

**Regular Meeting of The
Planning Board Town of Morristown
October 28, 2021**

Present:

Mayor Tim Dougherty
Mr. Mark Gandy
Ms. Susan Glover
Mr. Gilbert Carpeta
Mr. Hector Cardona
Ms. Debra Gottsleben

Absent:

Mr. Stefan Armington
Mr. Joseph Kane
Ms. Martha Ballard
Mr. Joseph Stanley
Ms. Andrea Lekberg

Board Professionals Present:

John Inglesino - Board Attorney
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

The meeting was called to order by Vice Chair Glover 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 21, 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 13th meeting – Motion to approve by Gottsleben, second by Gandy. From the September 23 meeting – Motion to approve by Gandy, second by Glover. All eligible members in favor

Resolutions -

a.) Denial of appeal # 20-07 of Richard Landreman, owner of property situate block 5402, lot 3, known as 44 Woodlawn Drive, Morristown NJ, requesting minor subdivision approval with C Variances to create one additional lot

Motion to approve denial by Gottsleben, second by Glover. All eligible members in favor

b.) Appeal # 21-09 of Bank of America, lessee of property situate block 4601, lots 12 & 13, known as 188 South Street, Morristown NJ, requesting Minor Site Plan approval for changes to exterior façade.

Motion to approve by Gottsleben, second by Gandy. All eligible members in favor

c.) 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 carry resolution to the Nov 4, 2021 meeting by Mayor Dougherty, second by Glover. All 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 September 23, 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 Nov 4, 2021 Meeting

b.) Appeal # 18-04 of Bakod Holding Corp., owner of property situate block 4801, lot 4, known as 45 Morris Street, Morristown NJ, requesting Major Site Plan approval with C Variances for a proposed mixed use building with 38 residential units and retail space, requesting an extension of approval

Paul Jemas – Attorney for applicant

Request for extension of 1 year due to current pandemic and parking authority agreement being finalized

Motion to grant extension to Dec 31, 2021 by Glover, second by Carpeta. Five members in favor. Member Gandy abstained and left the meeting at 7:35 pm

Request to be continued at the Dec 4, 2021 meeting

Board Attorney Inglesino left the meeting and Conflict Attorney Regan took his place.

c.) 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

Summary of application for new mixed use commercial office building with retail on the first floor

Witness # 1 – Peter Wong – AIA

Ex A-1 – Slideshow of proposed elevations & plans

127K of new office space, 13341 sf of retail

Ex A-2 – Video presentation of proposed development

Summary of existing buildings , uses and current conditions

Review of current setbacks vs. proposed

New building to be LEED certified for core & shell

Overview of façade & window designs

Ground floor plan covered with delivery area & doors used for same and building maintenance

Board Questions –

Public Questions –

William Sullivan, Esq –

Witness # 2 – Matthew Seckler – PE

Ex A-3 – Aerial Photo of site

.63 Acres – no additional soil dist

Ex A-4 – Proposed Site Plan

All storm water from site to be conveyed to existing stormwater infrastructure on Speedwell Ave

Review of proposed lighting plan with waiver requested for lighting fixture height and slight spillage into the ROW

Review of streetscape and proposed improvemenst

No onsite parking provided. All parking to be at HQ Plaza parking deck

Summary of proposed loading area and parking on Speedwell Ave to be submitted to NJ DOT for approval

325 parking spaces to be leased from HQ Plaza

New proposed crosswalk on Speedwell

Review of traffic report with am & pm trip generation

Review of utilities and proposed locations as shown on site plan

Ex A-5 – Cross section of building showing grades & proposed heights

Board Questions –

Public Questions –

William Sullivan, Esq –

Carrie Mitchko

Application carried to the Nov 4, 2021 meeting

9.) Old Business

10.) New Business

Motion to adjourn meeting by Mayor Dougherty, second by Cardona