

## NOTICE

**Regular Meeting** of the Zoning Board of Adjustment of the Town of Morristown will be held on Wednesday January 20, 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 issued Executive Orders 103,107,119,138, & 151, 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 PARTICIPATION 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 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=cXZqRzZNcXNCTjNkcHIvY0ZTRi8vQT09>

- b. Phone numbers listed at

<https://us02web.zoom.us/j/82573949980?pwd=cXZqRzZNcXNCTjNkcHIvY0ZTRi8vQT09>

Or

- c. The following link:

<https://us02web.zoom.us/j/82573949980?pwd=cXZqRzZNcXNCTjNkcHIvY0ZTRi8vQT09>

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 or at [J-Campbell@townofmorristown.org](mailto:J-Campbell@townofmorristown.org)

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2. OR BY PHONE AT :

- 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

PASSWORD - 066155

ATTENDEES WISHING TO MAKE PUBLIC COMMENT WILL BE ABLE TO DO SO BY:

1. USING THE “RAISE HAND” ICON IN ZOOM
2. PRESSING “\*9 “ IF USING A TELEPHONE ONLY
3. EMAILING [J-CAMPBELL@TOWNOFMORRISTOWN.ORG](mailto:J-CAMPBELL@TOWNOFMORRISTOWN.ORG) UP UNTIL 12 PM ON THE DAY OF THE MEETING
4. SEND WRITTEN LETTERS TO:

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

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

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**
  - 5.) **Old Business – Vote on updated Bylaws for 2021**
  - 6.) **Resolutions**
- a.) Denial of Appeal # 2463 of Benjamin Gruber, owner of property situate block 4303, lot 1, known as 59 Franklin Street, Morristown NJ, requesting C & D Variances in conjunction with Major Site Plan approval to enlarge existing Doctors office and add additional residential units

7.) **Public Hearings:**

- a.) Carried from the December 16, 2020 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 principle structure and alteration to existing structure on site.

**Application to be carried to a date to be announced at the Jan 20, 2021 Meeting**

- b.) Carried from the December 2, 2020 meeting, Appeal # 2472 of Kirsten Sechler & Frank Garcia Montes, owners of property situate block 7701, lot 9, known as 27 Western Avenue, Morristown NJ, requesting C Variance to add a bathroom & bedroom to an existing finished attic space

**Application to be carried to a date to be announced at the Jan 20, 2021 Meeting**

- c.) Carried from the December 16, 2020 meeting, Appeal # 2477 of 161-163 Madison Ave LLC, owner of property situate block 1402, lot 3, known as 161-163 Madison Avenue, Morristown NJ, requesting Major Site Plan approval with C & D Variances in conjunction with a new 45 unit residential building

**Application to be carried to a date to be announced at the Jan 20, 2021 Meeting**

- c.) Carried from the January 13, 2021 meeting, Appeal #2479 of Speedwell Commons LLC, owner of property situate block 2604, lot 3, known as 281 Speedwell Avenue, Morristown NJ, requesting Major Site Plan approval in conjunction with conversion of existing bakery into 4 residential units

**TO VIEW ALL DOCUMENTS ASSOCIATED WITH THIS MEETING PLEASE VISIT:**

<https://www.zonify.org/meeting/752>

- 8.) **New Business -**
- 9.) **Adjourn**

James Campbell  
Administrative Officer  
Zoning Board  
January 13, 2021