

**Regular Meeting of The
Planning Board Town of Morristown
January 26, 2023**

Present:

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

Absent:

Mr. Hector Cardona
Mr. Mark Gandy
Ms. Marisa Sweeney
Mr. Joseph Kane

Board Professionals Present:

John Inglesino – Board Attorney
James Campbell – Town of Morristown - Adm Officer
Philip Abramson – Board Planner
Charles Carley- Board Engineer
Alex Meitzler – 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 January 19, 2023 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.

Board members Lekberg & Armington were sworn in to new terms on the board

Roll Call as listed above was taken by James Campbell Adm Officer

Pledge of Allegiance by all attending

Moment of Silence

Minutes: From the December 1, 2022 & January 5, 2023 meetings.
Motion to approve by Ballard, second by Russo Stanley. All members present in favor. Board Member Gottsleben abstained from the December 1, 2022 minutes

Resolutions - None

Public Hearings:

b.) Carried from the December 1, 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 February 23, 2023 meeting

b.)Carried from the December 1, 2022 meeting, Appeal # 19-05 of JMF/Rd Morristown LLC, owner of property situate block 303, lot 2, known as Cory Road – Vacant Lands, Morristown NJ, requesting Major Site Plan in conjunction with 90 residential market & affordable units

James Lott – Attorney for applicant

Witness # 1 Anad Bhat – PE

Ex A-1 – Aerial Map of site

Ex A-2 - Birds Eye view of proposed development

Ex A-3 – Pedestrian Pathways

Ex A-4 – Viewshed # 1

Ex A-5 – Viewshed Cross Section

Ex A-7 – Sight Distances

Ex A-8 – Cory Rd Sightings

Ex A- 9 Landscape plan with tree removals

Ex A-10- Site Plan with Morris Township

Review of existing conditions with 64 market rate units and 26 senior affordables

Review of parking, trash, bike racks & site lighting

Board Questions –

Public Questions –

Stephen Zaklukiewicz – Conduct Pl

Susie Soucy – Hillairy Ave

RJ Bell – Elliot St

Scott Bender – Hillairy Ave

Witness # 2 – Eric Keller – PE

Ex A-11 – Traffic Evaluation

Ex A-12 – Traffic Memo –

Review of anticipated traffic trips. No significant impacts. Review of sight distances and driveway access and maneuverability onsite

Board Member Gottsleben left the meeting at 10:10 pm

Board Questions-

Ex A-13 – Alternate Access

Public Questions

Application carried to the February 23, 2023 meeting

Chairman Stanley review the board members for the Site Plan & Long Range Planning Subcommittees

Motion to go into executive session by Russo, second by Armington

Motion to adjourn meeting by Stanley, second by Armington