

**Regular Meeting of The  
Planning Board Town of Morristown  
May 27, 2021**

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Present:

Mayor Tim Dougherty  
Mr. Joseph Stanley  
Mr. Joseph Kane  
Ms. Debra Gottsleben  
Mr. Gilbert Carpeta  
Ms. Andrea Lekberg

Absent:

Mr. Stefan Armington  
Mr. Hector Cardona  
Mr. Mark Gandy  
Ms. Martha Ballard  
Ms. Susan Glover

Board Professionals Present:

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

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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 20, 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: April 22 ,29 & May17, 2021 meetings – Motion to approve by Gottsleben, second by Kane. All members in favor

Resolutions –

- a.) a.) Appeal # 20-21 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 building and associated site improvements for use as a convenience store

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

b.)Appeal # 21-02 of Sympathy for The Devil Holdings,  
owner of property situate block 4601, lot 16, known as  
5 Elm Street, Morristown NJ, requesting Minor Site  
Plan Approval for changes to existing façade

Motion to approve by Gottsleben, second by Kane. 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 April 22 2021 Special Meeting, Appeal # 20-  
21 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 y building and associated  
site improvements for use as a convenience store

Jason Tuvel – Attorney for applicant

Summary of application & changes from the April meeting

Witness # 1 – Oliver Young – AIA

Review the reduction in area of signage, lowering of installation &  
lighting plan updates.

Overview of revised top band on building

Board Questions –

Public Questions/Comments –

Motion to approve as shown above under resolutions

b.)Carried from the May 17, 2021 Minor Site Plan meeting, Appeal # 21-02 of Sympathy for The Devil Holdings, owner of property situate block 4601, lot 16, known as 5 Elm Street, Morristown NJ, requesting Minor Site Plan Approval for changes to existing façade

Steve Tombalakian – Attorney for applicant

Review of issues from Minor Site Plan meeting

Witness # 1 – Carolyn Young – AIA

Review of lighting & signage to be used

Board Questions –

Public Questions/Comments -

Motion to approve as shown above under resolutions

c.)Carried from the April 22, 2021 meeting, appeal # 20-07 of Richard Landreman, owner of property situate block 5402, lot 3, known as 44 Woodlawn Drive, Morristown NJ, requesting minor subdivision approval with C Variances to create one additional lot

John Mills – Attorney for applicant

Review of revised reports and time will be needed to address issues raised.

Application carried to the June 24, 2021 meeting

d.) Carried from the April 22, 2021 meeting, Appeal # 18-18 of Park View Partners, owner of property situate block 4802, lot 23, known as 55 South Park Place, Morristown NJ, requesting Major Site Plan approval in conjunction with a five-story mixed use building with office and retail

Application carried to the June 24, 2021 meeting

e. )Carried from the April 22, 2021 meeting, Appeal # 20-02 of Festivus Industries LLC, owner of property situate block 6102 , lot 5, known as 66 Maple Avenue, Morristown NJ, requesting Major Site Plan approval for proposed mixed use office and residential building

John Inglesino – Board Attorney -

Summary to board regarding briefs submitted from applicants attorney & objectors attorney and both attorney's to provide a final statement on the record

Peter Wolfson – Applicants attorney –

Review of the town Land Use should prevail and the Planning Board would dhave jurisdiction

Glen Pantel – Objectors attorney –

Building type proposed is not permitted and the Zoning Board should dhave jurisdiction

Motion to go into executive session by Gottsleben, second by Kane to discuss the ordinance and interpretation of same

Board returned to public session

Chairman Stanley gave an overview regarding jurisdiction and interpretation of the ordinance

A motion to deny the application without prejudice so that the applicant could apply to the ZBA for an interpretation by Chairman Stanley, second by Mayor Dougherty. All members present in favor

f.)Carried from the April 22, 2021 meeting, Appeal # 20-15 of Timothy & Sarah Loveday, owners of property situate block 1701, lot 3, known as 25 Harding Road, requesting minor subdivision for adjustment to existing lot lines

Lawrence Calli – Attorney for applicant

Summary of application to adjust lot lines

Witness # 1 – Marc Walker – PE

History of property and prior approvals

Overview of site conditions of both lots , summarized both lot sizes and lot line adjustment

Review of existing non conformities, proposed driveway widening & retaining wall

Board Questions –

Public Questions/Comments – None

Summary by Calli

Board Deliberation –

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

10. Old Business - None

11. New Business - Review of proposed Ord 0-7-2021: Prohibiting the operation of any class of cannabis business within the confines of the Town of Morristown

Review of proposed Ord by Phil Abramson –

Board Questions

Public Questions/ Comments

Dr. Nelson – These types of business should not be allowed

Motion to deem ordinance not inconsistent with The Master Plan by Kane, second by GOTTsleben. All members in favor

Motion to adjourn meeting by Gottsleben, second by Kane









