

*Note: We are not submitting this for publication or for billing to the Borough.*

For Notice under Sunshine Law

**MOUNTAIN LAKES ZONING BOARD OF ADJUSTMENT  
AGENDA  
October 5, 2023**

**NOTICE:** Please take notice that the meeting of the Zoning Board of Adjustment of the Borough of Mountain Lakes will be held on October 5, 2023 at 7:30 p.m. **as a remote meeting only.** Formal action may be taken.

**To Participate** via computer please use the following link to join the webinar: <https://zoom.us/j/94321697504>

Or use iPhone one-tap: US: +13126266799,,94321697504# or +19292056099,,94321697504#

Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 943 2169 7504

If calling into the meeting by telephone, the following commands can be entered via DTMF tones using your phone's dial pad while in a Zoom meeting:

\*6 - Toggle mute/unmute

\*9 – Raise Hand (Once hand is raised, it cannot be lowered – if you change your mind and choose not to speak, when called upon, please let the host know that you have changed your mind and no longer wish to speak)

International numbers available: <https://zoom.us/j/94321697504>

1. CALL TO ORDER & OPEN PUBLIC MEETING ADVERTISEMENT NOTICE

2. ROLL CALL

3. REVIEW OF MINUTES: September 7, 2023

4. MEMORIALIZING RESOLUTION:

Ralph and Jill Pfeifer Appl. #23-750

5. 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

Justin and Annie Peters\* Appl. #23-753  
74 Tower Hill Road Blk. 40, Lot 09  
Height, Rear and Side Setback R-AA zone

*\*This application will be carried to December 7, 2023*

6. OTHER MATTERS / PUBLIC COMMENTS

7. ADJOURNMENT

---

Cynthia Shaw, Administrative Officer

Dated: September 25, 2023

Distribution:

Board Chairman and Members  
Board Attorney  
Citizen & Daily Record

Web Site  
Council Liaison

Applicants  
Bulletin Board  
Borough Clerk