



**DEVELOPMENT REVIEW BOARD MEETING MINUTES
OF JUNE 11, 2025**

Members: Gary Nolan, Susanna Burnham, Christy Snipp, Paul Trudell, Mary Ann Wilson, Donald Blake, Jr.

Absent: Lenny Wing

ADMINISTRATION and STAFF: Tyler Machia, Zoning and Planning Administrator

PARTICIPANTS/GUESTS: Christopher Wilcox, Jerry Throne

CALL MEETING TO ORDER

APPROVE PRIOR MEETING MINUTES

1. Approve Minutes of 5-28-25.

Motion made by Paul Trudell to approve the minutes of 5/28/25. Motion seconded by Donald Blake, Jr. Motion carried (6/0).

PUBLIC COMMENTS

HEARING OF APPEALS AND DEVELOPMENT APPLICATIONS

- 1. #2025-041 submitted by Christopher Wilcox and Cinthia Audet (Parcel 16132-01) 4925 Randolph Rd, requesting a 25% dimensional standard waiver of minimum setback distances under §204.4 for a garage. This application is to be reviewed under the 2023 Morrystown Morrisville Zoning and Subdivision Bylaws. The property is in the Rural Residential Agricultural Zone.**

Christopher Wilcox provided an overview of the project. He noted that he wanted the 25 % waiver from the rear yard setback in order to make it easier to access the garage once its complete. The Board discussed whether the site plan the applicant submitted was sufficient to approve the application. Most of the conversation focused on whether or not the site plan met the standards noted in Section 502 of the Morrystown Zoning and Subdivision regulations. During the discussion of the application the board determined that the site plan as presented did not meet the standards noted in Section 502.

Rather than having to take the time to prepare and present a site plan that complied with Section 502 Wilcox requested that the board deny his application so he can move forward with applying for a zoning permit using normal setbacks.

Motion made by Christy Snipp to deny the 25% waiver to the rear setback at the request of the applicant. Motion seconded by Susanna Burnham. Motion carried (6/0)

ACTION ITEMS TO BE CONSIDERED

- 1. Procedural motion to reopen and re-warn application #2025-011(Parcel 16-099-09, 0 Elizabeths Lane, Morrystown) in order to receive additional information.**

The Board discussed reopening and re-warning the hearing for application 2025-011. The Board discussed the list of outstanding items in a draft continuation memo for the Applicants. This letter contained 12 items that the Board wanted clarification on. Jerry Throne suggested a language change to number 6 of this list. The Board agreed with Mr. Thrones suggestion and amended their list to 13 items rather than the 12 originally discussed.

Motion made by Paul Trudell to reopen the hearing for application 2025-011. Motion seconded by Christy Snipp. Motion carried (6/0)

OTHER BUSINESS

ADJOURN

Motion made by Susanna Burnham to adjourn. Motion seconded by Mary Ann Wilson. Motion carried (6/0)

Meeting Adjourned 7:07 PM

Submitted bad filed this June 16, 2025

Tyler Machia, Zoning and Planning Administrator

Please note all minutes are in Draft form and are subject to approval at the next Development Review Board meeting.