

**Regular Meeting of The
Planning Board Town of Morristown
July 22, 2021**

Present:

Mayor Tim Dougherty 7:10 pm
Mr. Joseph Stanley
Ms. Debra Gottsleben
Mr. Stefan Armington
Ms. Martha Ballard
Ms. Andrea Lekberg

Absent:

Mr. Hector Cardona
Mr. Mark Gandy
Mr. Joseph Kane
Ms. Susan Glover
Mr. Gilbert Carpeta

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 July 15, 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: From the June 24, 2021 meeting – Motion to approve by Gottsleben, second by Armington. All members in favor

Resolutions – None

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

9.) Public Hearings:

a.)Appeal # 21-03 of 77 Morris LLC, owner of property situate block 4801, lot 10 , known as 77 Morris Street, Morristown NJ, requesting Major Site Plan Approval for façade improvements and C Variance for loading zone

Lawrence Calli- Attorney for applicant

Summary of application with site improvements to existing building

Witness # 1 – Dan Sehnal – PE

Summary of demolition plan

History of uses at site and current conditions

Review of proposed site plan and improvements

New utilities – water & sewer to be connected

8 parking spaces & 1 ADA space proposed

Board Questions –

Discussion regarding possible jurisdiction issues . Applicant to clarify some issues with proposed use that is not part of current application

Application carried to the August 26, 2021 meeting

b.)Carried from the June 17, 2021 special Meeting, Appeal # 20-13 of Scotto Holdings LLC, owner of property situate block 3501, Lots 7,8,9 & 10 ,known as 81, 83, 85 & 87 Martin Luther King Avenue, Morristown NJ, requesting Major Site Plan Approval in conjunction with a Multi-Unit Residential building

Lawrence Calli – Attorney for applicant –

Review of testimony from previous hearing & overview of revisions

Witness # 1 – Karen Luongo – AIA

Ex A-3 – Colorized rendering from street view

Summary of changes and façade materials

Affordable units to be 3 bedroom & 2 bedroom units

Review of revised floor plans & changes to sizes

Review of design waivers requested for proposed development

Board Questions –

Public Questions – None

Witness # 2 – Michael Tobia, PP

Ex A-4 – Power point presentation

Onstreet parking to go from 5 to three spaces due to new curb cuts

Summary of variance for no loading zone & waivers requested

Board Questions –

Public Questions – None

Witness # 3 – Dan Sehnal – PE

Waterfront amenity with benches if allowed under DEP rules

Board Questions –

Public Questions/ Comments – None

Summary by Calli –

Board deliberation

Motion to authorize the board attorney to draft a resolution of approval to be considered at the August 26, 2021 meeting by Gottsleben, second by Armington

Board Member Gottsleben recused herself & left the meeting

Board Attorney Inglesino recused himself & left the meeting

c.)Carried from the June 24, 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 39 unit residential building with retail on the ground floor

Application carried to Special Meeting to be held on August 10, 2021

Motion to adjourn meeting by Armington, second by Stanley