

**Regular Meeting of The
Planning Board Town of Morristown
April 25, 2019**

Present:

Ms. Debra Gottsleben
Mr. Stefan Armington
Ms. Martha Ballard
Mr. Mark Gandy
Mr. Joseph Kane 7:05 PM
Mayor Tim Dougherty
Mr. Joseph Stanley

Absent:

Mr. Hector Cardona
Ms. Susan Glover
Mr. Richard Tighe
Mr. Gilbert Carpeta

Board Professionals Present:

Dean Donatelli - 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 April 18, 2019 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 March 28, 2019 meeting. Motion to approve by Armington, second by Gottsleben

Resolutions –

a.)

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

9.) Public Hearings:

Board members Kane & Gottsleben recused themselves and left the meeting room

a.) Appeal # 17-07 of Sixth Roc Associates LLC, owner of property situate block 4901, lot 1.04, known as HQ Plaza, requesting Amended Site Plan approval to previously approved site plan for Plaza improvements as per the Plaza Development Agreement

John Delaney – Attorney for applicant

Summary of prior approvals & history of process leading up to amendment

Witness # 1 – Christine Rothermel – Property Manager

Historical overview of project & design input

Board Questions –

Public Questions –

Witness # 2 – Thomas Bauer – LAIA

Ex A-1 – Power Pont Presentation

Summary of existing conditions

Overview of proposed layout & materials

Review of board planners report

Board Questions –

Public Questions/ Comments – Steve Pylypchuk – Early St

Application carried to the May 23, 2019 meeting

Board members Kane & Gottsleben returned to the meeting room and rejoined the board

Board member Gandy left the meeting

b.) Carried from the March 28, 2019 meeting, Appeal # 18-17 of Tacoria, LLC, lessee of property situate block 4802, lot 11, known as 52 South Street, Morristown NJ, requesting Major Site Plan in conjunction with rear addition, outdoor rear patio, roof top mechanical equipment and front façade changes

Lawrence Calli – Attorney for applicant

Summary of application

Witness # 1 – Chuck Patel – Co owner of business

History of business since beginning

Proposed hours, trash & recycling discussed

Exhaust hood design

Board Questions –

Public Questions –

Witness # 2 – Jose Gennaro – AIA

Summary of exterior façade and proposed interior floor plans

Basement – Storage only

Ex A-1 = rendering of new front façade

Board Questions -

Public Questions – Steve Plypchuk – Early St

Witness # 3 – Sharif Ali – PE

Summary of site improvements

Ex A-1 – Colorized site plan

Board Questions –

Public Questions/Comments – Steve Pylypchuk – Early St

Board Deliberation – Motion to approve by Armington, second by Ballard – All eligible members in favor

10.) Old Business – None

11.) New Business - Review of proposed Ordinance O -12-2019 – Repealing Chapter 12 Section 4 “ Demolition of Buildings “ & supplementing Chapter 30 “ Land Development Ordinance

Review of proposed ordinance by Phil Abramson

Motion to approve by Armington, second by Ballard

Motion to adjourn meeting by Gottsleben, second by Armington

