



## PLANNING COMMISSION MEETING MINUTES OF MARCH 24, 2026

Members: Etienne Hancock, Joshua Goldstein, John Meyer, James Morris,

Absent: Wally Reeve

ADMINISTRATION and STAFF: Tyler Machia, Zoning and Planning Administrator

PARTICIPANTS/GUESTS: Martin Green

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### CALL TO ORDER

Joshua Goldstein called the Planning Commission to order at 5:00 PM at the Tegu Building.

### AGENDA CHANGES/ADDITIONS

Tyler stated that there were two new pieces of correspondence to be included in the packet.

### APPROVE PRIOR MEETING MINUTES

**1. Approve Minutes from 3/10/26.**

*Motion made by John Meyer to approve the minutes of 3/10/26. Motion seconded by Jamie Morris .  
Motion carried (4/0) with amendments.*

### NEW BUSINESS

**1. Review the rough draft of the memo explaining the changes made in the 2026 Morrystown Zoning and Subdivision Bylaws.**

The Planning Commission meeting focused on reviewing the 2026 bylaw update memo. As a result of writing the memo Tyler identified several revisions to the zoning bylaws that needed to be made. The commission addressed several specific modifications, including updating use tables, clarifying front setback measurements, revising language around home occupations and employee vehicles, and discussing inconsistencies in subdivision regulations. A significant portion of the meeting was dedicated to debating how to handle the creation of streets in minor subdivisions, with the commission ultimately deciding to remove the street creation trigger from the major subdivision definition. The group also reviewed a proposed change to make a specific industrial zone lot residential, though concerns were raised about potential spot zoning. Tyler confirmed that this boundary change would not constitute spot zoning. The group discussed regulations around home occupations and contractor parking. They agreed that off-site businesses like landscaping, building, and painting contractors should not be regulated under Section 410 home occupation, unless employee vehicles are stored on site during work hours, in which case they would be regulated under Section 415 home business.

Duplicate language across different sections of their document was identified and addressed, particularly regarding flood hazard overlay districts and ADU (Accessory Dwelling Units) provisions. They decided to remove duplicate language from section 421 while keeping it in sections 420 and 423. They also reviewed and approved changes to section 420.H, updating references to correct documents and addressing access requirements for lots without frontage on public or private roads. The discussion highlighted potential inconsistencies between minor and major subdivision regulations regarding shared access, which the team noted needed further attention. The discussion focused on duplicate language regarding accessory departments and ADUs in the zoning bylaws. Tyler explained that while the current language may appear redundant due to changes in state regulations, it serves an important purpose by allowing ADUs and

providing homeowners with flexibility. The conversation ended with Tyler seeking final approval of the memo before presenting it to the Village Trustees by the close of business Thursday.

**2. Make technical corrections to the bylaws that have been identified in the memo.**

**3. Review the proposed timeline for bylaw approval.**

The Planning Commission discussed the timeline for bylaw adoption, with Tyler presenting a schedule that includes final edits on March 26th, submission to trustees, and a public hearing on May 26th. The commission also addressed the need to review and revise model language for rock extraction and conservation subdivisions. Tyler agreed to prepare memos on rock extraction model language and conservation subdivision language for the next meeting, along with an update on the town plan survey results.

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**FUTURE PLANNING AGENDA TOPICS**

**OLD BUSINESS**

None

**CORRESPONDENCE/NOTICES**

None

**ADJOURN**

***Motion made by Etienne Hancock to adjourn. Motion seconded by Jamie Morris. Motion carried. (4/0)***

Meeting adjourned at 6:54 pm

Submitted and filed this 3/25/26.

Bonnie McDermott, Scribe

*Please note all minutes are in Draft form and are subject to approval at the next Planning Commission meeting.*