

**Special Meeting of The
Planning Board Town of Morristown
August 10, 2021**

Present:

Mr. Joseph Stanley
Ms. Andrea Lekberg
Mr. Stefan Armington
Ms. Martha Ballard
Ms. Susan Glover
Mayor Tim Dougherty 7:05 pm
Mr. Mark Gandy 7:05 pm

Absent:

Mr. Hector Cardona
Mr. Joseph Kane
Mr. Gilbert Carpeta
Ms. Debra Gottsleben

Board Professionals Present:

Lisa John- Basta - Board Attorney
James Campbell – Town of Morristown - Adm Officer
Phil Abramson – Board Planner
William O’Barra- Board Engineer
Bryan Proska – PE- Traffic

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 August 3, 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.

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

Pledge of Allegiance by all attending

Moment of Silence

Minutes: None

Resolutions: None

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 July 22 2 021 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 39 unit residential building with retail on the ground floor

Frank Vitolo – attorney for applicant

Review of revised plans

Witness # 1 – Robert Cogan – AIA

Review of revised exterior materials and changes to plans

3 additional balconies added and review of floor plans

Board Questions –

Public Questions –

Tom Jardin, Esq –

Richard Wade, Esq –

Witness # 2 – Bradford Bohler – PE

Review of July 12, 2021 site plan including traffic circulation & turning radius

Overview of revised parking layout, change to floor area ratio & impervious coverage, site utilities and anticipated connection & locations

Board Questions –

Public Questions-

Tom Jardim, Esq –

Richard Wade, Esq –

Witness # 3 – Douglas Polyniak – PE – Traffic

Summary of parking provided for 59 spaces and shared parking analysis

Review of traffic study and findings

Board Questions –

Public Questions –

Tom Jardim, Esq –

Richard Wade, Esq –

Witness # 4 – Michael Tobia – PP

Ex A-9 – Powerpoint Presentation

Review of existing site, layout and conditions with existing buildings

Summary of waivers for proposed development

Use of South St parking spaces for temporary loading zone

Summary of onsite amenities

Board Questions –

Public Questions –

Application carried to the August 26, 2021 Meeting

10. Old Business - None

11. New Business - Executive session to discuss pending legal matters

Motion to adjourn meeting by Armington, second by Mayor Dougherty

