

**Regular Meeting
Board of Adjustment
February 3, 2021**

Present:

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

Absent:

Mr. James Bednarz

Board Professionals Present:

David Brady, Board Attorney
James Campbell, Adm Officer

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 January 27, 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 January 13, 2021 meeting. Motion to approve by Wild, second by Wall. All eligible members in favor

Old Business – Vote on updated Bylaws for 2021. Motion to adopt updates by Wild, second by Nish. All members in favor

Resolutions -

- a.) Resolution of The Morristown Board of Adjustment adopting remote meeting protocols, procedures and requirements for public participation at remote meetings.

Motion to adopt by Nish, second by McNally. All members in favor

7.) Public Hearings:

- a.) Carried from the January 20, 2021 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 March 17, 2021

- b.) Carried from the January 20, 2021 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 March 17, 2021

c.) Carried from the January 20, 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 to be carried February 17, 2021

d.) Carried from the January 13, 2021 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 February 17, 2021

Motion to adjourn meeting by Wild, second by Wall