

**Regular Meeting of The  
Planning Board Town of Morristown  
June 28, 2018**

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Present:

Ms. Susan Glover  
Mr. Richard Tighe  
Mr. Joseph Kane  
Mr. Stefan Armington  
Mr. Joseph Stanley  
Mr. Timothy Murphy  
Mr. David Gilliam  
Mayor Tim Dougherty 7:30 PM  
Mr. Mark Gandy 7:10 PM  
Ms. Debra Gottsleben

Absent:

Mr. Hector Cardona

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

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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 21, 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 May 24 & May 31, 2018 meetings. Motion to approve by Tighe, second by Armington. All members in favor

Resolutions –

**a.) Appeal # 18-06 of 94 Ridgedale LLC, purchaser under contract of property situate block 702, Lots 2 & 4, known as 94 & 98 Ridgedale Avenue, Morristown NJ, requesting Major Site Plan approval for accessory use to existing business for outdoor retail displays**

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

**b.) Appeal # 16-07 of WCGP, LLC, owner of property situate block 6101, lot 11, known as 10 Dehart Street, Morristown NJ, requesting language in previously approved resolution be modified in relation to existing structure located at 10 Dehart Street as to it being moved or demolished in place and interior modifications to furniture layout**

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

**c.) Appeal # 18-14 of Mavis Tire, lessee of property situate block 4801, lot 14, known as 105 Morris Street, Morristown NJ, requesting Minor Site Plan approval for modification of parapet wall**

**Motion to approve by Gottsleben, second by Kane. 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.) 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**

**Application carried to the July 26, 2018 meeting**

**Member Gottsleben recused herself and left the meeting room**

**Motion by Armington, second by Gilliam to go into closed session. All members in favor**

**Board Attorney Inglesino reviewed conflict issue**

**Motion to go back into public session by Armington, second by Gilliam. All members in favor**

**b.) Carried from the May 24, 2018 meeting, Appeal # 17-06 of Hisvision Studios, LLC, owner of property situate block 6003, lot 5, known as 51 Bank Street, Morristown NJ, requesting C Variances for parking in conjunction with proposed restaurant**

**Public Comments –**

**Marilyn Harlow – Bank St  
Greg Price – Rosemilt Dr**

**Closing statement by objecting attorney Suarez**

**Ex OS – 1 5 sheet summary of parking objection**

**Closing statement by applicants attorney Delaney**

**Board deliberation –**

**Motion for board attorney to draft a resolution of approval by Tighe, second by Gilliam. Board member Gandy abstained, Board member Armington voted Nay. All other eligible members voted in favor**

**Board member Gottsleben returned to the meeting**

**c.) 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**

**John Michalski – Attorney for applicant**

**Witness # 1 – Peter McCabe – PE**

**Ex A-1 – Colorized site plan**

**Summary of site plan and proposed improvements for resident amenities and additional parking**

**Review of submitted reports by board professionals**

**Board Questions –**

**Public Questions / Comments**

**Board Deliberation**

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

**11.) New Business – Review of proposed Land Use amendments and consistency with the town’s Master Plan**

**Presentation by Phil Abramson regarding Master Plan Consistency and new Land Use Ordinance**

**Public Questions/ Comments**

**Marge Brady – Franklin Pl**

**Ken Hoffman – Hill St**

**Mary Masalamani – Green Hill Rd**

**Faith Teeple – Franklin St**

**Board members Gottsleben & Kane recused themselves from the meeting and left the room**

**c.) 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**

**John Delaney – Attorney for applicant –**

**Witness # 1 – Jon Stein – Principle –**

**Summary of changes 7 unit count to be reduced**

**Witness # 2 – Kurt Vrerhelig – AIA**

**Overview of design changes**

**Ex A-1 & Ex A-2 – Colorized renderings of exterior**

**No changes to exterior materials**

**Board Questions –**

**Public Questions/ Comments**

**Witness # 3 – Jarod Moran – PE**

**Ex A-3 – Colorized landscape plan**

**Summary of proposed landscape changes**

**Board Questions –**

**Public Questions/ Comments**

**Board Deliberation**

**Motion to approve by Chairman Stanley, second by  
Armington. Board member Glover abstained. All eligible  
members in favor**

**e.) Carried from the May 24, 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 – Dean Marchetto – AIA**

**Ex A-5 – Revised elevation**

**Board Questions –**

**Public Questions/ Comments**

**Application carried to the July 26, 2018 meeting**

**Motion to adjourn by Murphy, second by Gilliam**





