

**Regular Meeting of The
Planning Board Town of Morristown
March 22, 2018**

Present:

Ms. Susan Glover
Mr. Richard Tighe
Mayor Tim Dougherty
Mr. Joseph Kane
Mr. Stefan Armington
Mr. David Gilliam 7:15 PM
Ms. Debra Gottsleben
Mr. Timothy Murphy

Absent:

Mr. Mark Gandy
Mr. Hector Cardona
Mr. Joseph Stanley

Board Professionals Present:

John Inglesino - Board Attorney
Phil Abramson – Board Planner
Charles Carley – Board Engineer
James Campbell – Town of Morristown - Adm Officer

The meeting was called to order by Vice Chairman Murphy 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 15, 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 February 12& February 22, 2018 meetings. Motion to approve by Armington, second by Kane. All members in favor

Resolutions –

a.) Appeal # #18-02 of Delightful Sensations, LLC, lessee of property situate block 4802, lot 8, known as 62-64 South Street, Morristown NJ requesting Minor Site Plan approval for installation of kitchen exhaust and new roof top split ac unit

Motion to approve by Kane, second by Mayor Dougherty. All eligible members in favor

b.) Appeal # 17-07 of Sixth Roc Associates LLC, owner of property situate block 4901, lot 1.04, known as HQ Plaza, requesting Site Plan approval as per the Plaza Development Agreement between the applicant and The Town of Morristown

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

c.) Appeal # 18-01 of Fiamma Pizza Morristown LLC, lessee of property situate block 4802, lot 21, known as 47 South Park Pl, Morristown NJ, requesting Minor Site Plan approval for new front façade and installation of new wood fired pizza oven

Motion to approve by Armington, second by Mayor Dougherty. 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.) Carried from the February 22, 2018 meeting, 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

Application carried to the April 26, 2018 meeting without further notice

b.) Appeal # 18-08 of Nights Vision 1776 LLC, owner of property situate block 4901, lot 14, known as 67 East Park Place, Morristown NJ requesting Minor Site Plan approval for roof deck for tenant amenity

Frank Vitolo – Attorney for applicant

Opening statement & summary

Witness # 1 – Sam Morreale – Principle with ownership

Overview & history of building. Vision of future of property

Board Questions –

Public Questions/ Comments

Witness # 2 – Greg Strickland – AIA

Ex A-1 – Powerpoint slideshow

Overview of rooftop design & layout

Lighting plan, access & occupant load

Board Questions –

Public Questions/ Comments

Board Deliberation

Motion to approve by Tighe, second by Gottsleben

Board Member Gottsleben recused herself from the table and left the room

c.) Carried from the February 22, 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

Continuation of objection case by Attorney Suarez with witness Jack McDonald

Summary of Feb 22, 2018 testimony

Ex O-12 – Morristown Green Article

Ez O-13 – 11 pages of sample zoning permits of various eateries in Morristown

Review of exhibits comparing the Dublin Pub

Review of MPA letters, agreements & conversations

Summary of current unauthorized use of Rev Health parking

Cross Examination of witness McDonald by attorney Delaney

Board Questions –

Public Questions –

Jeran Wright –

Keisha Barnes

Kathy Sobolewski

Steven Lentini – MPA

Application carried to Special Meeting April 16, 2018, at 6pm

10.) Old Business –

11.) New Business – Board review for consistency of proposed Ord- 0-6-2016 – Supplemental Definitions to be added to Ch.30 Land Use

Motion by Tighe, second by Mayor Dougherty. All members in favor

Motion to adjourn meeting by Murphy, second by Gilliam

