

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

---

Present:

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

Absent:

Mr. Hector Cardona  
Mr. Gilbert Carpeta  
Mr. Mark Gandy

Board Professionals Present:

John Inglesino - Board Attorney  
James Campbell – Town of Morristown - Adm Officer  
Phil Abramson – Board Planner  
Charles Carley- Board Engineer  
Bryan Proska – Board 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 JFebruary 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.)Appeal # 20-09 of 7-Eleven Inc, lessee of property situate block 4702, lots 34, known as 47 Pine Street, Morristown NJ, requesting Major Site Plan Approval in conjunction with a new two story building and associated site improvements for use as a convenience store

Jason Tuvel – Attorney for applicant

Summary of application for relocation of existing business

Witness # 1 – Jeffrey Martell – PE

Summary of current site condition with gas station & service building

Ex A-1 – Jan 2021 Aerial Photo of site

Ex A-2 – Colorized Site Plan

2 story building proposed with office use on second floor, 18 parking spaces – 9 X 20

New curbs & sidewalks proposed, 2 bike racks

Total improved coverage to go from 97.6% to 69%

Summary of proposed landscape plan

Review of expected deliveries and size of trucks

Trash & recycling intervals

Review of board reports

Waiver requested for electric vehicles charging & lighting plan

Ex A-3 – Survey Photos

Board Questions –

Public Questions –

Robert Bell – Shade Tree Commission

Lee Goldberg – Arrowhead Ln – M Township

Witness # 2 – Oliver Young – AIA

Ex A-4 – 3D colorized renderings

Review of exterior materials & proposed signage

Interior floor plans for both floors covered

Board Questions –

Public Questions –

Lee Goldberg – Arrowhead Ln – M Township

Application carried to Special Meeting March 2, 2021

Motion to adjourn meeting by Armington, second by Gottsleben