

**Regular Meeting of The
Planning Board Town of Morristown
June 23, 2022**

Present:

Mr. Joseph Stanley
Ms. Andrea Lekberg
Ms. Debra Gottsleben
Mr. Stefan Armington
Mr. Chris Russo
Mayor Tim Dougherty

Absent:

Mr. Hector Cardona
Ms. Marisa Sweeney
Mr. Mark Gandy
Mr. Joseph Kane
Ms. Martha Ballard

Board Professionals Present:

James Esposito – 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 June 16, 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 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 May 11 & May 26, 2022 meetings – Motion to approve by Gottsleben, second by Lekberg. All members in favor

Resolutions - None

Public Hearings:

a.)Carried from the May 26, 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 July 28, 2022 meeting

b.)Carried from the May 26, 2022 meeting, appeal # 21-22 of 77 Madison Propco LLC, owner of property situate block 6601, lot 2, known as 77 Madison Avenue, Morristown NJ, requesting Minor Site Plan approval for changes to building façade

Application carried to the July 28, 2022 meeting

Board Chairman Stanlet let the meeting at 7:10 pm and Member Gottsleben presided over the remainder of the meeting

c.)Carried from the May 26, 2022 meeting, 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

Kevin Hahn – Attorney for applicant

Summary of application for kitchen exhaust system & hood

Witness # 1 –F.J. Rawding – AIA

Ex A-1 – 6 sheet plan set

Review of proposed installation

Board Questions –

Public Questions – None

Witness # 2 – Alex Huynh – Business Owner

Review of foods to be prepared and types of food offerings using proposed kitchen system

Board Questions –

Public Questions/Comments – None

Board Deliberation

Motion to approve by Armington, second by Russo. All members present in favor

d.)Appeal # 21-12 of Aaron Gunn, owner of property situate block 7702, lot 2 & 3, known as 32 Western Avenue, Morristown NJ, requesting Minor Subdivision approval and construction of new two family house on lot 2

Cheryl Ehrgott – Attorney for applicant

Summary of application and history of property

Witness # 1 – Robert Cunningham – PE

Review of existing conditions, proposed development, parking and driveway configuration

Review of waivers requested

Board Questions –

Public Questions – None

Application carried to the July 28, 2022 meeting

e.)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

Thomas Letizia – Attorney for applicant

Overview of waiver for height and lumens of proposed lighting from prior approval

Witness # 1 – Jake Modesto – PE

Review of waivers requested and current requirements in the land use ordinance

Lighting levels requested due to NJ state requirements for lighting at bank facilities

Overview of lighting plan showing limited light spill only at security areas

Board Questions –

Public Questions/ Comments – None

Board Deliberation

Motion to approve by Armington, second by Lekberg. All members present in favor

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

9.) Old Business -

10.) New Business –

Motion to adjourn meeting by Lekberg, second by Armington