

**Special Meeting of The
Planning Board Town of Morristown
March 11, 2020**

Present:

Ms. Martha Ballard
Mayor Tim Dougherty 7:25pm
Mr. Stefan Armington
Mr. Joseph Stanley
Ms. Susan Glover
Mr. Joseph Kane
Ms. Debra Gottsleben
Mr. Gilbert Carpeta
Mr. Richard Tighe

Absent:

Mr. Hector Cardona
Mr. Mark Gandy

Board Professionals Present:

John Inglesino - Board Attorney
James Campbell – Town of Morristown - Adm Officer
Philip Abramson – Board Planner
Michael Cristaldi – Board Engineer
Bryan Proska – Traffic Engineer

The meeting was called to order by Chairman Stanley at 7:15 PM 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 9, 2020 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 –

a.) 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 March 5, 2020 Special meeting, Appeal # 19-10 of Morris Street 2015 LLC, owner of property situate block 3701, lots 13, 14 & 15, known as 171-175 Morris Street, Morristown NJ, requesting Major Site Plan Approval with C Variances in conjunction with proposed mixed use building with 85 residential units

Application carried to the March 26, 2020 Regular Meeting

b.) Carried from the March 5, 2020 meeting, appeal # 20-01 of M Station East LLC, proposed developer of property situate block 4901, lots 7 & 8, block 3505, lots 1,2,3,10,10.01, 11,12,13,14 & 15.01, known as 44 & 46 Morris Street, 8, 9, 11,13 15 & 17 Spring Place, 19, 23 Spring Street, 66 Morris Street, Morristown NJ, requesting Major Site Plan Approval & Subdivision Approval in conjunction with two new office buildings, parking facilities and associated site improvements.

Frank Vitolo – Attorney for applicant

Witness # 1 – Matthew Sechler – PE – Traffic

Review of traffic study as per the redevelopment plan

Overall design plan & components of same

Ex A-3 – 31 slide presentation of traffic presentation

Review of historical data from 10 intersections along Morris St

Ex A-4 – Video showing am rush hour traffic along Morris St

Ex A-5 – Video showing pm rush hour traffic of same intersection

Review of alternate traffic analysis for intersections & conclusions

Review of roundabout intersection, signalization, pedestrian navigation

Ex A-6 – Rapid Flashing Beacon Example

Ex A-7 – Hawk Beacon example

Site access and circulation to main site

922 parking spaces total to be 9 X 18

48 bicycle spaces

Roadway improvements as part of overall proposal

Application carried to the march 26, 2020 meeting

Motion to adjourn by Gottsleben, second by Mayor Dougherty

