

**Special Meeting of The
Planning Board Town of Morristown
September 21, 2021**

Present:

Ms. Andrea Lekberg
Ms. Martha Ballard
Mayor Tim Dougherty
Mr. Stefan Armington
Mr. Joseph Stanley

Absent:

Mr. Hector Cardona
Mr. Gilbert Carpeta
Mr. Mark Gandy
Ms. Susan Glover
Mr. Joseph Kane
Ms. Debra Gottsleben

Board Professionals Present:

Lisa John- Basta - Board Attorney
James Campbell – Town of Morristown - Adm Officer
Phil Abramson – Board Planner
Charles Carley – Board Engineer
Bryan Proska – PE- Traffic

The meeting was called to order by Chairman Stanley 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 14, 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:

a.) Carried from the August 26 ,2021 meeting, Appeal # 19-12 of South Street Morristown Holdings LLC, lessee of property situate block 4701, lots 37 & 39, known as 126 & 136 South Street, Morristown NJ, requesting Major Site Plan Approval in conjunction with a new 39 unit residential building with retail on the ground floor

Frank Vitolo – Attorney for applicant

Review of revised plans and board professionals reports

Witness # 1 – Robert Gogan – AIA

Review of revisions

Ex A-10 3D Model with revised elevations

Ex A-11 – Animation of site

Turn around area revised

Board Questions –

Public Questions – None

Witness # 2 – Bradford Bohler – PE

Review of revised site plan

Board Questions –

Public Questions – Tom Jardim, Esq

Witness # 3 – Doug Polyniak – PE Traffic

Review of parking standards

71 Spaces required – 59 provided with shared parking

6 spaces for retail

Board Questions –

Public Questions – Tom Jardim, Esq

Witness # 4 – Michael Tobia – PP

Review of variances, parking, amenity space , setbacks and green space

Review of waivers requested

Board Questions –

Public Questions – Tom Jardim, Esq

Application carried to the September 23, 2021 meeting

10. Old Business - None

11. New Business - None

Motion to adjourn meeting by Mayor Dougherty, second by Armington