

**Regular Meeting of The
Planning Board Town of Morristown
April 22, 2021**

Present:

Ms. Martha Ballard
Mayor Tim Dougherty
Mr. Joseph Stanley
Ms. Susan Glover
Mr. Joseph Kane
Ms. Debra Gottsleben
Mr. Hector Cardona
Mr. Gilbert Carpeta
Mr. Mark Gandy

Absent:

Mr. Stefan Armington

Board Professionals Present:

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

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 April 15, 2021 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.

Board Member Lakberg was sworn in as Alt 2 member

Roll Call as listed above was taken by James Campbell Adm Officer

Pledge of Allegiance by all attending

Moment of Silence

Minutes: March 25, 2021 meeting – Motion to approve by Gottsleben, second by Ballard. All memnners in favor

Motion to go into executive session by Gandy, second by Glover to discuss current legal matters before the board

Motion by Glover, second by Ballard to return to public session

Resolutions –

a.) Appeal # 20-11 of Morristown Park Place LLC , owner of property situate block 4802, lot 20 , known as 46 South Park Place, Morristown NJ, requesting Minor Site Plan approval in conjunction with construction of roof top deck for residential use

Motion to approve by Gottslebeenm second by Stanley. All eligible members in favor

b.) Appeal # 20-14 of Bank of America, lessee of property situate block 4601, lot 12 & 13, requesting Minor Site Plan approval in conjunction with new security lighting and proposed ATM Drive Up Window to replace existing Teller Drive Up

Motion to approve by Gottsleben, second by Ballard. All eligible members in favor

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

9.) Public Hearings:

a.) Carried from the March 25, 2021 meeting, appeal # 20-07 of Richard Landreman, owner of property situate block 5402, lot 3, known as 44 Woodlawn Drive, Morristown NJ, requesting minor subdivision approval with C Variances to create one additional lot

Application carried to the May 27, 2021 Meeting

b.) Carried from the March 25, 2021 meeting, Appeal # 18-18 of Park View Partners, owner of property situate block 4802, lot 23, known as 55 South Park Place, Morristown NJ, requesting Major Site Plan approval in conjunction with a five-story mixed use building with office and retail

Application carried to the May 27, 2021 Meeting

c.) Carried from the March 25, 2021 meeting, Appeal # 19-12 of South Street Morristown Holdings LLC, lessee of property situate block 4701, lots 37 & 39, known as 126 & 136 South Street, Morristown NJ, requesting Major Site Plan Approval in conjunction with a new 40 unit residential building with retail on the ground floor

Application carried to the June 17, 2021 Special Meeting

d.) Carried from the March 25, 2021 meeting, Appeal # 20-02 of Festivus Industries LLC, owner of property situate block 6102 , lot 5, known as 66 Maple Avenue, Morristown NJ, requesting Major Site Plan approval for proposed mixed use office and residential building

Review by Board Attorney Inglesino regarding jurisdictional issues raised by objecting council

Both applicant & objectors attorney to submit briefs regarding their argument regarding jurisdiction

Application carried to the May 27, 2021 meeting

e.) Carried from the March 25, 2021 meeting, Appeal # 20-15 of Timothy & Sarah Loveday, owners of property situate block 1701, lot 3, known as 25 Harding Road, requesting minor subdivision for adjustment to existing lot lines

Application carried to the May 27, 2021 meeting

f.) Appeal # 20-13 of Scotto Holdings LLC, owner of property situate block 3501, Lots 7,8,9 & 10 ,known as 81, 83, 85 & 87 Martin Luther King Avenue, Morristown NJ, requesting Major Site Plan Approval in conjunction with a Multi-Unit Residential building

Lawrence Calli – Attorney for applicant

Summary of application & proposed site

Witness # 1 – Karen Luongo – AIA

Ex A-1 – Color Rendering

15 unit residential building proposed – 5 units on each floor

Survey of site & existing buildings

23 parking spaces, 5800 sf building footprint, 17575 sq site

Overview of interior & exterior of building

Review of bulk variances (7) & design waivers (6)

Board Questions –

Public Questions – None

Witness # 2 – Brett Skapinetz – PE

Summary of existing conditions of site and current uses

Ex A-2 – Site Plan Rendering

Floor elevations, buffering & Riparion Zones covered

Flood vents to be under building

Improved coverage, lighting & landscape discussed

Board Questions –

Public Questions – None

Application carried to the June 17, 2021 Special Meeting

10. Old Business - None

11. New Business -

Motion to adjourn meeting by Gottsleben, second by Stanley

