

**Regular Meeting of The
Planning Board Town of Morristown
August 23, 2018**

Present:

Mr. Joseph Kane
Mayor Tim Dougherty
Mr. Mark Gandy
Ms. Debra Gottsleben
Mr. Stefan Armington
Mr. Joseph Stanley
Mr. Timothy Murphy
Mr. David Gilliam
Ms. Susan Glover

Absent:

Mr. Richard Tighe
Mr. Hector Cardona

Board Professionals Present:

John Inglesino - 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 August 16, 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 July 26, 2018 meeting.
Motion to approve by Kane, second by Gandy. All members in favor

Board member Gottsleben recused herself and left the meeting room

Resolutions –

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

**Motion to approve by Gilliam, second by Mayor Dougherty.
All eligible members in favor**

Board member Gottsleben returned to the meeting

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

9.) Public Hearings:

a.) Appeal # 18-13 of Magisano Realty Group LLC, owner of property situate block 4601, lot 3, known as 49 Franklin Street, Morristown NJ , requesting Minor Subdivision with C Variances to subdivide lot with two proposed new residential buildings

Nicole Magdziak – Attorney for applicant

Summary of application

Witness # 1 – F.J. Rawding – AIA

Overview of proposed subdivision with two new residential buildings and setbacks

Interior & exterior elevations reviewed and compared to adjacent structures in neighborhood

Ex A-1 – Topo survey of existing site

Review of board professionals' reports

Board Questions –

Public Questions –

Witness # 2 - Charles Heydt – PP

Ex A-2 – Photos of existing site

Ex A-3 – Lot analysis – 4 sheets

Summary of variances needed & comparison of lots in neighborhood

Review of positive & negative criteria of application

Board Questions –

Recall of Witness # 1- F.J. Rawding AIA to respond to questions regarding exterior details

Public Questions –

Marge Brady – Franklin Pl

Summary by applicant's attorney

Public Comments –

Michael O'Donnel – Hamilton Rd

Marge Brady – Franklin Pl

Board Deliberation –

**Motion to approve by Mayor Dougherty, second by Gottsleben.
All members in favor**

b.) Appeal # 18-16 of 24 North Park Place LLC, owner of property situate block 5901, lot 5, known as 24 North Park Place, Morristown NJ, requesting Major Site Plan with Bulk Variance for parking relief in conjunction with two upper floor of office to residential use with roof top amenity

Application carried to the September 27, 2018 meeting

Board member Murphy left the meeting for the evening

c.) Appeal # 18-15 of Warren L. Davis Living Trust, owner of property situate block 5802, lot 24, known as 14 Prospect Street, Morristown NJ, requesting Minor Subdivision with C Variances to subdivide lot and seek approval for a new Two family building on the new lot

Lawrence Calli – Attorney for applicant

Summary of application

Witness # 1 – Mark Walker – PE

Ex A-1 – Colorized tax map

Summary of site & proposed subdivision

Ex A-2 – Aerial photograph

Existing house on Prospect to remain

Proposed concept two family house proposed as part of subdivision

Review of board professionals' reports

Applicant to research Housing Trust Fund contribution with tax assessor

Board Questions –

Application carried to the September 27, 2018 meeting

10.) Old Business – None

11.) New Business – Consideration & adoption of an amendment to the Town of Morristown's Housing Element and Fair Share Plan. Presentation by Phil Abramson

Summary of Fair Share process & history by Board Attorney Inglesino

Presentation by Phil Abramson of the proposed Housing Element & Fair Share Plan

Public Questions/ Comments

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

Motion to adjourn by Gilliam, second by Gottleben.

