

**MINUTES OF A REGULAR MEETING
ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF MOUNTAIN
LAKES
December 4, 2014**

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 16, 2014. Said resolution was mailed to The Citizen and The Morris County Daily Record and by filing the same with the Borough Clerk on January 23, 2014 and was made available to all those requesting individual notice and paying the required fee.

Start: 7:32 PM

ROLL CALL:

Present: Richter, Bolo, Max, McConnell, Murphy and Vecchione

Absent: Dietz, Sheikh and Tolud

Also Present: Attorney Michael Sullivan

REVIEW OF MINUTES: Peter Bolo made a motion to approve the minutes from the November 6th meeting. Arthur Max provided the second; the minutes were approved by voice vote by all members.

MEMORIALIZING RESOLUTIONS:

DAWN FEMBLEAUX

Appl. # 14-640

James Murphy made motion to adopt the resolution of approval; Stephen Vecchione seconded the motion. The resolution was passed by a vote of 5 to 0 with members Max, Richter, Bolo, Murphy and Vecchione voting to approve.

KENNETH & MARY ADAMS

Appl. #14-641

Peter Bolo made motion to adopt the resolution of approval; Chris Richter seconded the motion. The resolution was passed by a vote of 4 to 0 with members Richter, Bolo, Murphy and Vecchione voting to approve.

PUBLIC HEARINGS:

JESSE & FREDRIKA MCDONALD

165 Morris Avenue

Blk. 92, Lot 16.02

Appl. #14-642

ILC

R-A Zone

Jesse and Fredrika McDonald presented their own application. They moved to town in 2004, have renovated the interior of their home and now want to improve their backyard. The front of house has a covered porch which faces Morris Avenue but it does not have any privacy. The back of the house currently has a deck they want to make a patio but they already exceeded the ILC. The deck is above the ground and the house has a stone foundation. They wish to remove deck, replace it with a blue stone patio and add some

stone walls to match the foundation. They plan to remove an old stone fireplace in the setback and remove some of the driveway to maintain the coverage. The existing coverage is 40.85% and new ILC will be 40.84% requiring an ILC variance. Peter Bolo asked where the walls would be located. Jesse McDonald said the patio will be dropped to ground level, they would add two steps out of the house to the patio and the walls would frame the patio.

Chris Richter opened the meeting to the public; no one was present.

The Chair asked for Board comments. Peter Bolo asked the height of fireplace. The applicant said it would be 5 to 8 ft. tall. Stephen Vecchione said the deck did not fit the character of the house, the patio would fit in better and the plan removed the old fireplace from the setback. Arthur Max thought the Board should set the height of the perimeter walls. Peter Bolo said that was not important to him.

Peter Bolo made a motion to approve the application as presented with one condition that patio fireplace not be built more than 8ft above the patio elevation; a second was provided by James McConnell. The application was approved by a vote of 6 to 0 with members Max, Richter, Bolo, Murphy, McConnell and Vecchione voting to approve.

Other Matters / Public Comment:

The Board reviewed the well head protection map created with the adoption of the Wellhead Protection Ordinance.

The Board will meet on January 8th to reorganize.

No one from the public was present to speak during the public portion of the meeting.

Chairmen Richter told the Board he had discussed the possibility of the Planning Board and Zoning Board becoming a single Board with the Mayor.

Chris Richter made a motion to adjourn the meeting and James McConnell provided the second. The meeting was adjourned at 8:06 PM.

Respectfully submitted,

Cynthia Shaw, Secretary