

**Regular Meeting of The
Planning Board Town of Morristown
November 3, 2016**

Present:

Mr. Joseph Stanley
Mr. David Gilliam
Mr. Stefan Armington
Ms. Debra Gottsleben
Mr. Joseph Kane
Mr. Mark Gandy
Mr. Richard Tighe

Absent:

Ms. Helen Dodick
Mayor Tim Dougherty
Mr. Timothy Murphy
Mr. Hector Cardona

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 October 27, 2016 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: Minutes from the 9/12 & 9/22, 2016 meeting were approved

Resolutions –

a.) .) Appeal # 16-04 of Uncle Baxter LLC, Lessee of property situate block 5801, Lot 32, known as 36 Speedwell Avenue, Morristown NJ, requesting Minor Site Plan approval in conjunction with front façade changes

Motion to approve by Gottsleben, second by Stanley

Public Hearings –

a.) Appeal # 16-10 of Mayo Performing Arts Center, owner of property situate block 4701, lot 46, known as 15 Pine Street, Morristown NJ, requesting Major Site Plan approval for conditional use for parking area in the CBD Zone

Application carried to the Dec 1, 2016 meeting without further notice

b.) Appeal # 16-12 of Summit Medical Group, Lessee of space situate block 6601, lot 1, known as 95 Madison Avenue, Morristown NJ, requesting Minor Site Plan approval for installation of exterior ductwork and rooftop exhaust

Lawrence Calli – Attorney for applicant

Summary of application

Witness # 1 – Brian Natale – VP of Operations

Overview of business, patient load and staffing

Board Questions –

Public Questions/ Comments

Witness # 2 – Vincent Wolk – AIA

Overview of proposed ductwork, layout and visibility

Ex A-1 – Photo board of site

Board Questions –

Public Questions/ Comments

Summary by Calli

Motion to approve application and resolution as prepared & read John Inglesino by Gottsleben, second by Gilliam

b.) Appeal # 16-03 of Sunstone Hotels LLC, owner of property situate block 6001, lots 1, 1.01- 1.05, 8 & 11, known as 14 & 30 Bank Street & 19, 23, 25 & 27 Market Street, Morristown NJ, requesting Major Site Plan with C Variances in conjunction with construction of proposed hotel

Frank Vittolo - Attorney for applicant

Summary of application and applicant

Witness # 1 – Bradford Bohler – PE –

Ex A-1 – Electronic presentation with slides

Summary of site plan

Board Questions –

Public Questions/ Comments

Witness # 2 – Scott Rosenberg – AIA

Summary of location, materials, interior floor plans, demo of existing buildings

Board Questions –

Public Questions/ Comments

Application carried to the Dec 1, 2016 meeting without further notice

Motion to adjourn meeting by Stanley. Second by Tighe

