

**Special Meeting of The
Planning Board Town of Morristown
March 2, 2021**

Present:

Ms. Martha Ballard
Mayor Tim Dougherty
Mr. Joseph Stanley
Mr. Stefan Armington
Ms. Susan Glover
Mr. Joseph Kane
Ms. Debra Gottsleben
Mr. Mark Gandy

Absent:

Mr. Hector Cardona
Mr. Gilbert Carpeta

Board Professionals Present:

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

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 February 23, 2021 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 – 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 February 10, 2021 meeting, Appeal # 20-09 of 7-Eleven Inc, lessee of property situate block 4702, lots 34, known as 47 Pine Street, Morristown NJ, requesting Major Site Plan Approval in conjunction with a new two story building and associated site improvements for use as a convenience store

Jason Tuvel – Attorney for applicant

Summary of application and changes made from the February meeting including more street trees & smaller setback encroachments

Witness # 1 – Oliver Young – AIA

Second floor eliminated

Comparison of old & new design

Ex A-5 – Updated color renderings

39 SQ ft for each proposed sign

Board Questions –

Public Questions – none

Witness # 2 – Matthew Sechler – PE

Ex A-6 – Colorized site plan

Summary of revised landscape plan & site plan

Waiver requested for lighting plan

Summary of traffic impact study & pass by traffic

Review of traffic report from board's traffic consultant

Existing loading zone on Morris to be utilized

Review of parking counts for current site & use

Review of C variances with proposed development

Positive & negative criteria covered & the purposes of MLUL

Waiver requested for the 2 EV charging stations

Board Questions –

Public Questions – None

Application carried to the March 25, 2021 meeting

Motion to adjourn meeting by Armington, second by Glover