

**Regular Meeting  
Board of Adjustment  
June 2, 2021**

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**Present:**

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

**Absent:**

Mr. Oliver Starnes  
Ms. Noelle Nish

**Board Professionals Present:**

David Brady, Board Attorney  
James Campbell, Adm Officer  
Phil Abramson, Board Planner  
Michael Textores, 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 May 26 , 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 May 19, 2021 meeting. Motion to approve by Bednarz, second by McNally. All members attending in favor

Old Business – None

Resolutions - None

Public Hearings:

- a.) Carried from the May 5, 2021 meeting, Appeal # 2462 of BP North America, lessee of property situate block 1802, lot 4, known as 168 Morris Street, Morristown NJ, requesting Major Site Plan with C & D Variances in conjunction with new fuel dispensers and canopy

Following a review of a previous board approval by the planning board in which the current applicant's street intersection would change, this application was carried to the July 7, 2021 meeting so that the applicant can gather more information regarding the street widening at the intersection and how it might impact the current application before the ZBA

b.) Carried from the May 19, 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 3 story 28 unit residential building

Michael Affrunti – Attorney for the applicant

Summary of prior hearing and continuation of applicant's proofs for the use variance

Special Meeting to be held Saturday June 12, 2021 at 9 am to view balloons to show the proposed height of the building

Witness # 1 – Kyle McKenna – PE

Ex A 201 – Colorized Site Plan w/ cross sections  
Summary of site & proposed layout

Review of elevations compared to other adjacent buildings

Review of drive aisle & parking

Access easements between all properties with under same ownership

Board Questions –

Public Questions – None

Witness # 2 – Carmine Cermina – AIA

Ex A-202 – Floor Elevations

Ex A – 203 – Floor plans

Summary of floor plans & FAR

Board Questions –

Public Questions – None

Application carried to the July 7, 2021 meeting

New w Business – None

Motion to adjourn meeting by Wild, second by Bednarz