

**Regular Meeting of The
Planning Board Town of Morristown
February 27, 2020**

Present:

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

Absent:

Mr. Gilbert Carpeta
Mr. Richard Tighe
Mr. Hector Cardona

Board Professionals Present:

Justin Marchetta - Board Attorney
James Campbell – Town of Morristown - Adm Officer
Philip Abramson – Board Planner
Michael Cristaldi – Board 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 February 20, 2020 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 January 23, 2020 meeting. Motion to approve by Armington, second by Ballard. All eligible members in favor

Resolutions –

a.) None

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 January 23, 2020 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 status of resolution to be adopted after review by board attorney

Kristen Ace – Morristown Shade Tree – Addressed board members regarding letter to applicant regarding tree species to be considered as part of the landscape plan

Application carried to the March 5, 2020 Special Meeting

b.) Appeal # 20-01 of M Station East LLC, proposed developer of property situate block 4901, lots 7 & 8, block 3505, lots 1,2,3,10,10.01, 11,12,13,14 & 15.01, known as 44 & 46 Morris Street, 8, 9, 11,13 15 & 17 Spring Place, 19, 23 Spring Street, 66 Morris Street, Morristown NJ, requesting Major Site Plan Approval & Subdivision Approval in conjunction with two new office buildings, parking facilities and associated site improvements. Appeal listed for scheduling purposes only

Frank Vitolo – Attorney for applicant

Review of proposed special meeting dates of
March 5, 2020 – 7pm – Senior Center
March 11, 2020 7pm – Council Room
March 28, 2020 – 9am – Council Room

Review of applicants professionals and proposed order of same for testimony

- a.) Civil Engineering
- b.) Traffic & Parking
- c.) Landscape
- d.) Architecture
- e.) Planning

Application carried to the March 5, 2020 Special Meeting

10. Old Business – None

11. New Business –

**a.) Review of Ord # O-11-2020 – Amending & Supplementing Ch. 30
Land Use Establishing Certain Requirements for Short Term Rentals**

Review of ordinance by Phil Abramson – Town Planner, and Council President – Stefan Arminton

Motion to deem Ordinance not inconsistent with the towns master plan by Armington, second by Gottsleben, Member Kane abstained. All other members in favor.

Motion to adjourn meeting by Gottsleben, second by Ballard