

**Regular Meeting of The
Planning Board Town of Morristown
July 28, 2022**

Present:

Mr. Joseph Stanley
Ms. Andrea Lekberg
Ms. Debra Gottsleben
Mr. Chris Russo
Mr. Mark Gandy
Mr. Joseph Kane
Ms. Martha Ballard

Absent:

Mr. Hector Cardona
Ms. Marisa Sweeney
Mayor Tim Dougherty
Mr. Stefan Armington

Board Professionals Present:

John Inglesino – Board Attorney
James Campbell – Town of Morristown - Adm Officer
Philip Abramson – Board Planner
Charles Carley- Board 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 21, 2022 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 into 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 23, 2022 meeting – Motion to approve by Gottsleben, second by Lekberg. All members in favor

Resolutions -

a.) Adoption of The Master Plan Reexamination Report

Motion to approve by Chairman Stanley, second by Gottsleben. All members present in favor

b.) Appeal # 22-02 of Saigon Subs, lessee of property situate block 4701, Lot 3, known as 98 Elm Street, Morristown NJ, requesting Minor Site Plan approval for new kitchen hood exhaust system

Motion to approve by Gottsleben, second by Lekberg. Four eligible members in favor

c.)Appeal # 21-09 of Bank of America, lessee of property situate block 4601, lots 12 & 13, known as 188 South Street, Morristown NJ, requesting amended site plan approval for waivers for height of proposed lighting and lumens produced

Motion to approve by Gottsleben, second by Lekberg. Four eligible members in favor

Public Hearings:

a.)Carried from the June 23, 2022 meeting Appeal # 21-01 of 146-148 Speedwell LLC, owner of property situate block 5702, lot 15, known as 146-148 Speedwell Avenue, Morristown NJ, requesting Major Site Plan Approval in conjunction with new mixed use building

Application carried to the August 25, 2022 meeting

b.)Appeal # 19-05 of JMF/Rd Morristown LLC, owner of property situate block 303, lot 2, known as Cory Road – Vacant Lands, Morristown NJ, requesting Major Site Plan in conjunction with 90 residential market & affordable units

Application carried to the August 25, 2022 meeting

c.)Carried from the June 23, 2022 meeting, Appeal # 21-12 of Aaron Gunn, owner of property situate block 7702, lot2 2 & 3, known as 32 Western Avenue, Morristown NJ, requesting Minor Subdivision approval and construction of new two family house on lot 2

Roy Kurnos – Attorney for applicant

Review of revisions from prior meeting

Witness # 1 – Richard Cunningham – PE

Review of items requested from prior meeting

Revised improved coverage and building coverage calculations with merged lot and subdivided lots

Board Questions –

Public Questions – None

Michael Tormey – AIA

Review of site conditions and proposed amenities

Summary of interior & exterior plans

Ex A-1= Chestnut St view

Ex A-2 – Opposite side view

Board Questions –

Public Questions – None

Witness # 3 – Alexander Dougherty – PP

Ex A-3 – 8 pages with maps & photos of site with existing conditions

Review of positive & negative criteria for both proposed subdivided lots

Board Questions –

Public Questions – None

Application carried to the August 25, 2022 meeting

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

9.) Old Business -

10.) New Business – Appointment of conflict attorney

Motion to appoint Lisa John-Basta of CSG by Chairman Stanley, second by Kane. All members in favor

Motion to adjourn meeting by Gottsleben, second by Kane