

**Regular Meeting of The
Planning Board Town of Morristown
January 26, 2017**

Present:

Mr. Joseph Stanley
Mr. Stefan Armington 7:40 pm
Ms. Debra Gottsleben
Mr. Joseph Kane
Mr. Mark Gandy 8:00 pm
Mr. Richard Tighe
Mr. Timothy Murphy
Mr. Hector Cardona

Absent:

Mayor Tim Dougherty
Mr. David Gilliam

Board Professionals Present:

John Inglesino, Board Attorney
Phil Abramson – Board Planner
Charles Carley – Board Engineer
James Campbell – Town of Morristown - Adm Officer

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, 2017 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 1, 2016 meeting were approved

Resolutions –

a.) None

Public Hearings –

a.) Appeal # 16-10 of Mayo Performing Arts Center, owner of property situate block 4701, lot 46, known as 15 Pine Street, Morristown NJ, requesting Major Site Plan approval for conditional use for parking area in the CBD Zone

Application to be transferred to the Zoning Board

b.) Appeal # 16-07 of WCGP,LLC, owner of property situate block 6101, lot 11, known as 10 Dehart Street, Morristown NJ, requesting Major Site Plan approval in conjunction with construction of a proposed new restaurant

Application carried to the February 23, 2017 meeting

Board Member Stefan Armington sworn as Class 3 member with a term through 12/31/2017

Board Member Gandy was sworn in previously by the town clerk as a class 2 member with a term through 12/31/2017

c.) Appeal # 16-15 of Fox Rothchild LLP, Lessee of property situate block 6002, lot 1, known as 49-55 Market Street, Morristown NJ, requesting amended site plan with C Variance to include three wall mounted signs

Michael Lavigne – Attorney for applicant

Summary of application for 3 wall mounted signs as an amended approval from the original redevelopment approval

190 sf of signage proposed

Witness # 1 – James Hammond – AIA- Licensed in PA

Ex A-1 – Elevation renderings with signs

Overview of proposed signage & benefits of sign proposal

Ex A-2 – Photo board of renderings

Board Questions –

Screening of roof top equipment & renderings not accurate

Public Questions/ Comments

John Brady –
Marie Roseann

Application carried to the February 23, 2017 meeting

d.) Continued from the Dec 1, 2016 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, requesting Major Site Plan with C Variances in conjunction with construction of proposed hotel

Member Gottsleben recused herself from the meeting due to conflict

Attorney Harvey Gilbert addressed the board indicating his representation of an objector and will be presenting a case with traffic & planning professionals at the appropriate time

Frank Vitolo – Attorney for applicant

Witness # 1 – Corey Chase – PE – Traffic Engineer

Summary of traffic analysis based on 100% occupancy of proposed hotel

Overview of valet parking process

65 reserved spaces exclusive for hotel use with option for additional spaces as needed

Board Questions –

Cross examination of Chase by Gilbert

Public Questions

Donna Macnamara

John Brady

George Scott

Larry Cohen

Application carried to the February 23, 2017 meeting

Old Business: Adoption of bylaws. Motion to adopt current by laws by Murphy, second by Tighe. All members in favor

New Business: Review of Ordinance 0-2-2017 – Updates to Chapter 30 – Land Use Regulations

Summary by Phil Abramson of proposed changes and definitions

Motion to approve that changes are consistent with Master Plan by Tighe, second by Kane. All members in favor

Motion to adjourn meeting by Gandy, second by Kane

