

**MINUTES OF A REGULAR MEETING
ZONING BOARD OF ADJUSTMENT OF
THE BOROUGH OF MOUNTAIN LAKES
January 3, 2019**

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 February 1, 2018. Said resolution was mailed to The Citizen and The Morris County Daily Record and by filing the same with the Borough Clerk on February 5, 2018 and was made available to all those requesting individual notice and paying the required fee.

Start: 7:30PM

ROLL CALL:

Present: Max, Richter, Murphy, Peters, Vecchione, Caputo and McCormick

Absent: DeNooyer

Also Present: Attorney Michael Sullivan

REORGANIZATION:

Election of Chair – James Murphy made a motion to appoint Chris Richter Chair of the Zoning Board of Adjustment and Arthur Max provided the second. The motion was approved by a voice vote of all members present.

Election of Vice Chair– Chris Richter made a motion to appoint Stephen Vecchione vice Chair of the Zoning Board of Adjustment and Ann Peters provided the second. The motion was approved by voice vote of all members present.

Appointment of the Board Attorney, Michael Sullivan,

Appointment of Administrator/Secretary, Cynthia Shaw,

Appointment of Board Engineer, Bill Ryden,

Appointment of Board Planner, Paul Phillips,

*Designation of Official Newspapers, The Citizen and The Daily Record, and
Determination of the regular Meeting Dates as follows:*

February 7, 2019	August 1, 2019
March 7, 2019	September 12, 2019
April 4, 2019	October 3, 2019
May 2, 2019	November 7, 2019
June 6, 2019	December 5, 2019
July 11, 2019	January 2, 2020

James Murphy made a motion to adopt the resolution determining the Attorney, Board Administrator/Secretary, Engineer, Planner, newspaper designations and meeting dates for the Zoning Board of Adjustment for the 2019 calendar year. A second was provided by Stephen Vecchione. The resolutions were approved by a voice vote of all members present.

Re-adoption of the By-Law

Mark Caputo made the motion to adopt the by-laws and a second was provided by Stephen Vecchione. The resolution was approved by a voice vote of all members present.

REVIEW OF MINUTES: Stephen Vecchione made a motion to approve the minutes from the December 6, 2018 meeting. James Murphy provided the second; the minutes were approved by voice vote by all eligible members present.

RESOLUTION: none

PUBLIC HEARINGS:

New Application:

Stephen Vecchione
336 Boulevard
Side

Appl. #18-692
Blk. 100, Lot 60
R-A Zone

Stephen Vecchione, of 336 Boulevard, presented the application. He was looking for a side setback variance to install a stand-by generator. Most of the property is 100ft wide and the house was 50ft wide. There is a notch in the house design near the rear of the property for the unit. The generator needs to be 5ft from the house creating a side setback of 23ft. He plans to install it on the west side of house near the electric and gas meters. The unit will be 134ft from the neighbor on that side. The generator is a 67db natural gas unit. It could fit in the front of the house but they have too many windows. The front of the house has a 40ft evergreen that will shield the unit from the road and evergreens along the side line that will block the unit for the neighbor.

Chris Richter asked if the shed was still there. It was there when they bought the house and he still uses it. It's 96 sq. ft. and will help shield the generator from the neighbor. The Chair asked how often the generator would cycle. It will cycle once a week between 8am and 8pm. Arthur Max asked why he didn't locate it were the A/C units were. S. Vecchione answered because there was no room there. A. Max asked about installing it in the front. The front has so many windows and the unit has to be 5ft from a window. Arthur Max thought there should additional vegetation added around the unit. Mr. Vecchione said he would do that if needed.

No one from the public wished to comment on the application.

James Murphy made a motion to approve the application with the condition the unit be cycled during the allowed time of 8am to 8pm. A second was provided by Mark Caputo. The Board voted 6 to 0 to approve the application with Max, Richter, Murphy, Peters, Caputo and McCormick voting in favor.

Other Matters / Public Comment:

2018 Annual Report – A motion was made by Arthur Max and a second was provided by James Murphy to approve the report. The motion was carried by a voice vote of all members present.

No one was present from the public.

James Murphy made a motion to adjourn the meeting and Arthur Max provided the second. The meeting was adjourned at 8:01PM.

Respectfully submitted,

Cynthia Shaw