

NOTICE

Regular Meeting of the Zoning Board of Adjustment of the Town of Morristown will be held on Wednesday December 15 , 2021 **beginning at 7:30 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 has issued several Executive Orders declaring a “Public Health Emergency and State of Emergency” and has directed residents to quarantine and practice social distancing.

There will be no in person meeting. If you wish to observe or participate in the meeting you must do so as set forth below.

VIRTUAL MEETING ACCESS AND PARTICIPATON INSTRUCTIONS

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

A. “Zoom Meeting” link at

<https://us02web.zoom.us/j/82573949980?pwd=cXZqRzZNcXNCTjNkcHIvY0ZTRi8vOT09>

B. Phone numbers listed at

<https://us02web.zoom.us/j/82573949980?pwd=cXZqRzZNcXNCTjNkcHIvY0ZTRi8vOT09>

- a. 312 626-6799
- b. 646 558 8656; or
- c. 301 715 8592; or
- d. 669 900 9128; or
- e. 253 215 8782; or
- f. 346 248 7799

Web Id - 825 7394 9980

PASSWORD – 066155

Or

C. The following link:

<https://us02web.zoom.us/j/82573949980?pwd=cXZqRzZNcXNCTjNkcHIvY0ZTRi8vOT09>

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 on general matters. PLEASE NOTE THAT TO MAKE COMMENTS OR GIVE TESTIMONY DURING A HEARING ON AN APPLICATION, YOU MUST APPEAR BY VIDEO IN ADDITION TO AUDIO AND BE 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 or at J-Campbell@townofmorristown.org

To make comments on general matters but not on an application you may email j-campbell@townofmorristown.org up until 12 pm on the day of the meeting or send written letters to:

TOWN OF MORRISTOWN ZONING BOARD
200 SOUTH STREET
MORRISTOWN NJ, 07960
ATTN: JAMES A. CAMPBELL, ADMINISTRATIVE OFFICER

WRITTEN LETTERS WITH QUESTIONS MUST BE RECEIVED AT LEAST 1 BUSINESS DAY PRIOR TO THE MEETING. Emails or letters relating to an application will not be reviewed by the board.

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.) **Minutes** – From the December 1, 2021 meetings
- 5.) **Old Business** -
- 6.) **Resolutions**

7.) **Public Hearings:**

- a.) Carried from the November 3, 2021 meeting, Appeal # 2466 of Alfa Investments LLC, owner of property situate block 8102, lot 31, known as 183 Washington Street, Morristown NJ, requesting Major Site Plan approval with C & D Variances for second principal structure and alteration to existing structure on site.
- b.) Carried from the December 1, 2021 meeting , Appeal # 2490 of Co Home Inc, owner of property situate block 7301, lot 2.02, known as 44 Miller Road, Morristown NJ, requesting D Variance to convert existing detached garage into a residential dwelling unit
- c.) Appeal # 2499 of Festivus Industries LLC, owner of property situate block 6102, lot 5, known as 66 Maple Ave, Morristown NJ, requesting Interpretation of Zoning Ordinance as it relates to District Standards
- d.) Appeal # 2503 of Dismal Harmony , LLC, owner of property situate block 4801, lot 10, known as 77 Morris Street, Morristown NJ, requesting Major Site Plan approval for Conditional Use approval for proposed distillery with production area, tasting area & seating
- e.) Appeal # 2497 of Morristown Field Club, owner of property situate block 9301, lot 2, known as 168 James Street, Morristown NJ , requesting Major Site Plan Approval with C & D Variances for expansion of existing tennis Club and associated improvements

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/839>

- 8.) **New Business** - Update of progress at 9 George St and amended site plan
- 9.) **Open to the public for items not elsewhere on the agenda**
- 10.) **Adjourn**

James Campbell
Administrative Officer
Zoning Board
December 8 , 2021