

**Regular Meeting of The
Planning Board Town of Morristown
June 23, 2016**

Present:

Mr. Joseph Stanley
Mr. Richard Tighe
Mayor Tim Dougherty
Mr. Hector Cardona
Mr. David Gilliam - 7:50
Ms. Helen Dodick
Mr. Stefan Armington
Mr. Timothy Murphy
Mr. Mark Gandy
Mr. Joseph Kane
Ms. Debra Gottsleben

Absent:

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 June 16, 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 3/21 & 3/24, 2016 meetings were approved

Resolutions –

None

Public Hearings –

a.) .) Appeal # 16-05 of Kings Supermarkets, owner of property situate block 6301, lot 3, known as 191 South Street, Morristown NJ, requesting Minor Site Plan in conjunction with new kitchen exhaust system on roof

Nicole Magdziak – Attorney for applicant

Summary of application of gas fired pizza oven and associated roof top equipment

Witness # 1 – James De Barbieri – AIA

Ex A-1 – Roof top location site plan

Ex A-2 – specs for equipment

Ex A-3 – Code section for equipment installation

Ex A-4 Google Rooftop view

Minimal odors and no smoke to be produced

Board Questions –

Public Questions / Comments

Board Deliberation

Motion to approve by Armington, second by Gottsleben

b.)Carried from the May 26, 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 application and history of property

Witness # 1 – Charles Thomas – PE

Ex A-1 – Aerial photo of existing site

Ex A-2 - Proposed site plan (colorized)

Overview of variances, storm water, and steep slopes

Board Questions –

Public Questions/ Comments –

Witness # 2 – Lee Klein PE Traffic Engineer

Summary of traffic report and analysis

Board Questions –

Public Questions/Comments

Witness # 3 – Jared Moran – Landscape AIA

Planting design and bike rack location

Board Questions

Public Questions/ Comments

Witness # 4 – Mark Virgonna – AIA

Ex A-3 – Aerial site view

Ex A-4 – Color rendering of elevations

Ex A-5 – Sample board of finishes

Overview of exterior, amenities and lobby

Green building studies

Review of planner's report

Board Questions –

Public Questions/ Comments

Application carried to the July 28, 2016 Meeting

Review of Ordinance # 18-2016 Amended Bank & Market
Redevelopment Plan for Consistency

Presentation by Phil Abramson

Motion to approve by Kane, second by Gilliam

Motion to adjourn meeting by Gottsleben, second by Tighe

