



Invest in Our Vision

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NOTICE TO MORRISTOWN SPECIAL IMPROVEMENT DISTRICT (SID) PROPERTY OWNERS
Proposed Amendment to the SID Ordinance and Replacement of Schedule A

This notice is being provided to all properties identified within the Morristown Special Improvement District (SID) to inform property owners of a proposed amendment to the SID ordinance (Ordinance O-42-93, as amended by O-37-94 and O-14-95), including the replacement of Schedule A, the official listing of all properties subject to the SID assessment.

The proposed amendment introduces updated criteria for determining which properties are eligible for inclusion in the SID. These changes reflect shifts in zoning, redevelopment activity and property classification since the last revision to the ordinance and Schedule A in 1995.

If you are receiving this notice, your property has been reviewed and identified as SID-eligible under the updated framework. This includes both properties that are currently assessed under the SID and those that qualify based on current zoning and tax classification data. The amendment is intended to ensure that all qualifying properties contribute to the district in a consistent and transparent way. By applying uniform criteria and replacing the outdated Schedule A, the Town of Morristown and the Morristown Partnership seek to more equitably distribute the SID assessment across all eligible properties.

Key updates proposed in the ordinance include:

- Designating properties within the established geographical region of the SID that meet inclusion criteria based on updated block and lot configurations, property classifications, redevelopment activity and zoning.
- Replacing the existing Schedule A with an updated list of properties by block, lot, qualification code and property address.
- Clarifying assessment eligibility by property classification, specifically outlining exclusions for certain residential, exempt, and institutional uses, while including applicable PILOT properties designated by the Tax Assessor with a "Qual X" identifier.
- Establishing uniform assessment parameters for eligible properties based on real property assessments, ensuring equitable SID assessment allocation across the district.
- Requiring the annual review of Schedule A and SID parcels by the Town Tax Assessor, in consultation with the district management corporation, to maintain accuracy and reflect ongoing land use changes.

Why This Matters to All SID Property Owners:

The SID delivers a range of supplemental services that are distinct from, and in addition to, municipal services, with programs tailored specifically to the needs of the district. These services include:

- Community events, promotions, and public-facing activities that improve quality of life, attract foot traffic and visibility.
- Marketing, beautification and capital improvements that enhance the commercial environment.
- Business development and property owner support, including vacancy reduction, business recruitment and stakeholder connections.

SID assessments ensure a steady and reliable funding source to support these initiatives and help maintain the vitality, appeal and competitiveness of downtown Morristown.

Public Hearing:

The proposed ordinance amendment and revised Schedule A will be introduced at an upcoming Morristown Town Council meeting. The official Public Hearing Notice is enclosed with this mailing. Please review it for meeting details, including time, date and location.

Open House Sessions to Review the Changes:

To help property owners understand the proposed changes and ask questions, the Morristown Partnership will host Open House sessions at:

Morristown Partnership
14 Maple Avenue, Suite 201
Morristown, NJ 07960

Thursday, June 26, 2025 - 2:00 PM to 6:00 PM
Tuesday, July 1, 2025 - 2:00 PM to 6:00 PM

Morristown Partnership Board Meeting
Wednesday, July 9, 2025 – 8:00 AM Public Session
To request remote access, please email: SID@morristown-nj.org

Remote meetings by Zoom or phone are also available.
To schedule a remote appointment, please email: SID@morristown-nj.org

Please be advised that the Open House sessions are intended for informational purposes only. Property owners, residents and members of the public that wish to be heard on the Ordinance should attend the public hearing and address the Town Council of the Town of Morristown during the meeting on Thursday, July 10, 2025.

Supporting materials, including the proposed ordinance amendment and revised Schedule A, are available at: www.morristown-nj.org/overview