

**MINUTES OF A SPECIAL MEETING  
ZONING BOARD OF ADJUSTMENT OF  
THE BOROUGH OF MOUNTAIN LAKES**

Chair 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, 2021 and by filing the same with the Borough Clerk and posting it on the Front Door on January 11, 2021 and was made available to all those requesting individual notice and paying the required fee.

Start: 7:30 PM

## **ROLL CALL:**

Present: Murphy, Paddock, Peters, Astrup, Vecchione, DeNooyer and McCormick

Absent: Caputo

Also, Present: Attorney Michael Sullivan

**REVIEW OF MINUTES:** James Murphy made a motion to approve the minutes from the October 7<sup>th</sup> meeting. Ryan Astrup provided the second; the minutes were approved by voice vote by all eligible members present.

## **RESOLUTION:**

15 Point View Place, LLC

Appl. #21-725

Stephen Vecchione made a motion to adopt the resolution of approval and James Murphy provided the second. The Board voted 5 - 0 to adopt the resolution with members Murphy, Paddock, Vecchione, Peters and DeNooyer voting in favor.

## **PUBLIC HEARINGS:**

Alexander Lu  
144 Lookout Road  
Improved Lot Coverage

Alex Gottheff, a licensed architect in the state of NJ, presented the application. The Lu's currently do not have a garage and would like to add one. He referenced sheet 1 of Korzen Engineering "Lot Grading Plan" dated 9/29/21. The location of the existing driveway was on the right side of the house where the kitchen and family room are located. They explored putting the garage on that side of the house, but it was inadequate in several ways. The garage would not be long enough for a car; it would have been one oversized bay, bust the side and front setbacks, and the presence on the street would have been massive. The better location on the lot was to the left side of the house. The new garage has hip roof and will be 500sqft. This will not increase the homes FAR. They will exit through a back door of the garage, cross over the patio and to come in through the kitchen patio doors. They plan to maintain the existing driveway to access the living

space. The new garage would be for parking the cars, storage and for security reasons. The old driveway will support the day-to-day activities of the house.

Peter Korzen, a licensed engineer in the state of NJ presented the site plan. On sheet 2 was the existing conditions plan dated 9/29/21. The property is in the R-AA zone. The topography slopes down toward Lookout Road and the backyard slopes east to west. The addition and the new driveway are on the east side of the house. They will be adding new walkways to connect the new garage to the front of the house. The new driveway turnaround area is flat and at the same grade it is now. They have added a substantial stormwater management system to control the runoff. There will be a drywell (#1) to collect the runoff from the garage, the easterly portion of the house roof, the back walkway, and a portion of the front walk. On the right side they added a curb line to the existing driveway to act as a barrier to convey the water into another drywell (#2). Currently water sheets off the existing driveway to the road and onto the neighbor's property to the right. The setbacks for the new garage all comply. They are asking for an ILC variance. If you combine the two dry wells you are capturing 2441sqft of runoff which is more than is being captured now.

Chairman Murphy asked for Board questions and comments. He asked about the A/C units on the right of the house. The units are existing and very old. The Administrator said they would require a variance when replaced. He then asked about the grade of new driveway. Peter Korzen answered the grade was 3% at the top of the drive. From there it is 13.6%, then 12.7% and finally 8% when it reaches Lookout Road. The allowable slope in Mt. Lakes is 15%. The water runoff for the garage is captured before it goes down the new driveway. Michael Sullivan confirmed the proposed dry wells were new. Stephen Vecchione questioned the need for two driveways. Ann Peters asked what the new driveway was for. Michael Sullivan commented the two driveways seem to be added only for convenience. The Borough's ILC is for stormwater management, to control the improved areas on the lot and designed to provide green areas on a property. Mr. Murphy added historically most applicants are reducing their lot coverage. The Lu family is doubling the paved area with driveways and walkways. Alexander Lu said the previous owners of the home were able to live without a garage, they could not. They were proposing the addition of dry wells to compensate for the two driveways and garage. The street parking is limited because the house is located on the bend in the road. Ann Peters responded we agree a garage is needed but maybe you need to move your mudroom. Alex Gottheff said if we put the garage at the other end of the house, they would need two additional variances. Jake DeNooyer said it would be helpful to see the entire floor plan. Could they add the garage out the front right corner? Mr. Gottheff said that end of the house was an addition in the 1990's. Mrs. Peters said she grew up behind this property and the house was originally a ranch. Mr. DeNooyer had trouble with the two driveways. He didn't agree with Mr. Korzen's logic on increasing the drywells to give you more flexibility on the lot coverage. Mr. Gottheff presented exhibit A-1, prepared by Matterport, showing the house floor plans. He felt it was reasonably accurate. Mr. Vecchione said he could not support the application; they should build a one car garage. Alex Gottheff said the applicant wanted to rework the plans and come back to the Board. Ann Peters and Jim Murphy added the applicant needed to compromise on what they wanted.

James Murphy opened the hearing to the public. John Paret, of 4 Turkey Hill Road, Montville, said his mother lived at 39 Condit Road. He confirmed the old house had a garage on the right. His mother had a lot of run off from this home onto her property. Stephen Vecchione made a motion to carry the Lu application to the Dec 2<sup>nd</sup> meeting without further notice. The second was provided by Jake DeNooyer. It was made clear that if the applicant needed additional variances they would need to re-notice. The carry was approved by voice vote by all eligible members present.

**Other Matters / Public Comment:**

Chairman Murphy opened the meeting to the public. No one wished to speak so the public portion of the meeting was closed.

Stephen Vecchione made a motion to adjourn the meeting and Kelly McCormick provided the second. The meeting was adjourned at 8:49 PM.

Respectfully submitted,

Cynthia Shaw