

**Regular Meeting of The  
Planning Board Town of Morristown  
January 27, 2022**

---

Present:

Ms. Debra Gottsleben  
Mr. Stefan Armington  
Mr. Joseph Kane  
Ms. Martha Ballard  
Mr. Joseph Stanley  
Ms. Andrea Lekberg  
Mr. Mark Gandy  
Ms. Marisa Sweeney  
Mr. Chris Russo

Absent:

Mayor Tim Dougherty  
Mr. Hector Cardona

Board Professionals Present:

John Inglesino – Board Attorney  
Lisa John- Basta – Board Conflict Attorney  
James Campbell – Town of Morristown - Adm Officer  
Philip Abramson – Board Planner  
Charles Carley- Board Engineer  
Bryan Proska – 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 20, 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 December 2, 2021 meeting – Motion to approve by Armington, second by Sweeney. All members in favor

Resolutions -

a.) Appeal # 18-04 of Bakod Holding Corp., owner of property situate block 4801, lot 4, known as 45 Morris Street, Morristown NJ, requesting one year extension of approval for previously approved Major Site Plan approval with C Variances for a proposed mixed use building with 38 residential units and retail space

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

## Public Hearings:

a.) Carried from the December 2, 2021, meeting, Appeal # 18-18 of Park View Partners, owner of property situate block 4802, lot 23, known as 55 South Park Place, Morristown NJ, requesting Major Site Plan approval in conjunction with a five-story mixed use building with office and retail

Application withdrawn without prejudice

b.) 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

Application carried to the February 24, 2022 meeting

c.) Appeal # 21-15 of Morris Street 2015 Urban Renewal LLC, owner of property situate block 3701, lots 13 & 15, known as 171-175 Morris Street, Morristown NJ, requesting Major Site Plan Amendment and façade changes to previously approved mixed use building

Application carried to the February 24, 2022 meeting

d.) 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 to be carried to the February 24, 2022 meeting

e.) Carried from the Dec 2, 2021 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

Frank Vitolo – Attorney for applicant

Witness # 1 – Dan Kashoba – Developer

Review of work done sine original approvals including ongoing payments for parking spaces

Board Questions –

Public Questions – None

Witness # 2 – Jacklene Chesler – Real Estate Broker

Review of marketing property for sale and Letter of Intent received

Board Questions –

Public Questions – None

Extension request carried to the February 24, 2022 meeting

Board Members Gottsleben & Kane recised themselves and left the meeting

Board Attorney Inglesino left the meeting and Conflict Attorney Lisa John-Basta took over as legal counsel for the board

f.) Carried from the December 2 meeting, Appeal # 19-12 of South Street Morristown Holdings LLC, lessee of property situate block 4701, lots 37 & 39, known as 126 & 136 South Street, Morristown NJ, requesting Major Site Plan Approval in conjunction with a new 29 unit residential building with retail on the ground floor

Frank Vitolo – Attorney for applicant

Summary of revisions and that all objections have now been satisfied

29 units proposed

Witness # 1 – Michael Tobia – PP

Overview of revised site plan, varaiances requested, loading zone & utilities

Review of design waivers requested

Board Questions –

Public Questions – None

Witness # 2 Christopher Richter – PE, PP Owners Rep

Utility vault location proposed

Summary of site revisions and parking management plan

Board Questions –

Public Questions – None

Witness # 3 – Robert Cogan – AIA

Review of revised floor plan with 29 units & exterior elevations

Board Questions –

Public Questions/ Comments – None

Summary by Vitolo

Board Deliberation and review of conditions by Board Attorney John-Basta

Motion to approve by Stanley, second by Ballard. All 6 eligible 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

Motion to adjourn meeting by Stanley, second by Ballard