

**Regular Meeting  
Board of Adjustment  
October 20, 2021**

---

**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

**Absent:**

Ms. Noelle Nish

**Board Professionals Present:**

Michael Brown, 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 October 14, 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 October 6, 2021 meeting. Motion to approve by Bednarz, second by Wild. All members attending in favor.

Old Business – None

Resolutions - None

Public Hearings:

- a.) Carried from the September 22, 2021 meeting, Appeal # 2486 of Bajwa, owner of property situate block 7901, lot 31, known as 149 Washington Street, Morristown NJ, requesting C & D Variances in conjunction with convenience store use with fuel, signage and improved coverage

Lawrence Calli, Attorney for applicant

Witness # 1 – Craig Peregoy, PE – Traffic

Summary of traffic trips in am & pm using ITE

Ex A 301 - Review of sidewalk details

Board Questions –

Public Questions – None

Witness # 2 – Paul Ricci, PP

Review of planning testimony for variances requested

Review of allowed uses in zone and existing adjacent uses

Master Plan excerpts discussed as part of the proposed relief

Board Questions –

Public Questions/Comments –

Gary Thomas – Conklin Ave

Ex O-401 – Highway Capacity Manual 2010 sheet

Roger Mayerson – Miller St

Bierce Riley – Budd St

Summary by Attorney Calli

Board Deliberation

Motion to deny by Wild, second by Bednarz. Seven voting members for approval of denial

b.) 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

Application carried to the November 10, 2021 Special Meeting

Motion to adjourn meeting by McNally, second by Bednarz