

**Regular Meeting of The
Planning Board Town of Morristown
April 26, 2018**

Present:

Ms. Susan Glover
Mr. Richard Tighe
Mr. Joseph Kane
Mr. Stefan Armington
Ms. Debra Gottsleben
Mr. Joseph Stanley

Absent:

Mr. Mark Gandy
Mr. Hector Cardona
Mr. Timothy Murphy
Mr. David Gilliam
Mayor Tim Dougherty

Board Professionals Present:

Derek Orth - 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 19, 2018 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 March 22 & April 16, 2018 meetings. Motion to approve by Armington, second by Tighe. All members in favor

Resolutions – None

a.)

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

9.) Public Hearings:

a.) Appeal # 18-06 of 94 Ridgedale LLC, purchaser under contract of property situate block 702, Lots 2 & 4, known as 94 & 98 Ridgedale Avenue, Morristown NJ, requesting Major Site Plan approval for accessory use to existing business for outdoor retail displays

Douglas Henshaw – Attorney for applicant

Summary of application & opening statement

Ex A-1 – Powerpoint slide presentation

Witness # 1 – Todd Goldberg – Owner

Overview of proposed accessory use, hours of operation & lighting

Board Questions –

Public Questions –

Witness # 2 – Richard Schomer – PE

Summary of existing conditions & variances sought

Review of board professionals reports & proposed site layout

Board Questions –

Public Questions/Comments –

Board Deliberation

Motion to approve by Armington, second by Glover. All eligible members in favor

b.) Carried from the March 22, 2018 meeting, Appeal # 16-07 of WCGP, LLC, owner of property situate block 6101, lot 11, known as 10 Dehart Street, Morristown NJ, requesting language in previously approved resolution be modified in relation to existing structure located at 10 Dehart Street as to it being moved or demolished in place and interior modifications to furniture layout

Brian Fahey – Attorney for applicant

Summary & history of application and amendments sought to demo existing structure on site and to make minor interior modifications to floorplan

Witness # 1 – David Walsh – Owner

Summary of history as to existing structure and willingness to have building moved

Board Questions –

Public Questions –

Witness # 2 – John Lyon – AIA

Ex A-1 – Proposed floor plan

Summary of updated floorplan with new interior stair leading to basement

Minor changes to upstairs bar location

Board Questions –

Public Questions/ Comments

Board Deliberation

Motion to approve by Armington, second by Kane. All eligible members in favor

c.) Appeal # 18-03 of Whole Foods Market, purchaser under contract of property situate block 7802, Lots 1 & 32, known as 104-110 Washington Street, Morristown NJ, requesting modification to resolution of approval from 7/24/14, removing the requirement for Jitney Bus service for employees

Joseph Ruggerio – Attorney for applicant

**History of Whole Foods & applications before Morristown
Land Use boards**

Amend language to remove Jitney Bus & offsite parking

Witness # 1 – William Fonrose – Store Manager

Review of employee standards for parking regulations

Board Questions

Public Questions/Comments

Board Deliberation

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

10.) Old Business

**11.) New Business – Board review for consistency of proposed
Ord- 0####-2018 – Affordable Housing Overlay Zone & Low &
Moderate Income Housing Requirements to be added to Ch.30
Land Use**

Summary by Phil Abramson regarding changes to Housing Trust Fund & required percentages of units as to consistency with Master Plan

Motion to approve by Chairman Stanley, second by Armington. All eligible members in favor

Motion to adjourn meeting by Armington, second by Gottsleben