

**MINUTES OF A MEETING  
ZONING BOARD OF ADJUSTMENT OF  
THE BOROUGH OF MOUNTAIN LAKES  
November 2, 2023**

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, 2023 and by filing the same with the Borough Clerk and posting it on the Borough Office bulletin board on January 09, 2023 and was made available to all those requesting individual notice and paying the required fee.

Start: 7:31PM

**ROLL CALL:**

Present: Murphy, De Nooyer, Leininger, Peters, Vecchione, McCormick, Caputo and Astrup

Absent: Paddock

Also, Present: Attorney, Michael Sullivan

**REVIEW OF MINUTES:** Mark Caputo made a motion to approve the minutes from the October 5, 2023 meeting. Annie Peters provided the second; the minutes were approved by voice vote by all eligible members present.

**RESOLUTION:** none

**PUBLIC HEARINGS:**

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	

This applicant has requested their application be carried to our January meeting. A motion was made by James Murphy to carry the application to our January 4, 2024 meeting without further notice and a second was provided by Meghan Leininger. The carry was approved by voice vote of all eligible members present.

James Nichols	Appl. #23-754
8 Maple Way	Blk. 127.04, Lot 4
Front Setback	R-2 Zone

Alex Gotthelf, a licensed architect in the state of NJ, prepared the plans for the variance request. James Nichols, of 8 Maple Way, was looking for a front setback variance to add a new front porch to his home. Mr. Nichols shared exhibit A-1, a 7-page power point presentation, containing photos of the property, renderings of the front of the house and a streetscape exhibit. He explained they have problems with package deliveries since the front door is not covered. They would like somewhere to sit and watch their children

play. They want to create shade in the front yard. They did consider a portico, but they still would have needed a front setback variance. Maple Way curves to the right and left of his property. The photos showed the view of the neighboring properties from his front yard. The base of the porch will be masonry. Most of the porch roof will be flat; there will be a peak over the door. The columns will be in the arts and craft style.

James Murphy asked the applicant to list the variances they were seeking. They need a front yard setback variance. Currently the house is 44.05ft off the property line. They are required to be at 43ft, and they are seeking a setback of 36.2ft. Steve Vecchione asked what materials would be used. Alex Gotthelf said the porch roof would be metal. J. Nichols added the color would be neutral. The masonry will be a thin real stone veneer. M. Leininger asked what the type of rock would be. It will be a river rock. Will there be gutters? Yes, and they will tie into the current drainage system. R. Astrup was glad they were still within the allowed lot coverage. Were they removing anything to achieve this. A. Gotthelf answered they were only taking out the existing walkway and replacing it with a new one.

The chair asked for public questions or comments. – Frank Araps, of 10 Maple Way, Katie Muttick, of 12 Center Drive, Paula Lewis, of 4 Center Drive, and Jenn Ammoto, of 8 Crescent Drive supported the application.

Steve Vecchione made a motion to approve the application with the Board’s standard conditions and a second was provided by Ryan Astrup. The Board approved the application 7 – 0 with members Murphy, De Nooyer, Leininger, Peters, Vecchione, McCormick, Caputo and Astrup voting in favor.

**Other Matters / Public Comment:**

Public Comment – No one wished to make a public comment.

Master Plan Committee – The Planning Board adopted the 2023 Master Plan Reexamination Report at the October 26<sup>th</sup> public hearing.

Jim Murphy will be reaching out to board members about renewing their term.

Ordinance Subcommittee – The committee will be meeting on November 30<sup>th</sup>.

Kelly McCormick made a motion to adjourn the meeting and Annie Peters provided the second. The meeting was adjourned at 8:17 PM.

Respectfully submitted,

Cynthia Shaw