

**Minor site Plan Meeting of The  
Planning Board Town of Morristown  
September 13, 2021**

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Present:

Ms. Andrea Lekberg  
Mr. Mark Gandy  
Mr. Joseph Kane  
Ms. Debra Gottsleben

Absent:

Mr. Hector Cardona  
Mr. Gilbert Carpeta  
Mr. Joseph Stanley  
Mr. Stefan Armington  
Ms. Martha Ballard  
Ms. Susan Glover  
Mayor Tim Dougherty

Board Professionals Present:

Frank Regan -Conflict Board Attorney  
John Inglesino – Board Attorney  
James Campbell – Town of Morristown - Adm Officer  
Phil Abramson – Board Planner  
Charles Carley- Board Engineer  
Bryan Proska – PE- Traffic

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The meeting was called to order by Chairwoman 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 September 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:

Frank Regan, Esq took over as the board attorney

a.) 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

Frank Vitolo – attorney for applicant

Review of application for minor subdivision  
Witness # 1 – Thomas Miller – NJ Surveyor

Ex A-1 – Subdivision map with proposed lot line adjustment

Board Questions –

Public Questions –

Witness # 2 – Matthew Seckler – PE Traffic

Review of traffic report

NJDOT notification & permit required

Board Questions –

Public Questions – Connie Mitchko

Application carried to the October 18, 2021 Minor Site Plan Meeting

Frank Regan left the meeting and John Inglesino, Esq took over as the board attorney

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.

Thomas Letizia – Attorney for applicant

Summary of proposed façade and landscape improvements to site

Witness # 1 – Bryan Miles – AIA

Overview of existing façade

Ex A-1 – Existing conditions – 3 separate views from different angles

Ex A-2 – Rendering of proposed façade and landscape

Review of proposed materials

Ex A-3 – Canopy Details

HVAC screening to be worked on in conjunction with board professionals

Board Questions –

Public Questions – None

Witness # 2 – Jake Modesto – PE

Ex A-4 – Site Plan

Review of proposed landscaping and planting materials

Existing lighting to be replaced with LED

New lighting to be installed under proposed canopy

Board Questions –

Public Questions/Comments – None

Closing summary by Letizia

Board Deliberation

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

10. Old Business - None

11. New Business -

Motion to adjourn meeting by Kane, second by Gandy









