

**Regular Meeting of The
Planning Board Town of Morristown
October 24, 2019**

Present:

Ms. Debra Gottsleben
Ms. Martha Ballard
Mayor Tim Dougherty
Mr. Stefan Armington
Mr. Joseph Kane

Absent:

Mr. Mark Gandy
Mr. Richard Tighe
Mr. Joseph Stanley
Ms. Susan Glover
Mr. Hector Cardona
Mr. Gilbert Carpeta

Board Professionals Present:

Dean Donatelli - Board Attorney
James Campbell – Town of Morristown - Adm Officer
Greer Patras – Board Planner
Charles Carley – Board 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 17, 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 September 26 & October 9, 2019, 2019 meetings. Motion to approve by Ballard, second by Armington. 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

Resolution carried to the November 7, 2019 meeting

8.) Public Portion: Questions or comments from members of the public on matters not elsewhere on the agenda

Nico Zavaletta – Crestwood Rd

9.) Public Hearings:

a.) 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

Scott Hieryrt – Attorney for applicant

Summary of proposed business and professionals to give testimony

Witness # 1 – Mathew Seckler – PE

Summary of site & parking requirements

Ex A-1 – Aerial photos – showing parking availability within the area

Conditional use for take out only

11 to 17 parking spaces required

Loading area to be at rear of building

Ex A-2 – Truck turning radius template

Ex A-3 – Photos showing existing parking on Morris St

Board Questions –

Public Questions/ Comments –

Witness # 2 – John Istranny - PP

Planning testimony for C1 & C2 variances and criteria

Board Questions –

Public Questions/ Comments –

Witness # 3 – Andrew Morgan – Owner

History of deli and summary of anticipated operations

Schedule of deliveries to be at off peak times

Board Questions –

Public Questions/ Comments

John Buchholz – AIA

Overview of interior layout with new hood and exhaust system

Ex A-5 – Streetview & signage plan

Repair of existing façade and install gooseneck lighting over sign

**Board Questions –
Public Questions/ Comments –**

Closing by attorney Hieryrt

Board Deliberation

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

10. Old Business – None

11. New Business -

– a.) **Review of Ord # O-43-2019 - Amending & Supplementing CH. 30 Land Use & CH 4 – Licensing & Business Regulations in relation to allowing the use of single family residences to be used as bed & breakfast establishments**

Motion to deem proposed ordinance is not inconsistent with the town master plan by Armington, second by Ballard. Four members in favor, one abstain

b.) **Review of Ord # O-41-2019 – Amending & Supplementing Ch. 30 Land Use Establishing Certain Requirements for Short Term Rentals**

Motion to table the ordinance and send it back to the governing body for further review by Armington, second by Mayor Dougherty. All members in favor

Motion to adjourn meeting by Armington, second by Mayor Dougherty