

**Regular Meeting  
Board of Adjustment  
December 2, 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 7:35 pm  
Ms. Noelle Nish

**Absent:**

**Board Professionals Present:**

David Brady, Board Attorney  
James Campbell, Adm Officer

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 November 24, 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 Nov 18 2020 meeting. Motion to approve by Pylypchuk, second by Hovis. All eligible members in favor

Old Business – None

Resolutions -

- a.) Appeal # 2484 of Christopher Richter, owner of property situate block 5802, lot 24.02, known as 14 Prospect Street, requesting C Variances for front yard parking and offsite parking

Motion to approve by Pylypchuk, second by McNally. All eligible members in favor

7.) Public Hearings:

a.) Carried from the November 18, 2020 meeting, Appeal # 2472 of Kirsten Sechler & Frank Garcia Montes, owners of property situate block 7701, lot 9, known as 27 Western Avenue, Morristown NJ, requesting C Variance to add a bathroom & bedroom to an existing finished attic space

**Application to be carried to the January 13, 2021 Meeting**

b.) Carried from the November 18, 2020 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 principle structure and alteration to existing structure on site.

**Application to be carried to the January 20, 2021 Meeting**

c.) Carried from the November 18, 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

**Application to be carried to the December 16, 2020 Meeting**

d.) Carried from the November 4, 2020 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 the January 20, 2021 Meeting**

e.) **Carried from the November 18, 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 to be carried to the December 16, 2020 Meeting**

**Public Comments – Sharon O’Neil – Village Green Condo Assoc.**

Motion to adjourn meeting by Hayes, second by Pylypchuk