

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

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Present:

Mr. Stefan Armington  
Mr. Timothy Murphy  
Mr. Hector Cardona  
Ms. Susan Glover  
Ms. Debra Gottsleben  
Mr. Richard Tighe  
Mr. Joseph Stanley

Absent:

Mr. David Gilliam  
Mr. Mark Gandy  
Mr. Joseph Kane  
Mayor Tim Dougherty

Board Professionals Present:

Dean Donnatelli - 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 April 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 March 16 & March 23, 2017 meetings. Motion to approve by Armington, second by Tighe

Resolutions –

**a.) 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**

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

Public Hearings –

**a.) 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**

**Application to be carried to the May 25, 2017 meeting**

**b.) e.) 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**

**Application to be carried to the May 25, 2017 meeting**

**c.) Continued from the March 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**

**Michael Lavigne – Attorney for applicant**

**Summary of previous meeting and proposed updates**

**Witness # 1 – James Hammond – AIA =**

**Ex A-6 – Revised elevation with signage**

**Summary of changes to façade & signage**

**Board Questions –**

**Public Questions/ Comments –**

**Summary by Lavigne –**

**Board Deliberation**

**Motion to approve with 11pm lights out condition by Armington, second by Gottsleben. All members in favor**

**d.) Continued from the March 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**

**Summary of relief for parking requirements**

**Witness #1 – Richard Schomer – PE**

**Ex A-3 – Parking counts at various MPA lots with dates & times**

**Ex A-4 – MPA town Center map with radius circles**

**Board Questions –**

**Witness # 2 - John Lyon – AIA**

**Summary of dumpster location and path of travel for dumpsters to be emptied**

**Witness # 3 – David Walsh - Owner**

**Overview of trash removal and emphasis on keeping site clean**

**Public Questions/ Comments –**

**Cynthia Jeffrey – Community Pl**

**Summary by Fahey**

## **Board Deliberation –**

**Motion to approve board attorney to draft a resolution of approval by Armington, second by Cardona. All members in favor**

**Member Gottsleben recused herself from the meeting and left the council room**

**e.) ) 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**

**John Delaney – Attorney for applicant**

**Summary & history of site**

**Witness # 1 – Seth Schoket – President of Olnick Fisher**

**Summary of proposal**

**Board Questions –**

**Public Questions/ Comments**

**Witness # 2 – Ken Smith – Landscape AIA**

**History of site of proposal**

**Summary of landscape features and layout**

**Witness # 3 – Hardy Stecker – Landscape Aide –**

**Summary of potential turf choices**

**Board Questions –**

**Public Questions/ Comments**

**Cynthia Jeffrey – Community Pl**

**Matt Desesa – 67 Park Pl**

**Board Deliberation**

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

**New Business – Review of Ordinance 0-8-2017 – Updates to Chapter 30 – Land Use Regulations; Master Plan Consistency for Proposed Bed & Breakfast Language**

**Discussion with HPC members and letter to board. Ordinance to be redrafted and reintroduced to Council**

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





