

**Regular Meeting of The
Planning Board Town of Morristown
July 28, 2016**

Present:

Mr. Joseph Stanley
Mr. Richard Tighe
Mayor Tim Dougherty
Mr. Hector Cardona
Mr. David Gilliam - 7:40
Mr. Stefan Armington
Mr. Timothy Murphy
Mr. Mark Gandy - 7:45
Ms. Debra Gottsleben

Absent:

Mr. Joseph Kane
Ms. Helen Dodick

Board Professionals Present:

John Inglesino, Board Attorney
Phil Abramson – Board Planner
Charles Carley – Board Engineer
James Campbell – Town of Morristown - Adm Officer

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 July 21, 2016 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 6/23, 2016 meeting were approved

Resolutions –

None

Public Hearings –

a.) Appeal # 16-04 of Uncle Baxter LLC, Lessee of property situate block 5801, Lot 32, known as 36 Speedwell Avenue, Morristown NJ, requesting Minor Site Plan approval in conjunction with front façade changes

Eduardo Jimenez - Attorney for applicant

Summary of application

Witness # 1 – Brian Walsh – Owner

Overview of materials used and business operation

Discussion of CBD Façade guidelines

Board Questions –

Public Questions/ Comments

Board Deliberation

Motion by Tighe, second by Armington to authorize board attorney to draft a resolution pending review of CBD guidelines by applicant & board planner

b.) Appeal # 16-06 of Invision Holdings LLC, property owner situate block 6702, lot 1, known as 330 South Street, Morristown NJ, requesting Major Site Plan approval for proposed sign , outdoor lunch area, and façade change to include new door

Richard Wade – Attorney for applicant

Summary of application and variances proposed

Witness # 1 – Dr. Shawn Lalin – Owner

Summary of business operations and regulations from NJ DOH for door locations

Ex A-1 – Rendering of front façade

Overview of proposed lunch area and proposed front ground signs

Board Questions

Public Questions/ Comments

Board Deliberation

Motion to approve by Stanley, second by Gandy. Six members in favor, two nays

c.) Carried from the June 23, 2016 meeting, Appeal # 16-02 of Ray Reduce Development Inc., purchaser under contract of property situate block 4901, lot 2, known as 42 Spring Street, Morristown NJ, requesting Major Site Plan and parking variance for construction of a new four story twenty four unit residential building

John Hague – Attorney for applicant

Summary of proposed updates submitted

Submission of parking letter from Headquarters Plaza

Witness #1 – Charles Thomas PE

Summary of steep slope variances

Ex A-6 – Color rendering of updated site plan

Summary of changes

Ex A-7 – Street Light Spec Sheet

Board Questions

Public Questions/ Comments

Witness # 2 – Mark Vergonna AIA

Ex A-8 – Updated colorized façade

HVAC wall units to be relocated

Summary of proposed façade changes and door schedule

Board Questions

Public Questions/ Comments

Board Deliberation

Motion to approve by Gilliam, second by Armington. All members in favor

August 25, 2016 meeting to start at 6:30 pm and to include continued Form Based Code presentation by Phil Abramson

Motion to adjourn by Gottsleben, second by Tighe

