

**Special Meeting of The  
Planning Board Town of Morristown  
April 4, 2017**

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Present:

Mr. Stefan Armington  
Mr. Joseph Kane  
Mr. Timothy Murphy  
Mayor Tim Dougherty 7:40 pm  
Ms. Susan Glover  
Mr. Mark Gandy  
Mr. Richard Tighe  
Mr. Joseph Stanley

Absent:

Mr. David Gilliam  
Ms. Debra Gottsleben  
Mr. Hector Cardona

Board Professionals Present:

Dean Donnatelli - Board Attorney  
Phil Abramson – Board Planner  
William O’Barra – Board Engineer  
Bryan Proska – Traffic 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 March 28, 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: None

Resolutions –

a.) None

Public Hearings –

**a.) Continued from the March 23, 2017 meeting, 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**

**Frank Vitolo – Attorney for applicant**

**Defer to objectors**

**Harvey Gilbert – Attorney for objectors  
Overview of witnesses and presentation**

**Witness # 1 – Peter Steck – PP**

**Planning testimony in support of objection**

**Ex OB-3 – Photo of area, floor plan and zoning map**

**Summary of variances sought by applicant**

**Board Questions –**

**Public Questions –**

**John Brady – Colles Ave**

**Cross Examination by Vitolo of Planner Steck**

**Continuation of applicants Witness Testimony**

**Michael Tobia – PP**

**Summary of proposed changes including retail space on Bank St & removal of loading dock**

**Revised façade plan on Market**

**Board Questions –**

**Public Question –**

**Cross Examination by Harvey Gilbert**

**Summary listing of conditions by applicant attorney Vitolo**

**Summary of variances by Planner Tobia**

**Public Comments –**

**Greer Gero – Market St  
John Brady – Colles Ave**

**Comments by objecting Planner Steck**

**Summary by Vitolo**

**Board Deliberation –**

**Motion to approve a draft resolution of approval by Tighe,  
second by Kane. All eligible members in favor**

**Motion to adjourn by Tighe, second by Murphy**



