

**MINUTES OF A REGULAR MEETING
ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF MOUNTAIN
LAKES
June 1, 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 (7:40PM), Peters, Murphy (7:40PM), Vecchione and Caputo

Absent: McConnell and Vecchione

Also Present: Attorney Michael Sullivan

REVIEW OF MINUTES: Mark Caputo made a motion to approve the minutes from the May 4, 2017 meeting. Arthur Max provided the second; the minutes were approved by voice vote by all eligible members present.

RESOLUTION:

Soumitra Mukherjee & Sima Roychowdhury

Appl. #17-671

Michael Sullivan suggested modification of condition #1 of the resolution. It was changed to read a DEP permit be obtained if required.

Jake DeNooyer made a motion to adopt the resolution of approval with the change in condition #1. A second was provided by Chris Richter and was approved by a vote of 3 – 0 with members Max, Richter and DeNooyer voting in favor.

PUBLIC HEARINGS:

Carried Application:

Dean Ferdico

Appl. #17-672

250 Boulevard

Blk. 100, Lot 19

Average Front Setback, Side Setback

R-A zone

Height

The Board Administrator received a request to carry the Ferdico application to the Board's July 6th meeting to give the applicant additional time to confer with the county. A motion was made by Chris Richter to carry the application without further notice. A second was provided by Jake DeNooyer and the carry was approved by voice vote of all eligible members.

New Application:

Ethan and Sarina Grodofsky

Appl. #17-673

71 Lake Drive
Front Yard Setback

Blk. 101, Lot 23
R- A zone

Since Jake DeNooyer lives within 200 ft. of the Grodofsky's he recused himself from hearing the application.

Larry Korinda, a licensed Architect in the state of NJ and the homeowner Ethan Grodofsky were sworn in. Mr. Korinda explained the applicant was seeking an average front yard setback of 20.2 ft. for a preexisting garage where 42.7 ft. was required. The existing garage was on steel beams with a concrete slab creating a carport below. Mr. Korinda presented exhibit A-1, a board consisting of 4 photos of the existing garage. The two car garage on Lake Drive has a man door that allows you to exist the garage from the side and walk down the stairs. They plan to enclose the lower level and change the gravel pad to a concrete floor. They will recycle the existing 8 ft. garage doors and reuse them to enclose and create a storage area below. They will install new 9 ft. garage doors at the Lake Drive entrance. They are also proposing a loop driveway which would be safer than backing out since there is a lot of pedestrian traffic on the street. They do not need to remove the oak tree; the grades are not correct on the site plan. They are adding two dormers in the back of the house to create a master bedroom and bathroom suite on the second floor as well as a second bedroom and hall bath.

In 1987 the Board of Adjustment granted a variance for an 18 ft. setback to construct a larger garage but that was never done. Today they plan to keep the existing setback the same which is a preexisting non-conforming condition. Mr. Korinda concluded the positive proposal out weight the detriment and did not hurt the zoning plan.

Mr. Richter asked why the applicant was before the Board. Michael Sullivan responded the Zoning Officer sent them to the Board because they are altering the garage which does not meet the front yard setback requirement. Arthur Max confirmed the driveway would be made of asphalt. Mark Caputo clarified the garage alterations would not increase the lot coverage.

Chairman Richter opened the meeting to the public. Jake DeNooyer, of 79 Lake Drive, reported the house to the left has a circular drive and so did three houses to the left. The circular driveway was safer so he could support it. Arthur Max stated the driveway size had doubled. Had the run off been addressed in the design; yes it had.

A motion was made by Jim Murphy to approve the application as presented and Ann Peters provided the second. The Board voted 6 – 0 to approve the application with members, Richter, Sheikh, Max, Murphy, Peters and Caputo voting in favor.

Michael Sullivan had prepared a resolution. A motion was made by Mark Caputo to memorialize the resolution of approval and a second was provided by Ann Peters. The Board voted 6 – 0 to adopt the resolution with members Richter, Sheikh, Max, Murphy Peters and Caputo voting in favor.

Other Matters / Public Comment:

No one was present from the public.

After reviewing member's availability to attend the upcoming July 6th meeting it was determined the Board needed to cancel. A motion was made by Chris Richter to cancel the July 6th meeting and carry the Ferdico application to the August 3rd meeting without further

notice. A second was provided by Arthur Max; the Board approved the cancellation and carry by voice vote of all eligible members.

James Murphy made a motion to adjourn the meeting and Jake DeNooyer provided the second. The meeting was adjourned at 8:17PM.

Respectfully submitted,

Cynthia Shaw