

**Regular Meeting  
Board of Adjustment  
February 17, 2021**

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**Present:**

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

**Absent:**

**Board Professionals Present:**

David Brady, Board Attorney  
James Campbell, Adm Officer  
Michael Textores, Board Engineer  
Phil Abramson, Board Planner

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 10, 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 – Minutes from the February 3, 2021 meeting. Motion to approve by Bednarz, second by Wild. All eligible members in favor

Old Business –

Resolutions -

- a.) Denial of 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

Motion to adopt by Bednarz, second by Wall. All eligible members in favor

Board member Wall recused herself and left the meeting

7.) Public Hearings:

- a.) Carried from the February 3, 2021 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 carried to the March 17, 2021 meeting

b.) Carried from the February 3, 2021 meeting, Appeal # 2456 of Milelli Morrystown LLC, owner of property situate block 6101, lot 1 known as 23-27 South Street, Morrystown NJ, requesting C & D Variances in conjunction with Major Site Plan approval for new multi-story mixed use building

Frank Vitolo – Attorney for applicant

Review of updated submission

Witness # 1 – Michael Tobia, PP

Ex A-501 – color renderings from 4 different views

21 Units proposed

1300 Sf roof top amenity

Review of updated façade and setbacks of top floor

Density, parking & review of all variances with application

Board Questions –

Public Questions –

Robert Bell – Morrystown Shade Tree Commission

Ex A502 – 2020 Parking Demand

Witness # 2 – Nancy Dougherty – AIA

Review of exit doors from first floor

Board Questions –

Public Questions – None

Witness # 3 – Nicki Louloudis – PE

Summary of proposed green roof and proposed rain garden

Witness # 4 – Eric Keller – PE

Review of distances from nearest parking facility, turning radii from South to Dehart

Board Questions –

Public Questions/ Comments – None

Summary by Vitolo

Board Deliberation

Application carried to the March 3, 2021 meeting

Motion to adjourn meeting by Bednarz, second by Wild