

**Special Meeting of The
Planning Board Town of Morristown
October 13, 2021**

Present:

Ms. Andrea Lekberg
Mayor Tim Dougherty
Mr. Stefan Armington
Mr. Joseph Stanley
Ms. Susan Glover

Absent:

Mr. Hector Cardona
Mr. Gilbert Carpeta
Mr. Mark Gandy
Mr. Joseph Kane
Ms. Debra Gottsleben
Ms. Martha Ballard

Board Professionals Present:

Lisa John- Basta - Board Attorney
James Campbell – Town of Morristown - Adm Officer
Phil Abramson – Board Planner
Charles Carley – Board Engineer
Bryan Proska – PE- Traffic

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 7, 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: None

Resolutions – 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 September 23 ,2021 meeting, Appeal # 19-12 of South Street Morristown Holdings LLC, lessee of property situate block 4701, lots 37 & 39, known as 126 & 136 South Street, Morristown NJ, requesting Major Site Plan Approval in conjunction with a new 39 unit residential building with retail on the ground floor

Frank Vitolo – Attorney for applicant

Witness # 1 – Bradford Bohler – PE

Review of revised plans including driveway ingress & egress

Parking demand lowered by 1 space

Entry way to be textured

9 EV station sproposed

Board Questions –

Public Questions –

Richard Wade, Esq

Tom Jardim, Esq

Witness # 2 Robert Cogan – AIA

Ex A-12 3D Model to show exterior changes

Review of changes as shown in 3d model

Changes to amenity space and open space

Review of revised interior floor plans

Board Questions –

Public Questions –

Richard Wade, Esq

Tom Jardim, Esq

Witness # 3 - Chris Richter – PE & PP – Owners Rep

Summary of parking management plan with on site staff for monitoring

Review of office, retail & residential spaces and associated parking

Gated access to parking with key fob or similar device

Office hours for parking use 8 am to 6 pm

Ex A-13 – South St photo showing proposed loading zone

Loading zone to be bagged during usage

Board Questions –

Public Questions –

Richard Wade, Esq

Tom Jardim, Esq

Application carried to the December 2, 2021 meeting

10. Old Business - None

11. New Business - None

Motion to adjourn meeting by Stanley, second by Mayor Dougherty