## MINUTES OF A MEETING ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF MOUNTAIN LAKES October 5, 2023

Stephen Vecchione 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 <a href="The Citizen">The Citizen</a> and <a href="The Morris County Daily Record">The Morris County Daily Record</a> 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: 7:30 PM

### **ROLL CALL**:

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

Absent: Murphy, Astrup, Paddock

Also, Present: Attorney, Michael Sullivan

**REVIEW OF MINUTES**: Kelly McCormick made a motion to approve the minutes from the September 7, 2023 meeting. Annie Peters provided the second; the minutes were approved by voice vote by all eligible members present.

### **RESOLUTION:**

Ralph and Jill Pfeifer Appl. #23-750

Annie Peters made a motion to adopt the resolution of approval. Jake DeNooyer provided the second. The Board voted 4-0 to adopt the resolution with members Leininger, Peters, McCormick and De Nooyer voting in favor.

#### **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

Mr. Chen requested his application be carried to November 2, 2023. Mark Caputo made a motion to carry the application and Annie Peters provided the second. The Board approved carrying the application to November 2<sup>nd</sup> by voice vote of all eligible members.

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

The Peters requested their application be carried to December 7, 2023. Steve Vecchione made a motion to carry the application without further notice in the newspaper and Jake DeNooyer provided the second. The Board approved carrying the application to December 7<sup>th</sup> by voice vote of all eligible members.

# **Other Matters / Public Comment:**

<u>Public Comment</u> – No one was present to make a public comment.

Master Plan Committee – The Planning Board will be adopting it's 2023 Master Plan Reexamination Report at the October 26<sup>th</sup> public hearing.

Meghan Leininger made a motion to adjourn the meeting and Kelly McCormick provided the second. The meeting was adjourned at 7:45PM.

Respectfully submitted,

Cynthia Shaw