

**Special Meeting  
Board of Adjustment  
November 10, 2021**

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**Present:**

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

**Absent:**

**Board Professionals Present:**

David Brady, Board Attorney  
James Campbell, Adm Officer  
Golda Speyer, 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 November 3, 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 – None

Old Business – None

Resolutions - None

Public Hearings:

- a.) Carried from the October 20, 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

Jennifer Knarich – Attorney for applicant

Review of application & proposed site improvements and the purchase of the ROW by M Station Redeveloper

Witness # 1 – Robert Strecker – PE

Ex A 401 – Proposed conditions plan of Ridgedale & Morris St

Ex A 402 – Colorized site plan

Review of current conditions and proposed improvements with existing and proposed coverages

Review of new parking layout and traffic flow through site

Additional landscaping to be placed at removed driveway at Ridgedale & Morris

Existing shed to be removed

Review of lighting plans. All lights to be off by 11 pm

Ex A 403 – Truck Turning Template

Board Questions –

Public Questions – None

Witness # 2 – George Williams – PP

Review of ordinances, The town's Master Plan & board professionals reports

Positive & negative criteria covered

Modernization of site and layout an overall positive impact to outweigh the negative associated with a non permitted use

Review of C & D variances associated with this application and purposed advanced under the MLUL

Board Questions –

Public Questions – None

Board Deliberation

Summary by Knarich

Review of conditions by Board Attorney Brady

Motion to approve by Wild, second by Nish. Seven eligible members in favor .

Motion to adjourn meeting by Pylypchuk, second by Wild