

**Regular Meeting of The  
Planning Board Town of Morristown  
December 7, 2017**

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Present:

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

Absent:

Mr. Mark Gandy  
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

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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 November 30, 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 October 26, 2017 meeting.  
Motion to approve by Tighe, second by Kane. All members in favor

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

**Old Business:**

**Brian Fahey – Attorney for WCGP – 10 Dehart –requesting guidance on how to proceed with issue of existing structure that was to be moved and now building may need to be demolished**

**After discussion with board attorney & members, item will be listed on the Jan 25, 2018 agenda**

**Motion to approve to be listed on the Jan 25, 2018 to allow applicant to demolish structure in place by Councilman Armington, second by Murphy. 5 Yays, 3 nays of members eligible to participate**

**Resolutions –**

**a.) Appeal # 17-11 of Heritage House Associates, owner of property situate block 7501, lot 2, known as 21 Mt. Kemble Avenue, Morristown NJ, requesting Minor Site Plan approval for installation of emergency stand by generator**

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

**Public Hearings:**

**a.) Appeal # 17-15 of Rajdez Inc, lessee of property situate block 6201, lot 12, known as 167-169 South Street, Morristown NJ, requesting Minor Site Plan approval for new roof top exhaust hood and AC unit**

**Erin Hayes – Attorney for applicant**

**Summary of application for new roof top exhaust and new split ac unit**

**Witness # 1 – Jeff Richardson – Contractor**

**Overview of installation, noise and size of items to be installed**

**No visibility from the street**

**Board Questions –**

**Witness # 2 – Desiree Dharmalami – Owner**

**Summary of retail house and baking hours**

**Public Questions/ Comments**

**Board Deliberation –**

**Motion to approve by Councilman Armington, second by  
Gottsleben. All members in favor**

**b.) Appeal # 17-13 of Morris School District, owner of property  
situate block 7901, lot 1.01 , known as 50 Early Street,  
Morristown NJ, requesting courtesy review for lighting plan  
for parking area at Morristown High School**

**Martin New mark – Attorney for applicant**

**Courtesy review of proposed lighting plan for parking area**

**6 light poles, 20 feet in height on motion sensors**

**Led lights to be down shielded**

**Board Questions –**

**Public Questions/ Comments**

**No vote required for courtesy review**

**c.) Appeal # 17-14 of AHS Investment Corp, owner of property  
situate block 6601, lot 4, known as 55 Madison Avenue,  
Morristown NJ, requesting Major Site Plan approval for  
construction of new four story elevator tower and lobby**

**Willard Bergman – Attorney for Applicant**

**Summary of site plan and application**

**Witness # 1 – Peter Palmer – Project Manager**

**Summary of building uses and current elevators as well as code compliant elevator car needed**

**Parking on site and signage**

**Board Questions –**

**Public Questions/ Comments**

**Witness # 2 – Philip A. Smith PE**

**Summary of site plan and variances**

**Ex A-1 – Colorized site plan**

**Waiver of EIS & lighting plan and parking plan**

**Ex A-2 – Aerial Photo of site**

**Summary of variances needed**

**Board Questions –**

**Public Questions/ Comments**

**Witness # 3 – Keith Camerer – AIA**

**Overview of addition for proposed new elevator lobby**

**And façade lighting**

**Board Questions –**

**Public Questions/ Comments**

**Witness # 4 – Danial McSweeney – PP**

**Summary of planning testimony and positive & negative criteria associated with application**

**Board Questions –**

**Public Questions/ Comments**

**Board Deliberation**

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

**d. ) Carried from the October 26, 2017 meeting, Appeal # 17-06 of His-vision 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**

**John Delaney – Attorney for applicant**

**Summary of review by objectors attorney regarding board member Tighe as a Parking Authority board member and potential conflict**

**Board Attorney Inglesino indicated no conflict**

**Board Members Murphy left the meeting & board member Gottsleben recused herself and left the meeting**

**Heather Suarez – Attorney for Objector –**

**Summarized her objections for deficient notice, cafeteria use, and the cross examination of the Parking Authority**

**John Delaney – Attorney for applicant –**

**Summary of previous testimony**

**Witness # 1 – Charles Olivo – PE**

**Summary of traffic study and report**

**Board Questions –**

**Public Questions/ Comments**

**Cross Examination by Suarez**

**Application to be carried to the Jan 25, 2018 meeting**

**Board members voted to change the bylaws as to starting time of the meetings from 7:30 pm to 7:00 pm.**

**Motion to approve by Tighe, second by Councilman Armington. All members in favor. Bylaws to be written with changes by board attorney**

**Board made request to have the Parking Authority do a presentation as to parking needs, calculations and future projections.**

**Motion to adjourn by Tighe, second by Kane.**







