

**Regular Meeting of The
Planning Board Town of Morristown
March 23, 2017**

Present:

Mr. Stefan Armington
Mr. Joseph Kane
Mr. Timothy Murphy
Mr. Hector Cardona
Mayor Tim Dougherty
Ms. Susan Glover
Mr. Mark Gandy
Ms. Debra Gottsleben

Absent:

Mr. David Gilliam
Mr. Richard Tighe
Mr. Joseph Stanley

Board Professionals Present:

Dean Donnatelli - Board Attorney
Chris Kok – Board Planner
Charles Carley – Board Engineer
Bryan Proska – Traffic Engineer
James Campbell – Town of Morristown - Adm Officer

The meeting was called to order by Vice Chairman Murphy 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 March 16, 2017 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: Meeting minutes from the February 13 & 23, 2017 meetings. Motion to approve by Kane, second by Gottsleben

Resolutions –

a.) Appeal # 16-13 of Pierogies House Inc., Lessee of property situate block 4701, lot 2, known as 145 Morris Street, Morristown NJ, requesting Minor Site Plan approval for a new roof top kitchen exhaust system

Motion to approve by Gottsleben, second by Glover

Public Hearings –

a.) Continued from the February 23, 2017 meeting, Appeal # 16-15 of Fox Rothchild LLP, Lessee of property situate block 6002, lot 1, known as 49-55 Market Street, Morristown NJ, requesting amended site plan with C Variance to include three wall mounted signs

Application carried to the April 27, 2017 meeting without further notice

b.) Continued from the February 23, 2017 meeting, Appeal # 16-07 of WCGP, LLC, owner of property situate block 6101, lot 11, known as 10 Dehart Street, Morristown NJ, requesting Major Site Plan approval in conjunction with construction of a proposed new restaurant

Brian Fahey – Attorney for applicant

Witness # 1 – Richard Schomer – PE

Ex A-1 – Colorized site plan

Overview of site and proposed layout

Stormwater management plan included

Parking variance sought for relief where 205 spaces required

Ex A-2 – Parking Authority lot map

Planning testimony with positive & negative criteria

Board Questions –

Public Questions/ Comments – None

Witness # 2 – David Walsh – Owner

MPA parking counts provided in 2016 and availability

Application carried to the April 27, 2017 meeting

Board Member Gottsleben recused herself from the meeting

**c.) Continued from the March 16, 2017 Special Meeting,
Appeal # 16-03 of Sunstone Hotels LLC, owner of property
situate block 6001, lots 1, 1.01- 1.05, 8 & 11, known as 14 & 30
Bank Street & 19, 23, 25 & 27 Market Street, Morristown NJ,
requesting Major Site Plan with C Variances in conjunction
with construction of proposed hotel**

Frank Vitolo – Attorney for applicant

Summary of special meeting held on March 16, 2017

Witness # 1 – Cory Chase – PE – Traffic Engineer

**Review of updated parking memo and parking spaces
anticipated**

Review of parking agreement with MPA

Board Questions –

Witness # 3 – Michael Tobia - PP

**Ex A 3.23 - Overview of updated elevations on Bank st with
new loading configuration**

**Ex A-4.23 – Revised floor plan showing deletion of loading
area**

Ex A-5.23 – Colorized elevations from Bank St

Review of board planers report from 3/22/2017

Board Questions –

Public Questions –

Patrick McCauley –

Application carried to a Special Meeting to be held on April 4, 2017. No further notice required

Motion to adjourn by Gandy, second by Kane

