

**Regular Meeting of The
Planning Board Town of Morristown
November 7, 2019**

Present:

Ms. Debra Gottsleben
Ms. Martha Ballard
Mayor Tim Dougherty
Mr. Stefan Armington
Mr. Joseph Kane
Mr. Richard Tighe 7:10 PM
Mr. Hector Cardona

Absent:

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

Board Professionals Present:

Dean Donatelli & John Inglesino - Board Attorney
James Campbell – Town of Morristown - Adm Officer
Philip Abramson – Board Planner
Michael Cristaldi – Redevelopment Engineer

The meeting was called to order by Vice Chairman 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 31, 2019 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 October 24, 2019, 2019 meeting.
Motion to approve by Armington, second by Mayor Dougherty.
All eligible members in favor

Resolutions –

a.) Appeal # 18-15 of Warren L. Davis Living Trust, owner of property situate block 5802, lot 24, known as 14 Prospect Street, Morristown NJ, requesting amended site approval to relocate approved underground utilities and extension of time to record deed

Motion to approve by Armington, second by Ballard. All eligible members in favor

b.) Appeal # 19-09 of No Fluke, Inc, lessee of property situate block 4701, lot 65, known as 139 Morris Street, Morristown, requesting Conditional use approval with variance for parking for carry out deli

Motion to approve by Armington, 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.) Appeal # 19-10 of Morris Street 2015 LLC, owner of property situate block 3701, lots 13, 14 & 15, known as 171-175 Morris Street, Morristown NJ, requesting Major Site Plan Approval with C Variances in conjunction with proposed mixed use building with 85 residential units

Frank Vitolo – Attorney for applicant

Summary of application, uses and approvals sought

Witness # 1 – Kyle McKenna – PE

Ex A1 – Aerial photos of site

Ex A2 – Colorized site plan

Summary of site access

2 electric vehicle charging stations proposed, 12 req.

4 loading berths req, 1 proposed

Interior trash room, trash to be removed by private hauler

Overview of retaining walls & fencing along property lines

Site lighting reviewed

Transformer placement to be secured before sig sets may be signed

No generator proposed

Documentation pending regarding environmental issues that have been addressed

Board Attorney Donatelli left the meeting and was replaced by Board Attorney Inglesino

Board Questions –

Public Questions –

Attorney Rob Simon for Robertelli – Morris St

Kathleen Henner – King St

Review of traffic study

Current intersections = Level C, no anticipated changes after site is developed

Summary of parking layout and trip calculations

Board Questions -

Public Questions –

Rich Majewski – Hill St

Kathleen Henner – King St

Attorney Rob Simon for Robertelli – Morris St

Application carried to the Dec 5, 2019 meeting

Members Cardona & Gottsleben left the meeting

Board went into executive session

10. Old Business – None

11. New Business - None

Motion to adjourn meeting by Armington, second by Tighe