

**MINUTES OF A REGULAR MEETING
ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF MOUNTAIN
LAKES
April 6, 2017**

Chair Chris Richter called the meeting to order and announced: Adequate notice of this meeting has been provided in accordance with the Open Public Meetings Act by adoption of the annual notice on January 05, 2017. Said resolution was mailed to The Citizen and The Morris County Daily Record and by filing the same with the Borough Clerk on January 09, 2017 and was made available to all those requesting individual notice and paying the required fee.

Start: 7:31PM

ROLL CALL:

Present: Max, Richter, DeNooyer, Sheikh, Peters, Murphy, Vecchione and Caputo

Absent: McConnell

Also Present: Attorney Michael Sullivan

REVIEW OF MINUTES: Jake DeNooyer made a motion to approve the minutes, with a correction, from the March 2, 2017 meeting. Ann Peters provided the second; the minutes were approved by voice vote by all members present.

RESOLUTION: none

PUBLIC HEARINGS:

Carried Application:

Celal Andican	Appl. # 16-664
26 Dartmouth Road,	Blk. 84, Lot 6
FAR, Average Front Setback, 2 Side Setback	R-A zone

The applicant had prepared new house plans for 26 Dartmouth. He thought the plans would no longer require any variances but wanted to confirm that with the Zoning Office. Therefore he requested the application be carried to our May 4th meeting while he obtained that confirmation.

James Murphy made a motion to carry the application to May 4th without further notice. Jake DeNooyer provided the second and the carry was approved by a voice vote of all members present.

David Caggiano	Appl. #17-670
185 Boulevard	Blk. 56, Lot 8.02
Stone on Pillars	R-AA zone

David Caggiano, of 185 Boulevard, presented Exhibit A-1 which consisted of 6 pages of photos. The first 4 pages were photos of driveway pillars found along on the Boulevard. Page 5 was a photo of the Borough sign. Page 6 was a copy of an article dated September 18, 2013 noting the upgrading of the Boroughs manual sign to an electronic sign.

Mr. Caggiano pointed out the different materials the pillars were made of. The one on the property to the right of his home matched the house and was not built with local puddingstone. Ann Peters confirmed Mr. Caggiano took the photos of the pillars. She said she was more concerned with the wing walls he was talking about adding. Mr. Caggiano pointed out the material the town sign was made out of. He did not think that was fieldstone. Khizar Sheikh said he thought the photo of the Borough sign was telling, we should not expect someone to do something they didn't do ourselves. The administrator pointed out the base of the sign was over 20 years old and was constructed before the ordinance change and the addition of the electronic top in 2013.

Arthur Max asked why the applicant needed the walls. Stephen Vecchione asked the applicant if he preferred larger pillars or wing walls. Chris Richter gave everyone the history of the wall/pillar Ordinance. It was created to control the size and eliminate the use of materials other than stone. Stephen Vecchione asked Mr. Caggiano if the material he was using was a stone veneer. David Caggiano answered he was using a manufactured veneer not a natural stone veneer. Mr. Sullivan reminded the Board the only question before them was the material to be used. Mr. Caggiano repeated he wanted the pillars because he could not identify his driveway entrance in the dark.

Mr. Richter asked if anyone from the public wished to speak about the application. Janet Horst, of 82 Pocono Road, said she understood what the applicant was trying to do. If you look at the historic stone walls 80% or 90% are made up of builder stone that were harvested on site. It was not just puddingstone but also glacier stones. She suggested they blend the stones in the community and the stone veneer from their home.

Mark Caputo asked the applicant if he could incorporate other stone veneer that was closer in color to the natural stone found in the area. Chris Richter said he was not getting into determining someone's design elements. Khizar Sheikh agreed. Stephen Vecchione pointed out there was no ordinance dictating the stone used on a house. He thought there was more value in all the stone walls matching. Ann Peter added the walls and pillars in town are all different, isn't that why the Ordinance was written.

Jake DeNooyer made a motion to approve the variance since the stone veneer proposed was generally consistent with stone pillar examples provided by applicant. A second was provided by Khizar Sheikh. The Board voted to approve the application 7 to 0 with members Richter, Max, DeNooyer, Sheikh, Peters, Murphy, Vecchione and Caputo voting in favor.

Other Matters / Public Comment:

No from the public wished to comment.

James Murphy made a motion to adjourn the meeting and Jake DeNooyer provided the second. The meeting was adjourned at 8:06PM.

Respectfully submitted,

Cynthia Shaw