

**Regular Meeting
Board of Adjustment
December 15, 2021**

Present:

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

Absent:

Ms. Rachel Blacker

Board Professionals Present:

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

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 December 8, 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 – From the December 1, 2021 meeting. Motion to approve by Bednarz, second by McNally. All members in favor

Old Business – None

Resolutions -

- a.) 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

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

Public Hearings:

- a.) Appeal # 2499 of Festivus Industries LLC, owner of property situate block 6102, lot 5, known as 66 Maple Ave, Morristown NJ, requesting Interpretation of Zoning Ordinance as it relates to District Standards

Application carried to the January 12, 2022 meeting

b.) Appeal # 2497 of Morristown Field Club, owner of property situate block 9301, lot 2, known as 168 James Street, Morristown NJ , requesting Major Site Plan Approval with C & D Variances for expansion of existing tennis Club and associated improvements

Application carried to the January 12, 2022 meeting

c.) Carried from the November 3, 2021 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 principal structure and alteration to existing structure on site.

Board Chairman Pylypchuk recused himself and Vice Chair, Scott Wild presided

Motion to withdraw without prejudice by Murphy, second by McNally. All eligible members in favor

Board Chairman Pylypchuk rejoined the meeting

d.)Appeal # 2503 of Dismal Harmony , LLC, owner of property situate block 4801, lot 10, known as 77 Morris Street, Morristown NJ, requesting Major Site Plan approval for Conditional Use approval for proposed distillery with production area, tasting area & seating

Board Member McNally recused herself from the application

Lawrence Calli – Attorney for applicant

Brief summary of site and proposed application

Witness #1 – Robert Dillon – Owner –

Summary of site and proposed use as a distillery of spirits

Review of process of spirits and licensing requirements

Overview of operations, hours, deliveries, business plan

Board Questions –

Public Questions –

Paul Gibiliso – Windmill Dr

Application carried to the January 19, 2022 meeting

Member McNally rejoined the meeting

e.)Carried from the December 1, 2021 meeting, Appeal # 2490 of Co Home Inc, owner of property situate block 7301, lot 2.02, known as 44 Miller Road, Morristown NJ, requesting D Variance to convert existing detached garage into a residential dwelling unit

Frank Vitolo – Attorney for applicant

Public Questions –

Alice Cutler – Colles Ave

Denise Flanigan – Wetmore Ave

Donna Macnamarra – Colles Ave

Chris Schneider – Farragut

Linda Carrington – Macculloch

Heilk Uustal = Miller Rd

Glynn Patterson – Ralph Pl

Application carried to the January 19, 2022 meeting

New Business –

- a. Update on 9 George St by board attorney Brady
- b. Board Discussion to keep meetings virtual until further notice

Motion to adjourn meeting by Wild, second by Bednarz