

**Regular Meeting
Board of Adjustment
January 13, 2021**

Present:

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

Absent:

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 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 Town of Morristown Bulletin Board, and filed with the Clerk of the Town of Morristown on January 6, 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 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 29, 2020& Jan 6, 2021 meetings. Motion to approve by Bednarz, second by Wall. All eligible members in favor

Old Business – Review of proposed changes to terms of officers as stated in current bylaws

Resolutions - None

7.) Public Hearings:

a.) Carried from the December 16, 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 carried to the January 20, 2021 meeting

b.) 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 carried to the March 17, 2021 meeting

Member Wall recused herself and left the meeting

c.) Carried from the December 29, 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

Members Starnes & Murphy certified to participate & vote

Frank Vitolo - Attorney for applicant

Review of application & direction given by board and proposed revisions

Updated floor plan with 22 units & density of 115/acre

All 3 affordable units to be on site

Review of waivers & variances still needed

Concept drawing of proposed sidewalk, exterior elevations & roof top

Board Questions –

Public Questions – Kristin Ace – Shade Tree

Application carried to the February 3, 2021 meeting

Motion to adjourn meeting by Bednarz, second by McNally

