

**Regular Meeting of The
Planning Board Town of Morristown
January 23, 2020**

Present:

Ms. Martha Ballard
Mayor Tim Dougherty
Mr. Stefan Armington
Mr. Hector Cardona
Mr. Joseph Stanley
Ms. Susan Glover
Mr. Gilbert Carpeta

Absent:

Mr. Mark Gandy
Mr. Joseph Kane
Mr. Richard Tighe
Ms. Debra Gottsleben

Board Professionals Present:

John Inglesino - Board Attorney
James Campbell – Town of Morristown - Adm Officer
Philip Abramson – Board Planner

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 16, 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 December 5, 2019 & January 9, 2020 meeting. Motion to approve by Armington, second by Stanley. 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 December 5, 2019 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 prior meeting's testimony

Witness # 1 – David Lustberg – Landscape AIA

Ex A-7 – Photos of site & landscape plan

Design elements & materials

Roof top amenity - 10PM cut off with 5 midnight events

Retaining wall colors

Board Questions –

Public Questions – None

Witness # 2 – Frank Minerini AIA

Ex A-8 – Video presentation of building

Exterior materials

Ex A-9 – Sample materials board

Summary of changes to façade and materials

Board Questions –

Public Questions –

Witness # 3 – Paul Phillips – PP

Review of design deviations from LDO

Board Questions –

Public Questions/ Comments – None

Board Deliberation

Review of conditions

Motion to approve board attorney to draft a resolution of approval by Armington, second by Ballard. All members in favor

10. Old Business – None

11. New Business – Resolution of approval to appoint Conflict Board Attorney – Chiesa Shahinian & Giantomasi PC

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

Motion to adjourn meeting by Armington, second by Ballard