

**Regular Meeting of The  
Planning Board of the Town of Morristown  
June 25, 2015**

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Present:

Mr. Joseph Stanley  
Mr. Hector Cardona  
Ms. Debra Gottsleben  
Mr. Timothy Murphy  
Mayor Tim Dougherty – 7:40  
Ms. Helen Dodick  
Mr. Richard Tighe  
Mr. David Gilliam

Absent:

Mr. Joseph Kane  
Mr. Stefan Armington  
Mr. Mark Gandy

Board Professionals Present:

John Wykiscal, 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 June 19, 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 May 28 & June 15 meeting. Motion to approve by Gottsleben, second by Dodick

## Resolutions –

a.) Appeal # 15-03 of AHS Hospital Corp, owner of property situate block 4201, lot 1 & 2, known as 100 Madison Avenue, Morristown NJ , requesting dimensional variances in conjunction with newly proposed donor sign

Motion to approve by Murphy, second by Gottsleben

b.) Appeal # 15-08 of Kings Supermarkets, owner of property situate block 6301, lot 3, known as 191 South Street,, Morristown NJ, requesting minor site plan approval in conjunction with alterations to exterior façade and new rooftop HVAC unit

Motion to approve by Cardona, second by Gottsleben

c.) Appeal # 15-06 of Invision Holdings LLC, owner of property situate block 6701, lot 1, known as 330 South Street, Morristown NJ, requesting dimensional variances in conjunction with the installation of a stand by generator and minor site plan approval for new roof top HVAC and ground level utility vault exhaust fan

Motion to approve by Dodick, second by Gottsleben

## Public Portion –

## Public Hearings –

a) Appeal # 15-05 of JLS Company, LLC, owner of property situate block 7802, lot 25, known as 8 Budd Street, Morristown NJ, requesting Minor Site Plan and C Variances in conjunction with façade changes and the installation of new HVAC units and a stand by generator

Lawrence Calli – Attorney for applicant

Overview of history of property and proposed improvements

Witness # 1 – F.J. Rawding - AIA

Ex A-1 – Façade updates

Summary of changes proposed to balcony  
Generator location

Ex A-2 – Generator specs

Ex A-3 – AC compressor specs

3 new ac units proposed 6 ft from side yard lot line

Parking demand to be less than required

Board Questions –

Public Questions/ Comments

Board Deliberation

Motion to approve by Tighe, second by Cardona

b.)Appeal # 15-10 of HPFVII 55 Market St, LLC, owner of property situate block 6002, lot 1, known as 49-55 Market Street, Morristown NJ, requesting Major Site Plan for the construction of new office building

Kevin Coakley – Attorney for applicant

Overview of application

Witness # 1 – Dean Marchetto – AIA

Ex A-1 Slide presentation containing 65 slides

ExA-2 – Material sample board

Board Questions –

Public Questions/ Comments –

Witness # 2 – Bradford Bohler – PE

Ex A-3 – Aerial Photo

Ez A-4 – Site Conditions

Overview of proposed site , lighting, garbage

Board Questions

Public Questions/ Comments

Witness # 3 – Cory Chase PE – Traffic Engineer

Summary of expected traffic generation and trips

Board Questions –

Public Questions/ Comments

Witness # 4 – David Lustberg AIA – Landscape Architect

Information on green wall

Summary by Coakley

Board Deliberation

Motion to approve by Tighe, second by Murphy

Motion to adjourn meeting by Stanley, second by Dodick