

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

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**Present:**

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

**Absent:**

Ms. Beth Wall

**Board Professionals Present:**

David Brady, Board Attorney  
James Campbell, Adm Officer  
Michael Textores, Board Engineer  
Phil Abramson, Board Planner  
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 bulletin board in the Town Hall , and filed with the Clerk of the Town of Morristown on February 24, 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 17, 2021 meeting. Motion to approve by Bednarz, second by Wild. All eligible members in favor

**Old Business – Review and approval of the 2020 Annual report as prepared by Board Attorney Brady**

**Motion to approve by Bednarz, second by Nish. All eligible members in favor**

Resolutions - None

## 7.) Public Hearings:

- a.) a.) Carried from the February 17, 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

Frank Vitolo – Attorney for applicant

Summary & history of application

4 onsite affordable units inclusive, Dehart bump out removed

Witness # 1 – Michael Tobia – PP

Ex A601 – Color rendering of façade from Dehart looking to South

Review of design changes

Board Questions –

Public Questions –

Barry Goffin – South St

Closing Summary by Vitolo

Public Comments –

Barry Goffin – South St

Scott Shuman – James St

Board Deliberation

Motion to approve by Wild, second by Nish. 4 members in favor, 3 members nays. Motion denied

8.) New Business – Review to update By Laws to include TCC review requirement for all applications unless opted out

Motion to adjourn meeting by Bednarz, second by McNally