**MINUTES OF A MEETING**

**ZONING BOARD OF ADJUSTMENT OF**

**THE BOROUGH OF MOUNTAIN LAKES**

**December 2, 2021**

Chair James Murphy called the remote meeting to order and announced: Adequate notice of this remote meeting has been provided in accordance with the Open Public Meetings Act by publishing the remote meeting notice in The Citizen and The Morris County Daily Record on January 11, 2021 and by filing the same with the Borough Clerk and posting it on the Front Door on January 11, 2021 and was made available to all those requesting individual notice and paying the required fee.

Start: 7: 31PM

**ROLL CALL**:

Present: Murphy, Paddock, Peters, Astrup, Vecchione, DeNooyer, and Caputo

Absent: McCormick

Also, Present: Attorney Michael Sullivan

**REVIEW OF MINUTES**: Jake DeNooyer made a motion to approve the minutes from the November 4th meeting. Stephen Vecchione provided the second; the minutes were approved by voice vote by all eligible members present.

**RESOLUTION:** none

**PUBLIC HEARINGS:**

Carried Application:

Alexander Lu Appl. #21-727

 144 Lookout Road Blk. 51 Lot 17

 Improved Lot Coverage R-AA zone

The applicant, Alexander Lu, requested his application be carried to the next meeting. Stephen Vecchione made a motion to carry the application to January 6, 2022, and Brett Paddock provided the second. The application was carried by voice vote by all the eligible members present.

New Application:

Cortney and Brian Hann Appl. #21-728

17 Larchdell Way Blk. 82, Lot 26

Average Front Setback R-A zone

Brian Hann, of 17 Larchdell Way, started the application presentation. With the approval of the Zoning Officer, they have broken their renovation project into two parts. They started construction on the back addition because it meets all the zoning requirements. They would like to add a front porch to the home but that requires a front yard setback variance. Mr. Hann noted there was a variance granted for the front yard setback in 2003 but was never built.

William Byrne, a licensed architect in the state of NJ, prepared the plans. He referenced the proposed porch, on sheet 1, dated 11/10/21. They are expanding the one car garage to a two-car garage. The front of the house is very flat so adding a 7ft deep front porch would create architectural interest. The required average front yard exception is 40.8ft. The average front setback is currently 36ft, once they add the porch the front setback will be 33.8ft. This is a C-1 variance. The house sits right at the setback line. The front porch creates an inviting space in the front of the house and allows for interaction with the neighbors.

Michael Sullivan suggested they had a stronger C-2 than a C-1 variance based on the testimony provided by Mr. Byrne. Mr. Murphy agreed. The architect agreed as well.

Mr. Murphy asked for Board questions or comments. He said since the prior variance was never built it should be referenced in the resolution. He made a motion to grant a waiver from the requirement to provide topographical information. Mr. Murphy’s motion was seconded by Jake DeNooyer. The Board approved the waiver by voice vote.

Stephen Vecchione asked if they were changing the driveway. William Byrne answered it will be a little wider to accommodate the two-car garage. He confirmed there were plans for new landscaping. Mark Caputo asked about the height of the home. Mr. Byrne said they increased the height of the house but that was approved by the Zoning Officer. They will be capturing the roof runoff into a drywell system.

Mr. Murphy opened the hearing to the public for questions and comments. Seeing none he closed the public portion.

Jake DeNooyer thought the plans an improvement to the house. Brett Paddock said the Board has three options on this application: no porch, a smaller porch, or this porch. He supported the project but wanted to hear the Board’s thoughts about allowing a narrower porch at the previously approved setback variance of 34.5ft. Jake DeNooyer thought making the porch width 8” less than presented was insignificant. J. Murphy agreed. Stephen Vecchione asked what the ideal porch width would be. W. Byrne answered an ideal porch would be 8ft. S. Vecchione asked if the roof would be steeper with a 7ft deck. Mr. Byrne said it would. Anne Peters loved the plan and thought it would enhance the street. Ryan Astrup thought they has presented a good design.

Stephen Vecchione made motion to approve the application as presented with our standard requirements to provide a tree management plan and to submit an as-built survey in order to receive a CO. A second was provided by Anne Peters. The Board voted 7 to 0 to approve the application with members Murphy, Paddock, Peters, Astrup, Vecchione, DeNooyer, and Caputo voting in favor.

**Other Matters / Public Comment:**

Chairman Murphy opened the meeting to the public. No one wished to speak so the public portion of the meeting was closed.

Stephen Vecchione made a motion to adjourn the meeting and Brett Paddock provided the second. The meeting was adjourned at 8:16PM.

 Respectfully submitted,

 Cynthia Shaw