

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

Present:

Ms. Martha Ballard
Mayor Tim Dougherty
Mr. Joseph Stanley
Mr. Joseph Kane
Mr. Richard Tighe
Ms. Debra Gottsleben
Mr. Hector Cardona
Mr. Stefan Armington
Mr. Gilbert Carpeta
Ms. Susan Glover

Absent:

Mr. Mark Gandy

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 July 10, 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 June 25, 2020 meeting. Motion to approve by Gottsleben, second by Ballard. 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 # 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 August 27, 2020 meeting

b.) 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

Summary of application and proposed development of office building

Witness # 1 – Richard Schomer – PE

Ex A-1 – Colorized site Plan

Summary of site & adjacent uses

Proposed site to contain retail on Park frontage, remainder of building to be office use

5 Interior parking spaces proposed – 1 ADA & 4 regular 9 X 18

107 Spaces required

Main retail entrance to be on s Park frontage

Main office entrance with lobby to be on Dumont

Summary of landscaping plan

Existing street tree on S Park to remain

Building height of 71.48 proposed

Lighting plan of site & rooftop generator and mechanicals reviewed

99% coverage to 79.20%

Board Questions –

Public Questions –

Michael Osterman Esq for Methodist Church

Witness # 2 – Michael Tobia – PP

Review of site photos and existing conditions

Application carried to the August 27, 2020 meeting

c.) Appeal # 19-11 of Rise Properties, owner of property situate block 5101, lots 12,13 & 14, known as 8, 12 & 14 Henry Street, Morristown NJ, requesting Major Site Plan Approval for three multi family buildings on three existing lots

Larry Calli, attorney for applicant requested a Special Meeting

Motion to conduct a Special Meeting on July 30, 2020 by Gottsleben,
second by Armington. All members in favor

10. Old Business – None

11. New Business – None

Motion to adjourn meeting by Mayor Dougherty, second by Ballard