

## NOTICE

**Special Meeting** of the Planning Board of the Town of Morristown will be held on Thursday May 28, 2020 **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 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://www.zonify.org/meeting/652>;
- b. Phone numbers listed at <https://www.zonify.org/meeting/652>; 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.

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/652>.

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 Portion: Questions or comments from members of the public on matters not elsewhere on the agenda.

**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](mailto:planningboardcomment@townofmorristown.org)**

9. Public Hearings:

- a.) Carried from the April 23, 2020 Special meeting:
  - i. App No. 20-01: M-Station East, LLC (Block 4901, Lots 7-8; Block 3505, Lots 1-3, 10, 10.01, 11-14, and 15.01)
    1. Applicant proposes to demolish the existing structures, eliminate the existing surface parking, and construct two mixed-use office/retail buildings and a parking garage. The Applicant also proposes a lot line adjustment to consolidate lots, as well as adjust lot lines in the public right-of-way. The proposed development will include new construction as follows: (a) a seven (7) story building consisting of 233,770 gross square feet of office area and 19,400 gross square feet of retail area; (b) a six (6) story building consisting of 118,900 gross square feet of office area and 10,130 gross square feet of retail area; (c) a parking garage containing 889 parking spaces; and (d) other site improvements such as 33 surface parking spaces, landscaping, pedestrian improvements, road reconfiguration of Spring Place, and a new roundabout on Morris Street.

10. Old Business (None).

11. New Business.

James Campbell  
Administrative Officer  
Planning Board  
May 20, 2020