



**DEVELOPMENT REVIEW BOARD MEETING MINUTES
OF APRIL 22, 2026**

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

Absent:

ADMINISTRATION and STAFF: Tyler Machia, Zoning and Planning Administrator

PARTICIPANTS/GUESTS: Dan McLaughlin, Ian Morris, Kent Herbert, Benjamin Adams, Susan Wickart, Steven Lawrence

CALL MEETING TO ORDER

Meeting called to order at 6:00PM

PROPOSED CHANGES TO THE AGENDA

APPROVE PRIOR MEETING MINUTES

1. Approve minutes from 3/25/26

Motion made by Donald Blake Jr. to approve the minutes of 3/25/26 with minor amendments.

Motion seconded by Marry Ann Willson. Motion carried (6/0).

PUBLIC COMMENTS

HEARING OF APPEALS AND DEVELOPMENT APPLICATIONS

ACTION ITEMS TO BE CONSIDERED

- #2026-19-Conditional Use application, submitted by 133 Gallery Lane LLC, to establish a new recreational facility use at 105 Gallery Lane. The plan calls for dividing an existing 11,963 building into a 7563 square foot recreational facility and a 4400 space that will house a use to be determined later. The project will be reviewed under the 2023 Morrystown Zoning and Subdivision bylaws, with a specific focus on Section 500 and Section 630.**

The Morrystown Development Review Board met to review a conditional use application from 133 Gallery Lane, LLC to convert an existing 11,963 square foot building into a 7,563 square foot recreational facility and a 4,400 square foot space for an undetermined use. The board discussed parking requirements, landscaping concerns, and the split zoning of the property between industrial and commercial districts. Jim Holly, general counsel for Sunrise Development, presented the application alongside Ben Adams. The board discussed the configuration of the two units and confirmed that the recreational facility would be primarily equipment-based, with no immediate plans for the second space. The meeting focused on parking requirements for a gym facility. It was noted that while the current application shows 27 parking spaces, the existing lot likely has more capacity, and the applicant could be required to return for a second review if additional parking is needed. The facility's expected maximum occupancy was discussed, with estimates around 32 people during peak hours from 5 AM to 9-10 PM, with adjusted hours during different seasons.

Motion made by Susanna Burnham to approve the project with the following conditions:

- 1. All parking places shall be clearly striped.**
- 2. Handicap spaces shall be clearly marked and delineated.**
- 3. The applicants will be required to obtain DRB approval for the remaining 4400 sqf space in the building.**

Motion seconded by Paul Trudell. Motion carried (6/0).

OTHER BUSINESS

- 1. Review applications for the open development review board seat with possible deliberative session to make recommendations to the Selectboard.**

The board then interviewed three candidates for the open DRB seat. The board will provide recommendations to the Select Board, who has the final authority to make appointments.

ADJOURN

Motion by Paul Trudell to adjourn into deliberative session. Motion seconded by Susanna Burnham. Motion Carried (6/0)

Meeting Adjourned At 7:03 PM

Submitted and filed 4/28/26

Tyler Machia, Zoning and Planning Administrator, Scribe

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