

NOTICE

Regular Meeting of the Planning Board of the Town of Morristown will be held on Thursday January 27, 2022 **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/842>

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 # 18-04 of Bakod Holding Corp., owner of property situate block 4801, lot 4, known as 45 Morris Street, Morristown NJ, requesting one year extension of approval for previously approved Major Site Plan approval with C Variances for a proposed mixed use building with 38 residential units and retail space

8. Public Hearings

- a.) Carried from the December 2, 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 withdrawn without prejudice

- b.) Appeal # 21-13 of Wingz 3 LLC, lessee of property situate block 4702, lot 1, known as 121/123 Morris Street, Morristown NJ, requesting Major Site Plan approval for installation of new kitchen exhaust hood system

Application to be carried to the February 24, 2022 meeting

- c.) Appeal # 21-15 of Morris Street 2015 Urban Renewal LLC, owner of property situate block 3701, lots 13 & 15, known as 171-175 Morris Street, Morristown NJ, requesting Major Site Plan Amendment and façade changes to previously approved mixed use building

Application to be carried to the February 24, 2022 meeting

- d.) Appeal # 21-01 of 146-148 Speedwell LLC, owner of property situate block 1502, lot 15, known as 146-148 Speedwell Avenue, Morristown NJ, requesting Major Site Plan Approval in conjunction with new mixed use building

Application to be carried to the February 24, 2022 meeting

- e.) Carried from the Dec 2, 2021 meeting, 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, previously approved for Major Site Plan with C Variances in conjunction with construction of proposed hotel, requesting one year extension of approval
- f.) Carried from the December 2 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 29 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

James Campbell
Administrative Officer
Planning Board
January 20, 2022