

**Special Meeting  
Board of Adjustment  
August 31, 2022**

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**Present:**

Mr. Steven Pylypchuk 9:10 pm  
Mr. Thomas Ferrara  
Ms. Barbara McNally  
Mr. James Bednarz  
Mr. Anthony Murphy  
Mr. Scott Wild  
Ms. Noelle Nish

**Absent:**

Ms. Rachel Blacker

**Board Professionals Present:**

Michael Brown, Board Attorney  
James Campbell, Adm Officer  
Phil Abramson, Board Planner  
David Atkinson, Board Engineer

The meeting was called to order by Vice Chairman Wild 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 August 24, 2022 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 – None

Old Business – None

Resolutions - None

Public Hearings:

a.)Carried from the August 3, 2022 meeting ,Remanded by the Superior Court Division, Appeal # 2456 of Melelli Morristown LLC, owner of property situate block 6101, lot 1 known as 23-27 South Street, Morristown NJ, for C Variances in conjunction with Major Site Plan approval for new multi- story mixed use building

Frank Vitolo – Attorney for applicant

Review of the remand by the court for the C Variances

Remand Ex 1 – June 29, letter from Vitolo  
Remand Exhibit 2 – July 8, letter from MPA

Witness # 1 – Michael Tobia, PP

Remand Ex 3 – Color Rendering of building

Review of the C Variances requested as part of the proposed building

21 Units with 4 affordable units on site

Board Questions –

Remand Exhibit 4 = Colorized rendering from alleyway & rear of building

Public Questions/Comments - None

Board Deliberation –

Motion to approve by Nish, second by Ferrara. Five members in favor, one nay

Open to the public for items not elsewhere on the agenda

New Business - None

Executive Session -To Discuss current legal matters before the board

Motion to go into executive session by Bednarz, second by wild. All members present in favor

Chairman Pylypchuk joined the meeting at 9:10 pm for the executive session

Motion to adjourn meeting by McNally, second by Bednarz