

**MINUTES OF A MEETING
ZONING BOARD OF ADJUSTMENT OF
THE BOROUGH OF MOUNTAIN LAKES
January 4, 2024**

Cynthia Shaw 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, 2023 and by filing the same with the Borough Clerk and posting it on the Front Door on January 9, 2023 and was made available to all those requesting individual notice and paying the required fee.

Start: 7:30pm

ROLL CALL:

Present: Murphy, DeNooyer, Peters, Astrup and Vecchione

Absent: McCormick, Caputo, Paddock and Leininger

Also, Present: Attorney, Michael Sullivan

Election of Chair – Stephen Vecchione made a motion to appoint James Murphy Chair of the Zoning Board of Adjustment and Annie Peters provided the second. The motion was approved 5 – 0 with all members voting in favor.

Election of Vice Chair– James Murphy made a motion to appoint Stephen Vecchione vice Chair of the Zoning Board of Adjustment and Jake DeNooyer provided the second. The motion was approved 5 – 0 with all members voting in favor.

*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, and
Designation of Official Newspapers, The Citizen and The Daily Record*

James Murphy made a motion to adopt the resolutions determining the Attorney, Board Administrator/Secretary, Engineer, Planner, and newspaper designations, A second was provided by Stephen Vecchione. The resolutions were adopted by voice vote of all members present.

Determination of the regular 2024 Meeting dates as follows:

The Board administrator explained the February 1st meeting will be held remotely. The remainder of the meeting would be held in person at the Borough Hall. Those dates will be:

March 7 th	August 1 st
April 4 th	September 5 th
May 2 nd	October 3 rd
June 6 th	November 7 th
	December 5 th

July 11th

January 2, 2025

James Murphy made a motion to adopt the resolution determining the Board meeting dates and Ryan Astrup provided the second. The resolution was adopted by voice vote by all members present except for Stephen Vecchione.

Re-adoption of the Bylaws

The Board Administrator explained the changes made to section 1:2-1 of the bylaws. If the Board agenda is limited to the adoption of minutes and resolutions the Board could meet remotely. James Murphy made a motion to adopt the revised bylaws for the Zoning Board of Adjustment for the 2024 calendar year. A second was provided by Annie Peters. The resolutions were approved by a voice vote of all eligible members present except for Stephen Vecchione.

REVIEW OF MINUTES: Stephen Vecchione made a motion to approve the minutes from the December 7th meeting. Jake DeNooyer provided the second; the minutes were approved by voice vote by all eligible members present.

RESOLUTION: Justin and Annie Peters Appl. #23-753

A motion was made by James Murphy to adopt the resolution of approval and a second was provided by Ryan Astrup. The Board voted 4 – 0 to adopt the resolution of approval.

PUBLIC HEARINGS:

Carried Application:

Junmeng Chen and Selina Shi	Appl. #23-751
19 East Shore Road	Blk. 23, Lot 17
Improved Lot Coverage Side Setback	R-AA zone
Floor Area Ratio	

The applicant requested their hearing be carried to February 1, 2024 without further notice. This meeting will be held remotely. A motion was made by James Murphy and a second was provided by Jake DeNooyer. The request to carry the application was approved by voice vote of all members present.

Other Matters / Public Comment:

Public Comment – No one wished to speak during the public comment period.

Stephen Vecchione made a motion to adjourn the meeting and Annie Peters provided the second. The meeting was adjourned at 8PM.

Respectfully submitted,

Cynthia Shaw