

**Regular Meeting of The
Planning Board Town of Morristown
March 24, 2022**

Present:

Ms. Martha Ballard
Mr. Joseph Stanley
Ms. Andrea Lekberg
Mr. Chris Russo
Mayor Tim Dougherty
Mr. Stefan Armington
Mr. Joseph Kane
Mr. Mark Gandy

Absent:

Mr. Hector Cardona
Ms. Debra Gottsleben
Ms. Marisa Sweeney

Board Professionals Present:

John Inglesino – Board Attorney
James Campbell – Town of Morristown - Adm Officer
Philip Abramson – Board Planner
Charles Carley- Board Engineer
Lisa John -Basta – Conflict Attorney

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 March 17, 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 February 24, 2022 meeting – Motion to approve by Ballard, second by Mayor Dougherty. All members in favor

John Inglesino recused himself and Lisa John-Basta took over as conflict attorney

Resolutions -

a.) 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 29 unit residential building with retail on the ground floor

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

Lisa John-Basta left the meeting and John Inglesino took over as Board Attorney

Public Hearings:

a.) Carried from the February 24, 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 April 28, 2022 meeting

b.) Appeal # 21-18 of Thomas & Anthony Enterprises LLC, owner of property situate block 5702, lot 17, known as 142 Speedwell Avenue, Morristown NJ, requesting Major Site plan for installation of new stand by generator and associated variances

Harvey Gilbert – Attorney for applicant

Brief summary of application

Witness # 1 – Thomas Rago – Property & Business Owner

Need for stand by generator due to frequent power outages and cost of business to send employees home

35 to 38 employees at business

Board Questions –

Public Questions – None

Witness # 2 – Joseph Spinella – Electrical Contractor

Review of proposed location and generator installation

Rear of building proposed with unit to be rated at 57db during testing

No impacts to trash, stormwater or any other material negative impacts

Generator to be natural gas. Supply line in street confirmed to be adequate

Board Questions –

Public Questions/ Comments

Diane Thompson – Grant St

Summary by Attorney Gilbert

Board Deliberation

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

c.)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 facade

Frank Vitolo – Attorney for applicant

Review of proposed façade & proposed signage

Witness # 1 – Josh Vann – AIA

Summary of proposed balconies to be enclosed

Board Questions –

Public Questions – None

Further review to be done to determine the effect on FAR and

jurisdiction with the board if D Varainace is determined

Application carried to the April 28, 2022 meeting

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

9.) Old Business -

Board Attorney Inglesino informed the board that the Festivus application to fall under the jurisdiction of the ZBA as determined by the court

10.) New Business – Informal Presentation of Master Plan Review

Cursory review by Board Planner Abramson of Master Plan Revisions of which a Special Meeting will be held on Wednesday May 11, 2022

Motion to adjourn meeting by Armington, second by Ballard