

**TOWNSHIP OF MORRIS
BOARD OF ADJUSTMENT
REORGANIZATION AND REGULAR MEETING AGENDA
FEBRUARY 23, 2026**

PLEASE TAKE NOTICE that the reorganization and regular meeting of the Township of Morris Board of Adjustment will be held on Monday, February 23, 2026, at **7:00 P.M.** in the municipal building, 50 Woodland Avenue, Township of Morris, N.J., in person and as a courtesy viewable via Zoom.

In order to log in, you will need the Zoom application loaded on your device (you may download it for free), then, You may log in to the meeting using one of these three methods;

- Click here: <https://us02web.zoom.us/j/88936704059?pwd=b0jkL0oxL3Boc3Jzb0F0cExBems0dz09>
- Or go directly to the Zoom Meetings website www.zoom.us.com and click on JOIN MEETING and enter:
Meeting ID: 889 3670 4059
Password: 361327
- Or by phone at 1-929-205-6099 and enter
Meeting ID: 889 3670 4059
Password: 361327

AGENDA

1. Call to order
2. Statement of Compliance with the Open Public Meetings Act
3. Pledge of Allegiance

Reorganization

4. Oath of Allegiance and Oath of Office to be administered by the Board Attorney to the following persons:
 - Donnell Williams
 - Snigdha Pullara, Alt. 2
5. Roll Call
6. **Nominations for the year 2026:**

Board Chairperson _____
Board Vice Chair _____
7. **Resolutions:**

Legal Counsel – Richard Oller, Esq.
Planning Consultants – Kate Keller, AICP, PP and Elizabeth Lehney, AICP, PP
Engineering Consultant – Joseph Vuich, PE, PP, CME
Traffic Consultant - John Jahr, PTP, TSOS
8. **Professional Appointments for the year 2026:**

Board Secretary – Ryan Kurpat

9. **Resolutions:**

Setting meeting dates for the year 2026 / January 2027, and designating official newspaper.

Regular Meeting

Resolutions

Consideration of the following resolutions, thereby memorializing the action taken by the Board at the November 24, 2025, meeting.

10. BA-16-25 Edward Dwyer
Block 6502, Lot 26, 17 Spring Brook Road, RA-15 zone. Section C.

Applicant proposes various additions to the existing house, creating a side yard setback of 25 feet on the westerly side, where 30 feet is required, and an easterly side yard setback of 11.71 feet, where 20 feet is required, and a combined side yard setback of 36.7 feet, where 50 feet is required. The applicant will also seek a variance for the expansion of a non-conforming structure.

Approval

Roll Call (voting members): Mr. Goldberg, Mr. Trackenberg, Mr. Williams, Mr. Shuster, Mr. Benoit,
Mr. Kramer, Mr. Woodford

11. BA-19-25 Carl Hess
Block 4601, Lot 9, 529 Jockey Hollow Road, RA-130 zone. Section C.

Applicant proposes the installation of a 16 ft x 24 ft pergola, creating a front yard setback of 91.08 ft on Jockey Hollow Road and 69.16 ft on Brigade Hill Road, where 100 ft is required.

Approval

Roll Call (voting members): Mr. Goldberg, Mr. Trackenberg, Mr. Williams, Mr. Shuster, Mr. Benoit,
Mr. Kramer, Mr. Woodford

Consideration of the following resolutions, thereby memorializing the action taken by the Board at the December 8, 2025, meeting.

12. BA-20-25 Jerome Brumby
Block 9502, Lot 22, 32 Wyndmoor Drive, RA-15 zone. Section C.

Applicant proposes construction of a one-story addition, creating a side yard setback of 7 feet where 25 feet is required and creating a rear yard setback of 17.7 feet where 35 feet is required.

Approval

Roll Call (voting members): Mr. Goldberg, Mr. Trackenberg, Ms. Simmons, Mr. Shuster, Mr. Benoit,
Mr. Kramer, Mr. Woodford

13. BA-21-25 Axel & Jacquelyn Oehlers
Block 8402, Lot 1, 10 Barberry Road, RA-15 zone. Section C.

Applicant proposes rebuilding of the existing garage and construction of a second-story addition creating a front yard setback on Old Turnpike Road of 24 feet, where 50 feet is required and a front yard setback for the existing front porch of 26 feet, where 50 feet is required. Applicant will also seek a variance for the expansion of a non-conforming structure.

Approval

Roll Call (voting members): Mr. Goldberg, Mr. Trackenberg, Ms. Simmons, Mr. Shuster, Mr. Benoit,
Mr. Kramer, Mr. Woodford

Public Hearings

14. BA-04-25 383 South Street, LLC
Block 7307, Lots 2 & 8, 383 South Street, RA-15 zone, Sections D & C.

Continuation of the July 28, 2025, and October 27, 2025, public hearings, applicant proposes modifications and improvements to the existing garden. Applicant proposes to utilize a portion of the building space for small events/functions, as well as a coffee stand with associated seating.
Click [here](#) to view the plans.
15. BA-23-25 Shaun and Nicole Freeman
Block 9403, Lot 2, 15 Nichols Road, RA-25 zone, Section C

Applicant proposes construction of a one-story addition over the existing footprint of the house, creating a front yard setback of 52.8 feet along Nichols Road where 60 feet is required. Click [here](#) to view the plans.
16. BA-24-25 Andrew and Kelly Gibbons
Block 6004, Lot 3, 9 Norwood Court, RA-25 zone, Section C

Applicant proposes construction of a detached two-story, two-car garage creating a side yard setback of 10 feet on the right side, where 25 feet is required, with a pre-existing side yard setback on the left side of 25.9 feet, where 25 feet is required, and a combined side yard setback of 35.9 feet, where 60 feet is required. The applicant will also seek a variance for an existing non-conforming shed as a second accessory structure which creates a rear yard setback of .33 ft. Click [here](#) to view the plans.
17. BA-26-25 Josef Messer
Block 4501, Lot 4.01, 286 Mendham Road, OS-GU (R130) Single Family zone, Section C

Applicant proposes construction of a one-story addition at the right side of the existing house and a covered porch addition at the rear of the house, with a pre-existing front yard setback of 19 feet, where 100 feet is required. Click [here](#) to view the plans.
18. BA-25-25 Knollwood Holding, LLC
Block 2906, Lot 11, 40 Knollwood Drive, RA-15 zone, Section C

Applicant proposes the re-construction, enlargement, and alteration of the existing house, with a right side yard setback of 17.1 feet where 20 feet is required, a combined side yard setback of 46.3 feet where 50 feet is required, and a proposed building height of 38.4 feet where 35 feet is required. Click [here](#) to view the plans.
19. BA-27-25 Glenn David
Block 8901, Lot 5, 9 Westminster Place, RA-35 zone, Section C

Applicant proposes to build a second story addition, side garage addition, rear addition, and deck addition where the variance request is for a pre-existing side yard setback of 18.96 ft, where 30 ft is required, to reduce the combined side yard setback to 66.67 ft, where 75 ft is required, and a pre-existing front yard setback of 52.81 feet, where 75 feet is required. Click [here](#) to view the plans.

20. **Other Matters**
21. **Closed Session** (if any)
22. Adjournment



Ryan Kurpat, Secretary

Please note that in all matters presented by applicants, the Board's function is quasi-judicial, and therefore, formal action is always taken when the matter reaches a hearing. Participation in the hearing is vital to any interested member of the public. It is difficult to determine whether a matter on the agenda will be reached for a hearing. Therefore, reliance should not be placed on the estimate of whether formal action is or is not anticipated. If a matter is on the agenda, your rights can only be protected by attending the meeting.

Dated: February 18, 2026

Distribution: Chairman and Members (9), Board Attorney, Township Engineer, Township Administrator, Township Tax Assessor, Bulletin Board, Daily Record, Morris News Bee, Historic Preservation Committee