

**Regular Meeting  
Board of Adjustment  
December 16, 2020**

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**Present:**

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

**Absent:**

Ms. Noelle Nish

**Board Professionals Present:**

David Brady, Board Attorney  
James Campbell, Adm Officer  
Michael Textores, Board Engineer  
Golda Speyer, Board Planner  
Greer Patras, 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 December 9, 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 –None

Old Business – None

Resolutions - None

7.) Public Hearings:

a.) Carried from the December 2, 2020 meeting, 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

Lawrence Calli, Attorney for applicant

Witness # 1 – Peter Korzen, PE

Review of professional's reports and revised site plan  
Spot elevations with building and site

New drywell system proposed

Review of landscape & exterior lighting

Board Questions –

Public Questions – None

Witness # 2 – Bruce Brattstrom, AIA

Review of updated AIA plans, interior & exterior changes

Ex A-201 – Site photos with existing conditions & proposed color renderings

Board Questions –

Public Questions – None

Application carried to the Jan 13, 2021 meeting

b.) Carried from the December 2, 2020 Meeting, 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

Application carried to December 29, 2020 Special Meeting

c.) Carried from the November 18, 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 add additional residential units

Lawrence Calli – Attorney for applicant

Review of previous meetings and revisions to proposed development

Witness # 1 – FJ Rawding – AIA

Ex A- 601 – Colorized site plan showing banked parking spaces

Summary of updates to plans with 13 parking spaces

Ex A-602 - interior layout of basement

Board Questions –

Public Questions –  
Dina DiMaria – Green Hill Rd

Witness # 2 – Creig Rahenkanmp – PP

Review of professional's reports and summary of criteria for application

Board Questions –

Public Questions –

Dina DiMaria – Green Hill Rd  
Jacqueline Bertone – Green Hill Rd

Public Comments –

Dina DiMaria – Green Hill Rd  
Jacqueline Bertone – Green Hill Rd

Closing statements by attorney Calli

Board Deliberation

Motion to deny application by Pylypchuk, second by Wall. 3 members in favor, 4 Nays

Second vote to confirm was a motion to approve by Pylypchuk, second by McNally. 4 Members in favor, 3 nays

Application denied as 5 affirmative votes were required

Motion to adjourn meeting by Bednarz, second by Hayes

