

**Special Meeting of The
Planning Board Town of Morristown
March 16, 2017**

Present:

Mr. Joseph Stanley
Mr. Stefan Armington
Mr. Joseph Kane
Mr. Timothy Murphy 7:30 pm
Mr. Hector Cardona
Mayor Tim Dougherty
Ms. Susan Glover

Absent:

Mr. David Gilliam
Mr. Mark Gandy
Ms. Debra Gottsleben
Mr. Richard Tighe

Board Professionals Present:

Dean Donnatelli - Board Attorney
Chris Kok – Board Planner
Charles Carley – Board Engineer
Bryan Proska – Traffic Engineer
James Campbell – Town of Morristown - Adm Officer

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 9, 2017 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

Public Hearings –

a.) Continued from the February 23, 2017 meeting, Appeal # 16-03 of Sunstone Hotels LLC, owner of property situate block 6001, lots 1, 1.01- 1.05, 8 & 11, known as 14 & 30 Bank Street & 19, 23, 25 & 27 Market Street, Morristown NJ, requesting Major Site Plan with C Variances in conjunction with construction of proposed hotel

Frank Vitolo – Attorney for applicant

Witness # 1 – Michael Tobia – PP

Overview of existing buildings on Market & Bank

Loading dock function for 20 ft box trucks

Overview of lower level of hotel , trash, utility rooms, loading ramps

Summary of variances requested

Board Questions –

Witness # 2 – Cory Chase – PE – Traffic Engineer

Summary of valet parking functions & parking spaces allocated by MPA

Board Questions –

Public Questions

Summary by Vitolo

Harvey Gilbert – Attorney for objector

Witness # 1 – Seth Schoket – Pres. of Olnick Organization

Summary of Hyatt operations and site

Board Questions –

Cross Examination by Vitolo

Witness # 2 – Gordon Meth – PE – Traffic Engineer

Review of traffic report submitted by applicants professional

Ex O-1 – Aerial photo with walking distances

Ex O-2 – Level of service data for impacted intersections

126 parking spaces projected vs. 65 proposed

Board Questions –

Public Questions –

John Brady – Colles Ave

Meth cross examined by Vitolo

Application to be carried to the March 23, 2017 regular meeting

Motion to adjourn by Murphy, second by Kane

