

**Regular Meeting of The  
Planning Board Town of Morristown  
July 27, 2017**

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Present:

Ms. Susan Glover  
Ms. Debra Gottsleben  
Mr. Richard Tighe  
Mr. David Gilliam  
Mr. Joseph Kane  
Mr. Joseph Stanley  
Mr. Stefan Armington  
Mr. Hector Cardona

Absent:

Mr. Mark Gandy  
Mayor Tim Dougherty  
Mr. Timothy Murphy

Board Professionals Present:

John Inglesino - Board Attorney  
Phil Abramson – Board Planner  
Charles Carley – Board 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 July 20, 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 June 22, 2017 meeting.  
Motion to approve by Gilliam, second by Tighe. All members in favor

Resolutions –

a.)

**Public Portion: Questions or comments from members of the public on matters not elsewhere on the agenda**

**Board Member Gottsleben recused herself and left the Council room**

**Executive Session – Board went into executive session to discuss objector’s question of validity of proof of notice**

**Board returned from Executive Session and voted on whether notice was valid or not and met the requirements under the MLUL**

**Motion to proceed with originally provided proof of notice by Gilliam, second by Tighe. Four votes in favor, three against. Motion to continue approved**

**Public Hearings:**

**a.)Appeal # 17-08 of GPT Morristown Office Owner LLC, owner of property situate block 6004, lot 7, known as 21 South Street, Morristown NJ, requesting Major Site Plan approval to construct two additional stories to existing building**

**Application carried to the August 24, 2017 meeting**

**b. ) Carried from the June 22, 2017 meeting, Appeal # 17-06 of Hisvision Studios, LLC, owner of property situate block 6003, lot 5, known as 51 Bank Street, Morristown NJ, requesting C Variances for parking in conjunction with proposed restaurant**

**John Delaney, attorney for applicant**

**Summary of amended application where all outdoor seating has been eliminated**

**Heather Suarez – Attorney for objector –**

**Rebuttal and case law indicating notice should be deemed deficient**

**Board deliberation over the use of the word “Small” as described in the notice**

**Application carried to the August 24, 2017 meeting**

**b.) Carried from the June 22, 2017 meeting, Appeal # 17-05 of 35-41 Market St Urban Renewal LLC, situate block 6001, lots 13 & 14, known as 35- 41 Market Street, Morristown NJ , requesting Major Site Plan in conjunction with proposed six story mixed use building**

**Board member Gottsleben returned to the board**

**Frank Vitolo – Attorney for applicant**

**Attorney Vitolo provided summary of updates submitted**

**Witness # 1 – Corey Chase – PE – Traffic Engineer**

**Review of traffic and parking analysis of nearby parking facilities**

**Board Questions –**

**Public Question/ Comments**

**Cindy Jeffrey – Community Pl**

**Witness # 2 – Dean Marchetto – AIA**

**Slide show presentation with summary of changes**

**Board Questions –**

**Public Questions/ Comments – none**

**Witness # 3 – David Lustberg – Landscape AIA**

**Summary of Market St grading and landscape features**

**Board Questions –**

**Public Questions/ Comments**

**Summary by Vitolo –**

**Board Deliberation**

**Motion to authorize board attorney to draft a resolution of approval by Tighe, second by Gottsleben. All eligible members in favor**

**Resolution to be voted on at the August 24, 2017 meeting**

**Motion to adjourn meeting by Tighe, second by Glover**





