

**REGULAR MEETING  
MORRISTOWN PLANNING BOARD  
AUGUST 25, 2016**

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PRESENT: Mr. Joseph Stanley, Chair  
Councilman Stefan Armington  
Mr. Hector Cardona  
Mr. Mark Gandy Arrived Late  
Mr. Joseph Kane  
Ms. Debra Gottsleben  
Mr. Richard Tighe  
Mayor Tim Dougherty Arrived Late  
Ms. Susan Glover

ABSENT Mr. Timothy Murphy  
Mr. David Gilliam

BOARD PROFESSIONAL: John Inglesino, Esq., Board Attorney  
PRESENT: Phil Abramson, Board Planner  
Charles Carley, Board Engineer  
Hilda Pritchett, Board Secretary

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The meeting was called to order by the Chair Stanley and read the Adequate Notice for this meeting which was provided as required by the Open Public Meeting Act by written notice. Said notice was give to the Daily Record and, posted on the bulletin board in Town Hall and filed with the Clerk of the Town of Morristown, Kevin Harris on February 16, 2017 and copies of this notice were mailed to all person, 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 as listed above was taken by Hilda Pritchett Board Secretary.

Pledge of Allegiance by all attending.

Moment of Silence.

**RESOLUTION**

**Appeal #16-13 of Pierogies House Inc**, Lessee of property situate block 4701, lot 2, known as 145 Morris Street, Morristown NJ, requesting Minor Site Plan approval for a new roof top kitchen and exhaust system.

No action was taken on the above resolution.

## **PUBLIC PORTION**

Questions or comments from members of the public on matters not elsewhere on the agenda. There was none.

## **PUBLIC HEARING**

**Appeal # 17-01 of Morris School District**, owner of property situate block 7901 lot 1, known as 50 Early Street, requesting courtesy review for replacement of bleachers and press box of Morristown High School Grandstand.

Lawrence Calli - Attorney for applicant

Witness - Allen Barnett, Architect was sworn in and gave testimony on the replacement of bleachers and press box of Morristown High School Grandstand.

### **Board Questions:**

Councilman Armington

### **Professional Questions:**

Phil Abramson, Board Planner

### **Public Questions:**

None

### **Professional Comments:**

None

### **Public Comments:**

None

The replacement of bleachers and press box of Morristown High School Grandstand was unanimously approved by the Board with Chair Stanley stating all in favor say Aye.

**Appeal # 16-15 of Fox Rothchild LLP**, Lessee of property situate block 6002, lot 1, known as 49-55 Market Street, Morristown NJ, requesting amended site plan with C Variance to include three wall mounted signs.

Michael Lavinge - Attorney for applicant, gave an overview of what the project is and what is being requested.

Witness - Deborah Moore, Office Managing Partner, was sworn in and gave testimony about moving in next week with 100 staff.

Witness - Mr. James Hammond, Architect, was still under oath.

Exhibit A-3 Revision of Exhibit A-1 dated February 10, 2017 Market St Elevation rendering with sign.

Exhibit A-4 Colorized Revision of Exhibit A-2.

**Board Questions:**

Mayor Dougherty

**Professional Questions:**

Phil Abramson, Board Planner

**Public Questions:**

John Brady

**Professional Comments**

John Inglesino, Esq., Board Attorney

Witness - Mr. David Zimmerman, Planner was sworn in and gave testimony on the increase of the sign logo.

Exhibit A-5 Photograph prepared by Mr. Zimmerman showing the view of Fox Rothschild building from Mt. Kemble Ave, Ann Street and Maple Ave.

**Professional Questions:**

Phil Abramson, Board Planner

**Board Questions:**

Councilman Armington  
Mayor Dougherty  
Chair Stanley

**Professional Questions:**

Phil Abramson, Board Planner

**Public Questions:**

John Brady  
Tim Rutherford  
Matt Marziasti

**Board Comments:**

The Board discussed the sign needs to be lower and the logo needs to be smaller and lower. Michael Lavinge, attorney for applicant expressed he was authorized to work with the Board on the guidelines they are looking for. It was suggested to work with Phil Abramson, Board Planner.

**Professional Comments:**

Phil Abramson, Board Planner

**Appeal #16-15 Fox Rothchild LLP was carried to March 23, 2017.**

**Appeal # 16-07 of WCGP LLC, owner of property situate block 6101, lot 11, known as 10 Dehart Street, Morristown NJ, requesting Major Site Plan approval in conjunction with construction of a proposed new restaurant**

Brian W. Fahey, Jr. - Attorney for applicant, informed the Board the applicant was coming back with the modified plans.

Witness - Mr. John Lyons, Architect, was still under oath. Gave a presentation on the modified plans.

**Professional Questions:**

Phil Abramson, Board Planner  
Charles Carley, Board Engineer

**Board Questions:**

Councilman Armington  
Mayor Dougherty  
Ms. Debra Gottsleben  
Mr. Kane  
Mr. Tighe

**Public Questions:**

Matt Marziasti  
Cindy Jefferies  
Tim Rutherford

**Appeal # 16-07 of WCGP LLC was carried to March 23, 2017.**

**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.**

**Appeal # 16-03 of Sunstone Hotels LLC was carried to March 16, 2017 a special meeting.**

**Old Business:**

None

**New Business:**

Review of Ordinance 0-5-2017- Updates to Chapter 30 – Land Use Regulations; Master Plan Consistency. Phil Abramson, Board Planner discussed the changes made to the Ordinance.

**Board Questions:**

Mr. Tighe

It was motioned by Mayor Dougherty and seconded by Ms. Gottlesben authorizing the secretary to send a letter to the Town Counselor that the Board approve the ordinance is consistence with the Master Plan. Chair Stanley stating all in favor say Aye.

The meeting was adjourned by Chair, Stanley.