

**Special Meeting of The
Planning Board Town of Morristown
May 28, 2020**

Present:

Ms. Martha Ballard
Mayor Tim Dougherty
Mr. Hector Cardona
Mr. Joseph Stanley
Ms. Susan Glover
Mr. Gilbert Carpeta
Mr. Joseph Kane
Mr. Richard Tighe
Ms. Debra Gottsleben
Mr. Mark Gandy
Mr. Stefan Armington

Absent:

Board Professionals Present:

John Inglesino - Board Attorney
James Campbell – Town of Morristown - Adm Officer
Phil Abramson – Board Planner
Michael Cristaldi – Board Engineer
Bryan Proska – Board Traffic Engineer
Richard Westbrook – Board 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 May 26, 2020 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

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 23, 2020 Special meeting, appeal # 20-01 of M Station East LLC, proposed developer of property situate block 4901, lots 7 & 8, block 3505, lots 1,2,3,10,10.01, 11,12,13,14 & 15.01, known as 44 & 46 Morris Street, 8, 9, 11,13 15 & 17 Spring Place, 19, 23 Spring Street, 66 Morris Street, Morristown NJ, requesting Major Site Plan Approval & Subdivision Approval in conjunction with two new office buildings, parking facilities and associated site improvements.

Frank Vitolo – Attorney for applicant

Review of two previous meetings & testimony given

Witness # 1 - Matthew Seckler – PE – Traffic

Summary of traffic review of Morris & Spring intersection
And proposed improvements along Morris St

Ex A-3 previously submitted – Morris St colorized site plan showing proposed improvements

Board Questions –

Public Questions –

Stephen Zaklukiewicz

Lukas Frank

Witness # 2 – Sony David – PE Civil Engineer

Ex A-8 – 29 page slide showing site plan with civil details

Overview of existing conditions

Proposed development plan for M Station West, East and proposed parking garage

Overhang deviation listed from redevelopment plan for M Station East

Review of onsite traffic circulation, stormwater design, landscaping, sewer connections, utility locations and transformer locations

Relocation of existing utilities for Spring Hills Nursing Home

Board Questions –

Public Questions – Stephen Zaklukiewicz

Application carried to the June 4, 2020 Special meeting

10. Old Business – None

11. New Business – None

Motion to adjourn meeting by Gottsleben, second by Ballard