

**TOWN OF MORRISTOWN
MORRIS COUNTY, NJ
ZONING BOARD OF ADJUSTMENT
NOTICE OF HEARING**

Please take notice that William Walsh ("Applicant"), contract-purchaser of property located at 133 and 139 South Street (NJSH Route 124), Town of Morristown, Morris Co., NJ, identified on the Town of Morristown Tax Map as Block 6204, Lots 14 and 15, located in the TC zone ("Property"), has made application to the Town of Morristown Zoning Board of Adjustment seeking conditional use variance, bulk variance, major site plan and design waiver relief. The approx. 34,056 sf Property is developed with an existing commercial (bank) building (approx. 5,790 sf structure), off-street parking areas and related accessory improvements.

The Applicant proposes to adaptively reuse and expand the existing structure with the construction of multi-story / upper-level areas and an additional structural footprint (approx. 1,255 sf) in the rear, with the principal use to be converted to and utilized as a restaurant and bar, inclusive of seasonal terrace and roof deck areas for patron seating/use. Aesthetic and façade improvements and modifications are proposed, inclusive of new canopies, business signage, lighting, door/windows, exterior finish materials, planter wall enclosures and balconies. Related site accessory improvements, include curbing, sidewalks, striping and infrastructure.

The Applicant seeks conditional use variance relief, pursuant to N.J.S.A. 40:55D-70(d)(3) related to off-street parking requirements (166 spaces required, 51 proposed). The Applicant seeks bulk variance relief pursuant to N.J.S.A. 40:55D-70(c) related to improved coverage (85% max permitted, 75.4% existing, 87% proposed). Design waivers are sought from strict compliance with loading requirements (no designated area proposed). The Applicant will also seek any additional variances, waivers, interpretation or relief that may be required by the Board at the time of the public hearing.

The matter is scheduled for a public hearing before the Morristown Zoning Board of Adjustment on February 4, 2026 at the Municipal Building, 200 South Street, Morristown, New Jersey at 7:30 p.m., and when the case is called you may appear either in person, or by agent or attorney, and present any objections which you may have to the granting of the approval sought in the petition. All information pertaining to the application is available for inspection in the office of the Zoning Board Administrator, at the Morristown Municipal Building, 200 South Street, Morristown New Jersey, and may be reviewed during normal business days and hours.



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