

**Regular Meeting of The
Planning Board Town of Morristown
January 28, 2021**

Present:

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

Absent:

Mr. Hector Cardona
Mr. Gilbert Carpeta

Board Professionals Present:

John Inglesino - Board Attorney
James Campbell – Town of Morristown - Adm Officer
Phil 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 21, 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.

Board member Armington was sworn in for a 1 year term ending Dec 31, 2021 as a Class III member

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 3, 2020; Motion to approve by Gottsleben, second by Armington, all members in favor. January 7, 2021, motion to approve by Gottsleben, second by Stanley, all members in favor. January 14, 2021, motion to approve Armington, second by Stanley, abstain by Kane & Gottsleben, all other members in favor

Resolutions – None

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

Board Member Gottsleben recused herself and left the meeting

9.) Public Hearings:

a.) Carried from the January 14, 2021 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 40 unit residential building with retail on the ground floor

Application carried to the March 25, 2021 meeting

b.) Carried from the December 3, 2020 meeting, appeal # 20-07 of Richard Landreman, owner of property situate block 5402, lot 3, known as 44 Woodlawn Drive, Morristown NJ, requesting minor subdivision approval with C Variances to create one additional lot

Application carried to the February 25, 2021 meeting

c.) Carried from the December 3, 2020 meeting, Appeal # 18-13 of Magisano Realty Group LLC, owner of property situate block 4601, lot 3, known as 49 Franklin Street, Morristown NJ, requesting amended site plan approval for façade changes to prior approval

Lawrence Calli – Attorney for applicant

Witness # 1 – FJ Rawding – AIA

Ex A-1 – Colorized rendering of proposed façade and siding materials

Review of proposed paver 12X 20 patio & lot coverage

Board Questions –

Public Questions – None

Witness # 2 – Vincent Lia – Owner/Builder

Buffering site with fence

Board Questions –

Public Questions –

Michael O Donnel – Hamilton Rd

Public Comments –

Michael ODonnel – Hamilton Rd

Jennifer O Donnel – Hamilton Rd

Summary by Calli

Board Deliberation

Application carried to the February 25, 2021 meeting

Member Gottsleben rejoined the meeting

a.)Carried from The December 3, 2020 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

Frank Vitolo – Attorney for applicant

Review of updates for proposed development

Witness # 1 – John Harter – PE

Review of updated traffic study with anticipated trip counts

5 spaces within the building, 101 spaces offsite

Ex A-6 – Colorized exhibit of parking area by FJ Rawding AIA

Interior traffic pattern & sight distances

Review of board traffic report

Board Questions –

Public Questions – None

Witness # 2 – Richard Schomer – PE

Review of revised parking & loading area

Board Questions –

Public Questions – None

Witness # 3 – Dominick Paragano Sr – Owner

Summary of onsite parking use within the building

Board Questions –

Public Questions – None

Application carried to the February 25, 2021 meeting

Motion to adjourn meeting by Armington, second by Gottsleben