

**Regular Meeting of The
Planning Board Town of Morristown
July 26, 2018**

Present:

Mr. Richard Tighe
Mr. Joseph Kane
Mayor Tim Dougherty
Mr. Mark Gandy
Ms. Debra Gottsleben 7:10 PM
Mr. Hector Cardona

Absent:

Mr. Stefan Armington
Mr. Joseph Stanley
Mr. Timothy Murphy
Mr. David Gilliam
Ms. Susan Glover

Board Professionals Present:

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

The meeting was called to order by Chairman Kane 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 19, 2018 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: Meeting minutes from the June 28, 2018 meeting.
Motion to approve by Tighe, second by Kane. All members in favor

Resolutions –

a.) a.) Appeal # 02-31 of DRA 30 Court, LLC, owner of property situate block 7601, lot 4, Known as 30 Court Street, Morristown NJ, requesting amended site plan for changes to architectural façade

Motion to approve by Tighe, second by Gandy. All eligible members in favor

b.) Appeal # 18-12 of Jacob Ford Village, LLC, owner of property situate blocks 3801, 3802 & 3803, lot 1/1/1, known as 1 Washington Avenue, requesting Major Site Plan approval to construct additional parking and outdoor amenities

Motion to approve by Tighe, second by Gottsleben. All eligible members in favor

c.) Appeal # 18-03 of Whole Foods Market, purchaser under contract of property situate block 7802, Lots 1 & 32, known as 104-110 Washington Street, Morristown NJ, requesting modification to resolution of approval from 7/24/14, removing the requirement for Jitney Bus service for employees

Motion to approve by Kane, second by Tighe. All eligible members in favor

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 June 28, 2018 meeting, Appeal # 18-04 of Bakod Holding Corp., owner of property situate block 4801, lot 4, known as 45 Morris Street, Morristown NJ, requesting Major Site Plan approval with C Variances for a proposed mixed use building with 38 residential units and retail space

Paul Jemmas – Attorney for applicant

Witness # 1 – Joseph Stiger – PE Traffic Engineer

Review of board traffic report

Ex A-6 – Updated parking site plan with traffic flow

Review of changes to parking & flow through site

Review of parking within 1000 feet of site & shared parking

Board Questions –

Public Questions/ Comment – None

Witness # 2 – Andrew Hipolt – PE & PP

Summary of planning testimony & variances

Overview of storm water retention on site

Board Questions –

Public Questions/Comments

Closing statement by Attorney Jemmas

Board deliberation –

Review of conditions for resolution

Motion to approve board attorney to draft a resolution of approval by Tighe, second by Gottsleben

Board member Gandy left the meeting at 9PM

b.) Carried from the June 28, 2018 meeting, Appeal # 18-11 of Nights Vision 1776, LLC, owner of property situate block 4901, lot 14, known as 67 East Park Place, requesting Major Site Plan approval in conjunction with alterations to existing building and new proposed loading zone

Frank Vitolo – Attorney for applicant

Summary of application

Witness # 1 – Sam Morreale – Principle of LLC

Phase 2 of site improvements overview

Board Questions –

Public Questions/ Comments

Witness # 2 – Ben Crowder – PE

Ex A-1 – Aerial photo of site

Ex A-2 – Colorized site plan with drop off area

Ex A-3 – Photos of existing signage

Ex A-4 – Letter from Shade Tree

Board Questions –

Public Questions/ Comments –

Witness # 3 - Greg Strickland – AIA

Summary of canopy improvement & new proposed signage

Ex A-5 – Sign presentation

Board Questions –

Public Questions/ Comments

Witness # 4 – Corey Chase – PE Traffic

**Ex A-6 – Application & acknowledgment from NJ DOT
regarding access permit**

Summary of area parking

Board Questions –

Public Questions/Comments

Board deliberation

**Motion to approve by Tighe, second by Gottsleben. All
members in favor**

Motion to adjourn meeting by Tighe, second by Kane

