

**Regular Meeting of The
Planning Board Town of Morristown
December 5, 2019**

Present:

Ms. Debra Gottsleben
Ms. Martha Ballard
Mayor Tim Dougherty
Mr. Stefan Armington
Mr. Joseph Kane
Mr. Richard Tighe
Mr. Hector Cardona
Mr. Joseph Stanley
Ms. Susan Glover

Absent:

Mr. Mark Gandy
Mr. Gilbert Carpeta

Board Professionals Present:

John Inglesino - Board Attorney
James Campbell – Town of Morristown - Adm Officer
Philip Abramson – Board Planner
Robert Wostbrok – Redevelopment Engineer
Bryan Proska – Traffic Engineer

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 November 27, 2019 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: Minutes from the November 7, 2019 meeting. Motion to approve by Armington, second by Gottsleben. All eligible members in favor

Resolutions –

a.)

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 November 7, 2019 meeting, Appeal # 19-10 of Morris Street 2015 LLC, owner of property situate block 3701, lots 13, 14 & 15, known as 171-175 Morris Street, Morristown NJ, requesting Major Site Plan Approval with C Variances in conjunction with proposed mixed use building with 85 residential units

Frank Vitolo – Attorney for applicant

Review of prior meeting's testimony

Summary of proposed updates including fewer variances, electrical transformer located to rear, settlement with adjacent neighbor

Robert Simon – Applicant for objectors indicating his presence at the meeting and concurring as to the agreement with the adjacent property owners

Objecting Witness # 1 – Orestes Robertelli - Agreed with proposed plan

Witness # 1 – Grayson Murray – PE

Summary of updated changes

Ex A-5 – Driveway taper & rideshare parking exhibit

12 electric vehicle spaces provide, 5 ADA spaces

Board Questions –

Public Questions – None

Witness # 2 – Frank Minervina – AIA

Review of AIA drawings & interior floor plans

Exterior materials , & roof top mechanical layout

Board Questions –

Public Questions – None

Application carried to the January 23, 2020 meeting

10. Old Business – None

11. New Business –

a.) Review of Ord # O-41-2019 – Amending & Supplementing Ch. 30 Land Use Establishing Certain Requirements for Short Term Rentals

Summary of proposed ordinance by town planner, Phil Abramson

Motion to deem proposed ordinance is not inconsistent with the Town Master Plan by Chairman Stanley, second by Gottsleben. Board Members, Armington, Mayor Dougherty & Ballard in favor

Board Members Cardona, Kane, Tighe & Glover abstained

Motion to adjourn meeting by Tighe, second by Glover