuk, Starnes & Murphy to look into public posting of Zoom meetings

- b.) MPA Overview of current & future leasing trends and availability

Overview of current MPA trends and business practices at MPA by Robert Goldsmith & Gerry Giosi during pandemic

Motion to adjourn meeting by Bednarz, second by Wall