

**Regular Meeting of The
Planning Board Town of Morristown
February 22, 2018**

Present:

Ms. Susan Glover
Mr. Richard Tighe
Mayor Tim Dougherty 7:35 pm
Mr. Joseph Stanley
Mr. Joseph Kane
Mr. Stefan Armington
Absent:

Mr. Mark Gandy
Ms. Debra Gottsleben
Mr. Hector Cardona
Mr. David Gilliam
Mr. Timothy Murphy

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 February 15, 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 January 25, 2018 meeting.
Motion to approve by Kane, second by Armington. All members in favor

Resolutions –

a.) Appeal # 17-16 of R. Gerard Capital LLC, owner of property situate block 4701, 7, known as 80 Elm Street, Morristown NJ, requesting Minor Site Plan approval for new front entrance platform and vestibule use for winter months

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

b.) Appeal # 18-05 of Epsteins C Lofts LLC, owner of property situate block 6004, lot 9, known as 11 Dehart Street, Morristown NJ, requesting Minor Site Plan approval for installation of stand by generator for emergency power

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

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

9.) Public Hearings:

a.) Appeal # Appeal # 16-07 of WCGP, LLC, owner of property situate block 6101, lot 11, known as 10 Dehart Street, Morristown NJ, requesting language in previously approved resolution be modified in relation to existing structure located at 10 Dehart Street as to it being moved or demolished in place and interior modifications to furniture layout

Application carried to the March 22, 2018 meeting

b.) Carried from the January 25, 2018 meeting, 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

Review of correspondence received from objecting attorney Suarez regarding objections

John Delaney – Attorney for applicant

Witness # 1 – Charles Heydt – PP

Cross examination by Suarez

Ex O-2 – May 10, 2017 MPA Letter regarding parking availability

Overview & questions regarding planning report & traffic report

Public Questions – None

John Delaney – Completion of application & witness testimony

Heather Suarez – Attorney for Objector

Reaffirmed that Planning Board does not have jurisdiction and matter should be referred to the Board of Adjustment

Objection noted by Board Attorney Inglesino for the record

Opening statement by Suarez

Summary of variances requested and why application should be denied

Objection witness # 1 – Jack McDonald - Owner of 55 Bank St

Summary of objection & safety issues & cafeteria use

History of neighborhood from 1967 & on

Review of prior dance studio application

Ex – O3 through Ex O-10 – Photos of sidewalk & adjacent buildings

Ex O-11 – Photo of El Centurro Rest.

Ex O-12 Menu of El Centurro Rest.

Observation of same restaurant for parking, deliveries, sidewalk availability

Reiteration of objections

Application carried to the March 22, 2018 meeting

Form based code update by Phil Abramson –

Overview of process and anticipated schedule of events

Motion to go into closed session by Tighe, second by Mayor Dougherty

Discussion of completeness

Motion to return to public session by Chairman Stanley, second by Kane

Motion to adjourn meeting by Mayor Dougherty, second by Armington

