

**Regular Meeting  
Board of Adjustment  
February 16, 2022**

---

**Present:**

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

**Absent:**

**Board Professionals Present:**

David Brady, Board Attorney  
James Campbell, Adm Officer  
Phil Abramson, Board Planner  
David Atkinson, 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 February 9, 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 – Minutes from the Feb 2 & Feb 9, 2022 meetings. Motion to approve by Bednarz, second by Nish. All eligible members in favor

Old Business – None

Resolutions - None

Public Hearings:

Board Member McNally recused herself from the application and left the meeting

a.)Carried from the January 19, 2022 meeting, 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

Lawrence Calli – Attorney for applicant

Review of changes from the previous meeting and summary list of anticipated witnesses for the night

Witness # 1 – Robert Dillon – Owner

Ex A-201 – Standard drink comparison chart

Ex A-202 – Alcohol Volume Spreadsheet 4 pgs.

Review of environmental impacts where spent grains are used for fertilizer & farm animals food

Amounts of water used in chilling process with open & closed systems

Summary of licensing requirements from NJ

Board Questions –

Public Questions – None

Witness # 2 – Peter Morgan – AIA

Review of the LDO & proposed use

Ex A 203 – AIA Plans

Review of current building & proposed façade and interior layout, signage and exterior lighting

Occupant load of 49 total

Board Questions –

Public Questions – None

Application carried to March 28, 2022 for a Special Meeting

Board Member Mc Nally returned and Board Members Wall & Pylypchuk recused themselves from the next application

Scott Wild took over and presided as Chairman of the meeting

b.)Appeal # 2505 of Jessica Umbriac, owner of property situate block 4005 , lot 1, known as 1 Randolph Drive, Morristown NJ , requesting C & D Variances for use of shed as home office with bathroom

Witness # 1 – Jessica Umbriac – Owner

Review of waiver request for signed & sealed plans

Summary of proposed office use in existing shed on property

Ex A 101 – Front of shed photo

Ex A 102 – Left side photo

Ex A 103 – Photo from neighbors view

Ex A 104 – Photo of rear of shed

Ex A 105 – Front photo with fence shown

Ex A 106 – Photo taken at night

Proposed shed to have HVAC system and proposed ½ bath

Board Questions –

Public Questions – None

Closing statement by Ms. Umbriac

Board deliberation, application carried to the March 16, 2022 meeting to allow applicant to consider proposed conditions

Public comment for items not on the agenda – None

Motion to adjourn meeting by Murphy, second by Ferraro