

**Regular Meeting of The  
Planning Board Town of Morristown  
February 24, 2022**

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Present:

Ms. Debra Gottsleben  
Ms. Martha Ballard  
Mr. Joseph Stanley  
Ms. Andrea Lekberg  
Ms. Marisa Sweeney  
Mr. Chris Russo  
Mayor Tim Dougherty

Absent:

Mr. Hector Cardona  
Mr. Stefan Armington  
Mr. Joseph Kane  
Mr. Mark Gandy

Board Professionals Present:

John Inglesino – Board Attorney  
Richard Woostock – Redevelopment Engineer  
James Campbell – Town of Morristown - Adm Officer  
Philip Abramson – Board Planner  
Charles Carley- Board Engineer  
Bryan Proska – Board Traffic Engineer

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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 February 17, 2022 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: From the January 6 & January 27, 2022 meetings – Motion to approve by Gottsleben, second by Ballard. All members in favor

Resolutions - None

Public Hearings:

a.) Carried from the January 27, 2022 meeting Appeal # 21-01 of 146-148 Speedwell LLC, owner of property situate block 5702, lot 15, known as 146-148 Speedwell Avenue, Morristown NJ, requesting Major Site Plan Approval in conjunction with new mixed use building

Application carried to the March 24, 2022 meeting

b.)Carried from the January 27, 2022 meeting, Appeal # 16-03 of Sunstone Hotels LLC, owner of property situate block 6001, lots 1, 1.01-1.05, 8 & 11, known as 14 & 30 Bank Street & 19, 23, 25 & 27 Market Street, Morristown NJ, previously approved for Major Site Plan with C Variances in conjunction with construction of proposed hotel, requesting one year extension of approval

Application for extension request withdrawn by applicant without prejudice

c.)Carried from the January 27, 2022 meeting Appeal # 21-13 of Wingz 3 LLC, lessee of property situate block 4702, lot 1, known as 121/123 Morris Street, Morristown NJ, requesting Major Site Plan approval for installation of new kitchen exhaust hood system

Simone Calli – Attorney for applicant

Overview of previous plans and revised plan now with c variance

Witness # 1 – Gregory Ralph – AIA

Review of routing of exhaust & ductwork for proposed kitchen exhaust system

Board planner to work with applicant to come up with appropriate screening of all exterior ductwork

Board Questions –

Public Questions/Comments – None

Summary by Attorney Calli

## Board Deliberation

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

d.)Carried from the January 27, 2022 meeting , Appeal # 21-15 of Morris Street 2015 Urban Renewal LLC, owner of property situate block 3701, lot 13.01, known as 171-175 Morris Street, Morristown NJ, requesting Major Site Plan Amendment and façade changes to previously approved mixed use building

Frank Vitolo – Attorney for applicant

Summary of amendments to previous approval for updated supportive types of units and minor façade changes

Witness # 1 – Tung Lou – PE

Ex A-1 – Colorized Site Plan

Ex A-2 – Revised Elec Room location

Ex A-3 – Overlay Plan

No changes to parking count due to proposed relocation of electrical meters from proposed meter room to newly proposed exterior location

Board Questions –

Public Questions – None

Witness # 2 – Cory Chase – PE Traffic

Review of updated parking demand based on the revised type of units would be less.

Revised layout with proposed electrical meter area would not alter parking spaces or traffic flow through the parking lot

Board Questions –

Public Questions – None

Witness # 3 – Adam Melia – AIA

Review of units changes to include supportive units and minor changes to interior floor plans of same units. No change in total overall number of units

Board Questions –

Public Comments – None

Witness #4 – John Durso – Owners Rep

Units types were changed to allocate supportive units as well and the amount is .5% over what is allowed and caused the C variance

Board Questions –

Public Questions/ Comments – None

Board Deliberation

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

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

9.) Old Business

10.) New Business - 1. – Review of proposed Ordinance O-5-2022  
- Modification of Active Use definition & Ordinance O-4-2022 –  
Modification of Rooming House Definition

Review by Board Planner Philip Abramson regarding revised language to solidify some of the current definitions in the current LDO for Active Uses and Rooming & Boarding Houses

Motion to approve Ord 05-2022 by Gottsleben, second by Ballard and motion to approve 04-2022 by Gottsleben , second by Mayor Dougherty. All members in favor to deem the proposed ordinances not inconsistent with the towns Master Plan

Motion to adjourn meeting by Gottsleben, second by Ballard