

NOTICE

Regular Meeting of the Zoning Board of Adjustment of the Town of Morristown will be held on Wednesday June 7, 2023 **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 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 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=cXZqRzZNcXNCTjNkcHIyY0ZTRi8yQT09>

B. Phone numbers listed at

<https://us02web.zoom.us/j/82573949980?pwd=cXZqRzZNcXNCTjNkcHIyY0ZTRi8yQT09>

- 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=cXZqRzZNcXNCTjNkcHIyY0ZTRi8yQT09>

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**
- 5.) **Old Business**
- 6.) **Resolutions**

- a.) Appeal # 2521 of Amanda Abdelsayed, owner of property situate block 6203, lot 15, known as 101 Maple Avenue, Morristown NJ, requesting C Variances in conjunction with rear addition to existing single family house
- b.) Appeal # 2507 of 5-7 South Street Holdings LLC, owner of property situate block 6004, lots 3 & 4, known as 5-7 South Street, Morristown NJ, for Resolution approving certificate of pre-existing nonconforming use
- c.) Appeal # 2501 of HAJC LLC, owner of property situate block 2201, lot 12 , known as 21 Abbett Avenue, Morristown NJ, requesting C & D Variances in conjunction with Major Site Plan approval for expanded mixed use building

7.) **Public Hearings:**

- a.) Carried from the May 3, 2023 meeting, Appeal # 2513 of Morris Blue LLC, purchaser under contract of property situate block 6005, lots 17 & 18 , known as 1 & 1,5 Maple Avenue, Morristown NJ, requesting C & D Variances for new four story mixed use building with ground floor retail and a roof top deck amenity

APPLICATION TO BE CARRIED TO THE JULY 19, 2023 MEETING

- b.) Carried from the March 15, 2023 meeting, Appeal # 2507 of 5-7 South Street Holdings LLC, owner of property situate block 6004, lots 3 & 4, known as 5-7 South Street, Morristown NJ, requesting Major Site Plan approval with C & D Variance requirements for roof top dining

APPLICATION TO BE CARRIED TO THE AUGUST 16, 2023 MEETING

- c.) Carried from the May 17, 2023 meeting, Appeal # 2510 of Skin & Smile LLC, owner of property situate block 1701, lot 19, known as 2 Morris Avenue, Morristown NJ, requesting D Variance approval for additional commercial facility for skin care within existing medical office

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 town hall at 200 South Street during normal business hours or at the link below

<https://www.zonify.org/meeting/936>

- 8.) **New Business - Review of draft to be sent to Town Council regarding audio visual equipment upgrades**
- 9.) **Open to the public for items not elsewhere on the agenda**
- 10.) **Adjourn**