

**Regular Meeting of The  
Planning Board Town of Morristown  
June 22, 2017**

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Present:

Ms. Susan Glover  
Ms. Debra Gottsleben  
Mr. Richard Tighe  
Mr. David Gilliam  
Mr. Joseph Kane

Absent:

Mr. Mark Gandy  
Mayor Tim Dougherty  
Mr. Joseph Stanley  
Mr. Stefan Armington  
Mr. Timothy Murphy  
Mr. Hector Cardona

Board Professionals Present:

Dean Donnatelli - Board Attorney  
Phil Abramson – Board Planner  
Charles Carley – Board Engineer  
James Campbell – Town of Morristown - Adm Officer

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The meeting was called to order by Chairman Kane 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 June 15, 2017 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: Meeting minutes from the May 15 & May 25, 2017 meetings. Motion to approve the May 15 minutes by Gottsleben second by Glover. Motion to approve the May 25 minutes by Gilliam, second by Glover

Resolutions –

**a.) 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.**

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

**b.) 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**

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

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

**Public Hearings:**

**a. ) Carried from the May 25, 2017 meeting, Appeal # 17-06 of Hisvision Studios, LLC, owner of property situate block 6003, lot 5, known as 51 Bank Street, Morristown NJ, requesting C Variances for parking in conjunction with proposed restaurant**

**Board Member recused herself from this application and left the room**

**John Delaney, attorney for applicant**

**Summary by board attorney Donnatelli regarding the objector's case regarding deficient proof of notice**

**Both attorneys to submit briefs regarding notice to board attorney for review**

**Application testimony not to proceed due to a lack of quorum**

**b. ) Carried from the May 25, 2017 meeting, Appeal # 17-05 of 35-41 Market St Urban Renewal LLC, situate block 6001, lots 13 & 14, known as 35- 41 Market Street, Morristown NJ , requesting Major Site Plan in conjunction with proposed six story mixed use building**

**Board member Gottsleben returned to the board**

**Frank Vitolo – Attorney for applicant**

**Attorney Vitolo provided summary of updates submitted**

**Witness # 1 – Eric Ballou – PE**

**Ex A-3 – Slide show presentation showing adjacent buildings**

**Summary of site and elevations and proposed site conditions as per slide # 2**

**Overview of landscaping features and exterior lighting as per landscape & utility plan**

**Board Questions –**

**Public Questions –**

**Witness # 2 – David Lustberg – Landscape AIA**

**Ex A-4 – Slides showing landscape details**

**Summary of landscape and hardscape**

**Review of proposed materials for site as well as roof top amenities**

**Board Questions –**

**Public Questions - Jack McDonald – Market St**

**Application to be carried to the July 27, 2017 Meeting without further notice**

**Board member Gottsleben recused herself from the meeting and left for the night**

**Appeal # 17-06 of Hisvision Studios, LLC, owner of property situate block 6003, lot 5, known as 51 Bank Street, Morristown NJ, requesting C Variances for parking in conjunction with proposed restaurant**

**John Delaney – Attorney for applicant**

**Request application to be carried to the July 27, 2017 meeting pending the decision of notice**

**Motion to adjourn by Glover, second by Tighe**





