

## NOTICE

**Regular Meeting** of the Planning Board of the Town of Morristown will be held on Thursday April 22, 2021 **beginning at 7:00 PM**. The meeting will be conducted by electronic means in accordance with the “Senator Byron M. Baer Open Public Meetings Act” of 2020 which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103 & 107 declaring a “Public Health Emergency and State of Emergency” and has directed residents to quarantine and practice social distancing.

### VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS

The Morristown Planning Board is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act. If you wish to participate during the public comment or question portion, then you must join the meeting using:

- a. “Zoom Meeting” link at <https://www.zonify.org/meeting/779>
- b. Phone numbers listed at <https://www.zonify.org/meeting/779>

c.

or

- d. The following link:

<https://us02web.zoom.us/j/88623513863?pwd=Z2kvbHO4eVOzZmlYYlFHakEk3UkdsZz09>

Zoom attendees wishing to contribute during the Public Comment/Question portion of each agenda item must click the “raise hand” button in order to indicate to the Board Chair or Secretary the attendee’s desire to speak. Phone attendees will be permitted to contribute by having their connection unmuted after announcement of their phone number. Phone attendees must hit \*9 to utilize the “raise hand” function

Upon having a “raised hand” acknowledged (in the case of Zoom attendees) or having a connection unmuted (in the case of phone attendees), attendees will be allowed to give comments after being sworn in.

The Board retains discretion to curtail each commenter’s opportunity to speak and will mute the speaking attendee’s connection at the end of their time. You cannot participate in public comment unless you are attending the virtual meeting.

All microphones of public users will be muted, except as set forth above, during the public comment portion of each agenda item.

You can test out the functionality of Zoom, including speaker/microphone on your computer or other internet connected device at <https://zoom.us/test>.

**Any questions can be directed to the Zoning office at 973-292-6723 during normal business hours. All application documents and exhibits may be viewed at <https://www.zonify.org/meeting/779>**

The agenda, to the extent now known, is as follows. Formal action may be taken.

1. Call to Order
2. Open Public Meetings Act Statement
3. Roll Call
4. Pledge of Allegiance
5. Moment of Silence
6. Minutes
7. Resolutions
  - a.) Appeal # 20-11 of Morristown Park Place LLC , owner of property situate block 4802, lot 20 , known as 46 South Park Place, Morristown NJ, requesting Minor Site Plan approval in conjunction with construction of roof top deck for residential use
  - b.) Appeal # 20-14 of Bank of America, lessee of property situate block 4601, lot 12 & 13, requesting Minor Site Plan approval in conjunction with new security lighting and proposed ATM Drive Up Window to replace existing Teller Drive Up
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 March 25, 2021 meeting, 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
- b.) Carried from the March 25, 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
- c.) Carried from the March 25, 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 40 unit residential building with retail on the ground floor
- d.) Carried from the March 25, 2021 meeting, Appeal # 20-02 of Festivus Industries LLC, owner of property situate block 6102, lot 5, known as 66 Maple Avenue, Morristown NJ, requesting Major Site Plan approval for proposed mixed use office and residential building
- e.) Carried from the March 25, 2021 meeting, Appeal # 20-15 of Timothy & Sarah Loveday, owners of property situate block 1701, lot 3, known as 25 Harding Road, requesting minor subdivision for adjustment to existing lot lines
- f.) Appeal # 20-13 of Scotto Holdings LLC, owner of property situate block 3501, Lots 7,8,9 & 10, known as 81, 83, 85 & 87 Martin Luther King Avenue, Morristown NJ, requesting Major Site Plan Approval in conjunction with a Multi-Unit Residential building

**Any questions can be directed to the Zoning office at 973-292-6723 during normal business hours. All application documents and exhibits may be viewed at <https://www.zonify.org/meeting/779>**

The Morristown Planning Board is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act. If you wish to participate during the public comment or question portion, then you must join the meeting using:

2. "Zoom Meeting" link at  
<https://us02web.zoom.us/j/88623513863?pwd=Z2kvbHQ4eVQzZmlYYIFHaEk3UkdsZz09>  
OR
3. BY PHONE AT:
  - a. 646 558 8656; or
  - b. 301 715 8592; or
  - c. 312 626 6799; or
  - d. 669 900 9128; or
  - e. 253 215 8782; or
  - f. 346 248 7799
 WEB ID - 886 2351 3863  
 PASSWORD – 997115

Attendees wishing to make public comment may do so using the following procedure:

1. Use "Raise Hand" icon in the Zoom program (web access)
2. Pressing '\*9' (telephone access)
3. Send email to [PLANNINGBOARDCOMMENT@TOWNOFMORRISTOWN.ORG](mailto:PLANNINGBOARDCOMMENT@TOWNOFMORRISTOWN.ORG)  
NO LATER THAN 12 PM ON THE DAY OF THE MEETING
4. Send written letters with to:

Town of Morristown Planning Board  
 Attn: Mr. James A. Campbell, Administrative Officer  
 200 South Street  
 Morristown, NJ 07960

WRITTEN LETTERS MUST BE RECEIVED AT LEAST 1 BUSINESS DAY PRIOR TO THE MEETING

PUBLIC COMMENTS WILL BE ACCEPTED VIA EMAIL AND WILL BE READ INTO THE RECORD DURING THE PUBLIC COMMENT PORTION OF THE MEETING TO HAVE YOUR COMMENT READ ALOUD AND

ENTERED INTO THE RECORD, PLEASE EMAIL YOUR COMMENT AND YOUR FULL NAME AND ADDRESS TO:

**[planningboardcomment@townofmorristown.org](mailto:planningboardcomment@townofmorristown.org)**

10. Old Business

11. New Business

James Campbell  
Administrative Officer  
Planning Board  
April 15, 2021