

**Regular Meeting of The  
Planning Board of the Town of Morristown  
August 27, 2015**

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Present:

Mr. Joseph Stanley  
Mr. Hector Cardona  
Ms. Debra Gottsleben  
Mayor Tim Dougherty  
Ms. Helen Dodick  
Mr. Richard Tighe  
Mr. David Gilliam  
Mr. Stefan Armington  
Mr. Mark Gandy

Absent:

Mr. Joseph Kane  
Mr. Timothy Murphy

Board Professionals Present:

John Inglesino, Board Attorney  
Phil Abramson – Topology NJ  
Charles Carley - Board Engineer  
Michael Cristaldi – Redevelopment Engineer  
James Campbell – Town of Morristown - Adm Officer

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The meeting was called to order by Chairman Stanley 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 August 20, 2015 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 in to the minutes.

Roll Call as listed above was taken by James Campbell Adm Officer

Pledge of Allegiance by all attending

Moment of Silence

Minutes: Minutes from the June 29, 2015 LRPC meeting. Motion to approve by Gilliam, second by Gottsleben

## Resolutions –

a.) .) Appeal # 15-04 of Granite Holdings, LLC, owner of property situate block 7901, lot 29, known as 143 Washington Street, Morristown NJ, requesting Major Site Plan and Dimensional Variances in conjunction with a proposed two story addition at rear of building

Motion to approve by Gottsleben, second by Gilliam

## Public Hearings -

a.) Amended Appeal # 14-12 of Iron Bar LLC, owner of property situate block 6004, lots 3 & 4, known as 5-9 South Street, Morristown NJ, requesting Minor Site Plan approval for front and rear façade changes with updated front door design

Carolyn Young – AIA

Overview of proposed doorway

Ex A-1 elevation of proposed doorway

Original proposal would not work due to floor elevations

Board Questions –

Public Questions/ Comments

Board Deliberation –

Motion to approve by Dodick, second by Armington

b.) Carried from the July 23, 2015 meeting, Appeal # 13-18 of AHS Hospital Corp, owner of property situate block 3901, lots 4, 5 & 6, known as 96, 98 & 100 Franklin Street, requesting Major Site Plan and Minor Subdivision in conjunction with construction of a new 52 unit apartment building

Willard Bergman – Attorney for applicant

Witness # 1 – Philip A Smith PE

Overview of application and review from prior meeting

Ex A-1 = Site Plan

Summary of variances sought

Board Questions –

Public Questions/ Comments

Witness # 2 – Karl Pehnke PE Traffic Engineer

Overview of parking analysis

Board Questions –

Public Questions/ Comments

Witness # 3 - Joseph Perello - Landscape Architect

Overview of landscape design

Board Questions –

Public Questions/ Comments

Witness # 4 – Daniel McSweeney – PP

Overview of C variances requested

Board Questions –

Public Questions/ Comments

Board Deliberation

Motion to approve by Armington, second by Gilliam

c.) Appeal # 15-12 of Epsteins C Lofts LLC, owner of property situate block 6004, lot 9 , known as 11 Dehart Street, Morristown NJ, requesting Major Site Plan in conjunction with a proposed five story mixed use building

Glenn Kienz – Attorney for applicant  
59 Res units w 1500 sq ft of retail

Witness # 1 – Steven Santolo – Woodmont Properties  
History of re development area

Ex A -1 – Aerial photo of site

Board Questions –

Public Questions/ Comments

Witness # 2 – Dan Marchetto AIA  
Ex A-2 – Slideshow of elevations

Board Questions –

Public Questions/Comments

Application carried to the Sept 24, 2015 Regular meeting

Old Business – Michael Cristaldi from Alaimo Engineering briefed the board on minor field changes requested by CVS

Motion to adjourn by Dodick, second by Gilliam