

**Regular Meeting of The
Planning Board Town of Morristown
January 25, 2024**

Present:

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

Absent:

Mr. Mark Gandy

Board Professionals Present:

John Inglesino – Board Attorney
James Campbell – Adm Officer
Philip Abramson – Board Planner
Charles Carley- Board 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 January 18, 2024 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 into 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 December 7, 2023 & January 4, 2024 Meetings
Motion to approve by Kane, second by Sweeney. All eligible members in favor

Resolutions - None

Public Hearings:

a.) Carried from the December 7, 2023 meeting, Appeal # 23-07 of JCP&L, owner of property situate block 702, lot s5, 5.01, 5.02 & 5.03, known as 90 Ridgedale Avenue, Morristown NJ, requesting Major Site Plan approval in conjunction with elevating structures and parking variances for an existing utility site

Board adopted a resolution to engage the landscape firm Arterial LLC to provide landscape consulting in conjunction with the proposed substation proposal

Application carried to the February 22, 2024 meeting

b.) Appeal # 20-13 of Scotto Holdings LLC, owner of property situate block 3501, Lots 7,8,9 & 10 ,known as 81, 83, 85 & 87 Martin Luther King Avenue, Morristown NJ, requesting Amended Site Plan Approval for relocation of utilities with new utility pole and metering equipment within the front yard setback

Lawrence Calli, Attorney for applicant

Review of amended site plan due to utility relocations at the direction of the utility company

Witness # 1 Dan Sehnal, PE

Review of proposed relocation of electrical infrastructure with new pole location at rear of building

Utilities to be underground from rear pole location

Meter bank to be on side of building with screening

No gas service to be provided only electric

Ex A-1 – 4 photos of existing pole across the street from proposed development, sidewalk looking to the rear of site, rear looking to street, east view of street pole

Board Questions –

Public Questions /Comments – None

Closing summation by Calli

Board Deliberation

Motion to approve by Kane, second by Ballard. All members present in favor

Board Member Kane recused himself from the next application and left the dais

c.) Appeal # 23-12 of Masseria 1 LLC, lessee of property situate block 4901, lot 1.04, known as 21 Speedwell Avenue, Morristown NJ, requesting Major Site Plan Approval with C Variance for new restaurant with liquor

Frank Vitolo, Attorney for applicant

Review of proposed restaurant with liquor in existing hotel complex

Witness # 1 – John Lyon – AIA

Overview of interior floorplan with occupancy of 260 patrons

Existing exterior elevations reviewed with proposed improvements

Ex A-1 – Color renderings 12 pages

Review of proposed signage

Ex A-2 – Roof top photo showing proposed kitchen exhaust location

Board Questions –

Public Questions – None

Witness # 2 – Christine Rothermel – Building owners Rep - Fischer Dev

Trash facilities on site at existing location to be utilized

All deliveries to be made at front door using existing loading area

Existing valet and self parking on site with plenty of availability

Board Questions –

Public Questions – None

Witness # 3 – Joseph Centrullo – Restaurant Owner

No take out or delivery services to be used

Ex A-3 Sample Menu

Board Questions –

Public Questions – None

Witness # 4 – Brian Mc Lochlan, Landscape AIA

Review of seasonal plantings and proposed sidewalk pavers in two colors

Ex A-4 – Sidewalk Plan

Ex A-5 – Paving Stone Samples

Planter boxes to be 24 X 36

Board Questions –

Public Questions/Comments – None

Board Deliberations

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

Board Member Kane returned to the meeting

New Business – Review of LDO by Phil Abramson of Topology – LDO being reintroduced due to typographical errors with no substantial changes and deemed not inconsistent with the Master Plan

Motion to approve by Chairman Stanley, second by Kane/ All members present in favor

Board Attorney John Ingelsino left the meeting and Board Conflict Attorney Lisa John-Basta took his place as legal counsel for the board

d.) Carried from the December 7, 2023 meeting, appeal 23-11 of The County of Morris, owner of blocks 5905, lot 5 & 6, known as 32 Washington Street & 3 Schuyler Place, Morristown NJ, requesting courtesy review for proposed eight story courthouse

Marina Steinman – Attorney for The County of Morris

Brief summary of the proposed addition of the courthouse

Witness # 1- Francis Cooke , AIA

Review of proposed 8 story court building, interior floorplans, exterior materials and renderings

Witness # 2 – Chris Vitz, PE

History of county courthouse and reasoning for new building, layout of same and groups included with development of addition

Board Questions –

Public Questions –

John Sumanski, Esq, for The Grand Cafe

Alison Porter – The Grand Café

Desmond Lloyd, The Grand Café

Public Comments – John Suminski, Esq

Motion to adjourn meeting by Sweeney, second by Russo