

**Regular Meeting of The  
Planning Board Town of Morristown  
November 4, 2021**

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Present:

Mayor Tim Dougherty  
Mr. Hector Cardona  
Ms. Debra Gottsleben  
Mr. Stefan Armington  
Mr. Joseph Kane  
Ms. Martha Ballard  
Mr. Joseph Stanley  
Ms. Andrea Lekberg

Absent:

Mr. Mark Gandy  
Ms. Susan Glover  
Mr. Gilbert Carpeta

Board Professionals Present:

Frank Regan – Board Conflict Attorney  
James Campbell – Town of Morristown - Adm Officer  
Philip Abramson – Board Planner  
Will O’Bara- Board Engineer  
Bryan Proska – Board Traffic Engineer

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The meeting was called to order by Chairwoman Gottsleben 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 October 29, 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: From the September 21 meeting – Motion to approve by Stanley, second by Mayor Dougherty. From the October 18 meeting – Motion to approve by Gottsleben, second by Lekberg. From the October 13 meeting, - Motion to approve by Stanley, second by Mayor Dougherty. All eligible members in favor

Resolutions -

a.) Appeal # 21-16 of Speedwell Ave LLC, owner of property situate blocks 5801, lots 3 & 29, known as 52 Speedwell Ave, Morristown NJ, requesting Minor Subdivision for lot line adjustment to merge lot 29 into lot 3

Motion to approve by Gottsleben, second by Stanley. 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 October 28, 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 #18-18 to be carried to the December 2, 2021 Meeting

Board Member Kane recused himself and left the meeting

b.) Carried from the October 28, 2021 meeting, Appeal # 21-17 of Speedwell Valley LLC, less of property situate block 5801, lots 24, 26,27, 28 & 29, known as 52-74 Speedwell Avenue, Morristown NJ, requesting Major Site Plan approval for a new mixed use office building

Frank Vitolo – Attorney for applicant

Brief summary of previous meeting

Witness # 1 – Paul Phillips – PP

Review of proposed development, proposed variances and waivers requested

MLUL purposes and positive and negative criteria covered

Board Questions –

Public Questions – None

Witness # 2 – Matthew Seckler – PE

Review of loading zone & on street parking

Summary of noise levels to comply with town ordinances

Board Questions –

Public Questions –

William Sullivan, Esq

Witness # 3 – Stephen Szycher – PE

Overview of retaining wall plan and structural considerations

Ex A-6 – Slide show of structural methods and materials

Board Questions –

Public Questions –

William Sullivan, Esq

Eugene Gallagher

Objectors Witness Alexander Barish – PE

Ex P-1 – Topo Survey

Review of applicant's Ex A-6 and the methods proposed

Board Questions -

Rebuttal by Vitolo

Closing statement by Attorney Sullivan

Public Comments –

Douglas Greenberger

Closing statement by Vitolo

Board Deliberation

Review of conditions by Attorney Regan

Motion to approve by Armington, second by Gottsleben

9.) Old Business

10.) New Business

Motion to adjourn meeting by Gottsleben, second by Lekberg