

**Regular Meeting  
Board of Adjustment  
October 21, 2020**

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**Present:**

Steven Pylypchuk  
Mr. Scott Wild  
Barbara McNally  
Mr. James Bednarz  
Mr. Thomas Ferrara  
Mr. Charles Hovis  
Chris Hayes

**Absent:**

Ms. Beth Wall  
Ms. Noelle Nish

**Board Professionals Present:**

David Brady, Board Attorney  
James Campbell, Adm Officer  
Michael Textores, Board Engineer  
Greer Patras, Board Planner

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The meeting was called to order by Chairman Bednarz 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 October 14, 2020 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 10/7/20 meeting. Motion to approve by Hayes, second by Pylypchuk. All eligible members in favor

Old Business – None

Resolutions -

a.) **None**

7.) Public Hearings:

a.) Carried from the September 2, 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 to be carried to the November 4, 2020 Meeting**

b.) Carried from the September 2, 2020 meeting, Appeal # 2466 of Alfa Investments LLC, owner of property situate block 8102, lot 31, known as 183 Washington Street, Morristown NJ, requesting Major Site Plan approval with C & D Variances for second principle structure and alteration to existing structure on site.

**Application to be carried to the November 4, 2020 Meeting**

c.) Carried from the September 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 to be carried to the November 4, 2020 Meeting**

d.) 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 –

Proposed mixed use with 29 residential and retail on ground floor

Witness # 1 – Nicki Louloudis – PE –

Ex A-101 – Aerial view of existing site

Summary of current uses

Ex A 102 – Colorized site rendering

Review of proposed site plan

Review of the LDO and requirements for site

Review of waivers requested, lighting plan overview

Summary of anticipated utility requirements

Board Questions –

Public Questions – None

Witness # 2 – Nancy Dougherty – AIA

Ex A103 – Exterior site photos

Ex A-104 – Undated rendering

Breakdown of residential units proposed

Interior floor plans covered

Ex A105 – Updated Pg 6 5<sup>th</sup> floor dimensions called out

Ex A 106 – Exterior Materials list

Ex A 107- Sight line of building from grade

Board Questions –

Public Questions – None

Application carried to the November 18, 2020 meeting

Motion to adjourn meeting by Pylypchuk, second by Hayes