MORRIS COUNTY CONSTRUCTION BOARD OF APPEALS
DRAFT MEETING MINUTES
Thursday, July 23, 2026, 6:00 P.M.
via Cisco WebEx Video Conference
Join link:
https://morriscountynj.webex.com/morriscountynj/j.php?MTID=m476d7fc778d05ca2ade4bb3cb97bb7a3
Webinar number: 2343 959 7959
Webinar password: hKJX3P4GKn3 (45593744 when dialing from a phone or video system)
Join by phone +1-408-418-9388 United States Toll
Access code: 234 395 97959

Chairman Theodore Maglione called the meeting to order.
Pledge of Allegiance
Open Public Meeting Statement
Chairman Theodore Maglione requested a roll call.

PRESENT:

Regular Members:	Chairman Theodore Maglione, Vice Chairman Jeffrey Betz, Keith Lynch, Timothy Braden,	(4)
Alternate Members:	Larry Ott, David Hals, Glenn Kovach	(3)
ABSENT:	Sean Donlon, Nick Marucci,	(2)
ALSO PRESENT:	Staci L. Santucci, Esq., County Counsel, Sheila M. Leary, CPM, Board Secretary	

APPROVAL OF MINUTES: Minutes of the meeting previously held on May 28, 2026

RESOLUTION(S) FOR APPROVAL: None

CASE(S) TO BE HEARD: Adjourned July 23, 2026 via email from the Appellant at 2:30 PM
MC#2026 - 6 TRIDEV LLC 71 Tiffany Drive, East Hanover, NJ v East Hanover, NJ 07936
MC#2026 – 14 TRIDEV LLC 71 Tiffany Drive, East Hanover, NJ v East Hanover, NJ 07936

CASE(S) POSTPONED:
MC#2026 - 4 BBC Property Management Group Inc., 24 Teabo Rd., Rockaway, Twp. v Rockaway Twp., NJ 07866
MC#2026 - 5 Woodland Hills Condominium Association, 277 Robertson Way v Borough of Lincoln Park, NJ 07035
MC#2026 - 7 140 Laurel Avenue, Sterling NJ v Long Hill Township, NJ 07933
MC#2026 - 8 Vital Records Inc. (95 Patricia Drive – Bldg. 2, Flanders, NJ v Twp. of Roxbury, NJ
MC#2026 - 9 Somerset Transfer/Pending Morris Application and Filing Fee – Frances Road Farms LLC v Warren Twp (have not received an application or filing fee)

MC#2026 - 10 Mount Olive Township School District v Mount Olive Township (scheduled to be heard 8/27/26)
MC#2026 - 13 DMY Land LLC (141 Calais Road) v Twp. of Randolph (scheduled to be herd 9/24/26)

CASE(S) WITHDRAWN:
MC#2026 - 5 Woodland Hills Condo. Assoc., 277 Robertson Way v Boro of Lincoln Park, NJ 07035
(resolved - withdrawn 6/22/26)
MC#2026 – 11 Rock Ridge Golf Course LLC 500 Schooley's Mountain Rd, Washington TWP. v Washington Twp.
(resolved - withdrawn 6/30/26)
MC#2026 – 12 4 Stone Hill Court, Washington Twp. v Washington Twp.
(resolved - withdrawn 7/13/26)

CORRESPONDENCE: Budget Balance as of July 23, 2026 - $$1,627.98

OLD BUSINESS:

NEW BUSINESS:

Discussion led by Chairman Maglione regarding the Board's Rules of Procedure (a 4-page document) to be reviewed for possible updates and amendments. Last version adopted in 2017.

NEXT MEETING: August 27, 2026, at 6:00 PM

ADJOURN: 6:19 P.M.

Sheila M. Leary, CPM
Sheila M. Leary, CPM
Board Secretary