

**MORRIS COUNTY CONSTRUCTION BOARD OF APPEALS  
MINUTES**

Thursday August 31, 2023 – 12:00 P.M.  
Webex Video SPECIAL Meeting

Chairman Theodore Maglione called the meeting to order.

Pledge of Allegiance

Open Public Meeting Statement

Chairman Maglione requested a roll call

**PRESENT:**

**Regular Members:** Chairman Theodore Maglione, Vice Chairman Jeffrey Betz, (5)  
John Kostrowski, Jr., Keith Lynch, Sean Donlon

**Alternate Members:** Kimberly Hurley (1)

**ABSENT:** Harold Endean, Timothy Braden, (2)

**ALSO PRESENT:** Staci L. Santucci, Esq., Assistant County Counsel,  
Sheila M. Leary, CPM, Board Secretary  
Shelly Burd, Executive Administrative Assistant

**APPROVAL OF MINUTES:** Draft minutes of the meeting held on August 22, 2023, previously distributed and unanimously approved as amended.

**APPROVAL OF RESOLUTION:** MC CBA Resolution 2023-4 – A draft of the resolution affirming the Notice of Unsafe Structure, issued by Morris Township, previously distributed and unanimously approved as shown on the voting record below:

<b><i>VOTING RECORD</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Abstain</i></b>	<b><i>Absent</i></b>
<b>Ted Maglione, Chairman</b> Builder, Professional Engineer, Construction Official, Building Subcode Official/Insp. HHS, Special member - Escrow	✓			
<b>Jeffrey Betz, Vice Chairman</b> Certified Fire Official, Fire Protection Subcode Official, Construction Official, Building Inspector – RCS, Fire Protection Inspector HHS, Housing Code Official, Inspector Hotels & Multiple dwellings	✓			
<b>John Kostrowski, Jr., - Regular Member</b> Master Plumber, Plumbing Subcode Official/Insp. ICS/HHS, Construction Official, Building Inspector RCS/ICS	✓			
<b>Keith Lynch - Regular Member</b> Certified Fire Official, Fire Protection Subcode Official, Construction Official, Electrical Contractor, Electrical Insp. HHS, Building Subcode Official/Insp. HHS	✓			
<b>Sean Donlon – Regular Member</b> , Construction Official, Building Subcode Official/Insp. HHS/ICS/RCS, Housing Code Official, Insp. Hotels & Multiple dwellings	✓			

**CASE TO BE HEARD:** None

**CASE(S) POSTPONED:** None

**CASE WITHDRAWN:** MC#2023-7, Marble Hill Condo Assoc., 835 Belvidere Rd (Rt 646), Lopatcong, NJ v Lopatcong, Township, NJ (Transfer from Warren County – Accepted 5/23/23)  
*Withdrawn on August 22, 2023*

**CORRESPONDENCE:** Budget Balance as of August 31, 2023, \$4,095.93

**OLD BUSINESS:**

**NEW BUSINESS:** Ms. Santucci referenced two litigation matters for discussion in September's executive session, following the completion of all other Agenda items.

**NEXT MEETING:** September 28, 2023, 6:00 P.M.

**ADJOURN:** By motion of Vice Chairman Jeffrey Betz and seconded by Keith Lynch, the meeting was adjourned at 12:57 P.M.

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