

NOTICE

Regular Meeting of the Planning Board of the Town of Morristown will be held on Thursday December 2, 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://us02web.zoom.us/j/88623513863?pwd=Z2kvbHQ4eVQzZmlYYIFHaEk3UkdsZz09>
- b. Phone numbers listed at
<https://us02web.zoom.us/j/88623513863?pwd=Z2kvbHQ4eVQzZmlYYIFHaEk3UkdsZz09>
- or
- c. The following link:
<https://us02web.zoom.us/j/88623513863?pwd=Z2kvbHQ4eVQzZmlYYIFHaEk3UkdsZz09>

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/836>

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

8. Public Hearings:

- a.) Carried from the November 4, 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

Application #18-18 to be carried to the January 27, 2022 Meeting

- b.) Carried from the October 28, 2021 meeting, Appeal # 18-04 of Bakod Holding Corp., owner of property situate block 4801, lot 4, known as 45 Morris Street, Morristown NJ, requesting Major Site Plan approval with C Variances for a proposed mixed use building with 38 residential units and retail space, requesting one year extension of approval
- c.) Appeal # 16-03 of Sunstone Hotels LLC, owner of property situate block 6001, lots 1, 1.01- 1.05, 8 & 11, known as 14 & 30 Bank Street & 19, 23, 25 & 27 Market Street, Morristown NJ, requesting Major Site Plan with C Variances in conjunction with construction of proposed hotel, requesting one year extension of approval
- d.) Carried from the October 13 special 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

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OR

2. 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

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**

9. Old Business

10. New Business - Review of proposed Ordinance 0-33-21 - Cannabis Licensing & Registration

James Campbell

Administrative Officer

Planning Board

November 24, 2021