

**Special Meeting of The
Planning Board Town of Morristown
June 17, 2021**

Present:

Mr. Joseph Stanley
Ms. Debra Gottsleben
Ms. Andrea Lekberg
Mr. Stefan Armington
Ms. Martha Ballard
Ms. Susan Glover

Absent:

Mr. Hector Cardona
Mr. Mark Gandy
Mr. Joseph Kane
Mr. Gilbert Carpeta
Mayor Tim Dougherty

Board Professionals Present:

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

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 June 9, 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: None

Resolutions: None

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 April 22, 2021 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

Application carried to the July 22, 2021 meeting

b.) Carried from the April 22, 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

Board member Gottsleben recused herself and left the meeting

Frank Vitolo – Attorney for applicant

Tom Jardim – Attorney for objector

Raised issues regarding technical issues with lot size, DOT dedication and board jurisdiction

Rebuttal by Attorney Vitolo

Board Attorney John-Basta reviewed the definition of lot area and the DOT dedication process

The board concluded that jurisdiction could remain with the Planning Board

Witness # 1 – Bradford Bohler – PE

Review of dedication process

Cross exam by Jardim

Opening statement by Vitolo

Review of proposed development and approvals sought

Richard Wade – Attorney for The Creamery

Agreement for easement access is being worked out between the two parties

Witness # 2 – Carl Goldberg – Owners Rep

Summary of development company and history with doing business within the Town of Morristown

Board Questions –

Public Questions –

Donna McNamara

Kathleen Hemmer

Issa Oweis

Evan Scon

Witness # 1 Bardford Bohler recalled –

Review of site plan

Ex A-1 – Aerial Photo of site

Review of proposed development

Ex A-2 – Colorized site plan

Review of setbacks & variances requested

Site access, parking, utility rooms, lighting , landscaping & open space covered

Board Questions –

Public Questions –

Ken Miller

Kristen Ace

Richard Wade

Kathleen Hemmer

Issa Oweiss

Witness # 3 Douglas Polyniak – PE, Traffic

Review of traffic study, peak hours and anticipated in and out trip generation

Compared build to no build traffic levels

Board Questions –

Public Questions – Kathleen Hemmer

Application carried to the June 24, 2021 Meeting

10. Old Business - None

11. New Business - None

Motion to adjourn meeting by Armington, second by Lekberg

