

+NOTICE

Regular Meeting of the Planning Board of the Town of Morristown will be held on Thursday December 3, 2020 **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 PARTICIPATON 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/735>
- b. Phone numbers listed at <https://www.zonify.org/meeting/735>
- 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/735>

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 # 20-18 of Morristown Restaurants LLC, lessee of property situate block 4901, lot 14, known as 67 Park Place, Morristown NJ, requesting conditional use and facade changes in conjunction with new proposed restaurant

- b.) Appeal # 20-20 of 7 Sussex Ave LLC, owner of property situate block 5101, lot 1, known as 164-168 Speedwell Avenue, Morristown NJ, requesting Minor Site Plan approval for change to existing façade and new roof top kitchen exhaust equipment
 - c.) 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 an extension of approval
8. Public Portion: Questions or comments from members of the public on matters not elsewhere on the agenda.
- a.) Carried from the November 5, 2020 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 October 29, 2020 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.) 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.) Appeal # 20-16 of Morris School District, owner of property situate block, 2402, lot 31, known as 31 Hazel Street, Morristown NJ, requesting courtesy review for expansion of parking area for Lafayette Learning Center
 - e.) Appeal # 18-13 of Magisano Realty Group LLC, owner of property situate block 4601, lot 3, known as 49 Franklin Street, Morristown NJ , requesting amended site plan approval for façade changes to prior approval

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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. Public Hearings:
- 10. Old Business
- 11. New Business -

- a.) Continued from the November 5, 2020 meeting, presentation by Topology of The Washington Street Preliminary Investigation

James Campbell
Administrative Officer
Planning Board
November 25, 2020