

**Special Meeting
Board of Adjustment
December 29, 2020**

Present:

Steven Pylypchuk
Mr. Scott Wild
Barbara McNally
Mr. James Bednarz
Mr. Charles Hovis 7:35pm
Chris Hayes
Mr. Thomas Ferrara
Ms. Noelle Nish

Absent:

Ms. Beth Wall

Board Professionals Present:

David Brady, Board Attorney
James Campbell, Adm Officer
Michael Textores, Board Engineer
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 22, 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 Dec 2 & Dec 16, 2020 meeting. Motion to approve by Pylypchuk, second by McNally. All eligible members in favor

Old Business – None

Resolutions - None

7.) Public Hearings:

a.) Carried from the December 16, 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

Frank Vitolo – Attorney for applicant

Opening statement & review of prior hearings

Witness # 1 – Michael Tobia – PP

Summary of proposed site & development

Existing building to remain and new construction to be built on top

Review of adjacent zones & uses permitted

Summary of updated changes to unit count & layout

All parking to be offsite, use of existing on street loading zone proposed

Same tenants to remain on ground floor

Positive & negative criteria covered

Review of variances requested

Closing statement by Vitolo

Application carried to the January 13, 2021 meeting

Motion to adjourn meeting by Pylypchuk, second by Hayes