

**Special Meeting of The
Planning Board Town of Morristown
January 14, 2021**

Present:

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

Absent:

Mr. Hector Cardona
Mr. Joseph Kane
Ms. Debra Gottsleben
Mr. Gilbert Carpeta

Board Professionals Present:

Lisa John- Basta - Board Attorney
James Campbell – Town of Morristown - Adm Officer
Phil 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 7, 2021 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: None

Resolutions –

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

9.) Public Hearings:

a.) 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 40 unit residential building with retail on the ground floor

Opening Statement by Board Chairman regarding jurisdiction

Review of jurisdiction issues of density & non permitted building types by Board Attorney John-Basta

Objecting attorneys Calabar & Wade voiced objection to notice issues and easements

Frank Vitolo – Attorney for applicant

Review of jurisdictional issues raised

Witness # 1 – Bradford Bohler – PE

Review of proposed site and size of site relating to achieving density bonus as well as building types allowed with street frontages

EX A-1 Survey of property

Martin Cabalar – Objecting Attorney representing Vail Mansion
Issues raised over site size and proposed subdivision of approx 650 sq ft

Review of ordinance by Board Planner Abramson relating to frontage width and the ordinance pertaining to non linear frontages

Frank Vitolo – Review of proposed subdivision with give back of front lawn area to the Town of Morristown

Ex A-2 – Meet Me in Morristown Flyer

Ex A-3 – Colorized site plan showing pocket park

Application carried to the January 28, 2021 meeting

10. Old Business – None

11. New Business – None

Motion to adjourn meeting by Armington, second by Ballard