

**Regular Meeting of The
Planning Board Town of Morristown
May 24, 2018**

Present:

Ms. Susan Glover
Mr. Richard Tighe
Mr. Joseph Kane
Mr. Stefan Armington
Mr. Joseph Stanley
Mr. Hector Cardona
Mr. Timothy Murphy
Mr. David Gilliam
Mayor Tim Dougherty

Absent:

Mr. Mark Gandy
Ms. Debra Gottsleben

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 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 May 17, 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 April 26, 2018 meeting.
Motion to approve by Armington, second by Tighe. All members in favor

Resolutions –

a.) Appeal # 18-09 of Amanti Vino, lessee of property situate block 4802, lot 9, known as 60 A South Street, Morristown, requesting Minor Site Plan approval for new store front façade

Motion to approve by Chairman Stanley, second by Mayor Dougherty

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

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.) a.) Carried from the April 16, 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

John Delaney – Attorney for applicant –

Summary by board attorney Inglesino regarding recent discovery of possible conflict with one board member

Both applicant’s attorney & objecting attorney instructed to write a brief as to the conflict to be discussed at the June 28th meeting

b.) Appeal # 18-04 of Bakod Holding Corp., owner of property situate block 4801, lot 4, known as 45 Morris Street, Morristown NJ, requesting Major Site Plan approval with C Variances for a proposed mixed use building with 38 residential units and retail space

Paul Jemmis – Attorney for applicant –

Summary of proposed mixed use building

Witness #1 – Dean Marchetto – AIA

Ex A-1 – Slideshow presentation 25 slides

Overview given of exterior details, floorplans, parking spaces & unit count

Ex A-2 – Exterior finish materials

Discussion of affordable unit count

Review of board professional’s reports

Board Questions –

Public Questions –

Witness # 2 – Andrew Hipolit – PP & PE

Summary of Zone & variances sought

Trash removal, landscaping, storm water retention issues covered

Board Questions –

Public Questions –

Witness # 3 – Joseph Stiger – PE Traffic

Traffic summary & peak trip estimates

Required parking vs. provided parking

Possibility of shared parking

Deliveries to adjacent building & moving trucks

Angled parking as opposed to parallel parking at adjacent sidewalk

Board Questions –

Public Questions –

Application carried to the June 28, 2018 meeting

**New Business – Board vote to amend bylaws to add “Objectors Witness List” to list of application documents
Motion by Tighe, second by Mayor Dougherty. All members in favor**

Motion to adjourn meeting by Armington, second by Murphy