

MOUNTAIN LAKES ZONING BOARD OF ADJUSTMENT

APRIL 2, 2026 @ 7:30 P.M.

400 Boulevard, Mountain Lakes

AGENDA

1. CALL TO ORDER & OPEN PUBLIC MEETINGS ACT

Adequate notice of this meeting of the Mountain Lakes Board of Adjustment has been provided in accordance with the Open Public Meetings Act (Chapter 231.P.L. 1975) as follows: notice was sent to the official newspaper The Daily Record and The Citizen, posted on the bulletin board in the Town Hall, posted on the Town website and filed with the Town Clerk.

2. ROLL CALL

Mark Caputo	Jake DeNooyer
Kelly McCormick	Brett Paddock
Annie Peters	Stephen Vecchione
Ryan Astrup, Alternate #1	Jennifer Marotta, Alternate #2
Chairman Murphy	

Michael Sullivan, Board Attorney	William Ryden, Board Engineer
Kate Keller, Board Planner	Kerry Brown, Board Secretary

3. MINUTES

- A. **December 4, 2025** (Caputo, DeNooyer, McCormick, Paddock, Peters, Astrup, Marotta, Chairman Murphy)
- B. **February 5, 2026** (Caputo, DeNooyer, McCormick, Paddock, Peters, Astrup, Marotta, Chairman Murphy)

4. RESOLUTIONS

- A. **#26-773 – Huy Lam & Jenny Yeung**
15 Cobb Road, Block 61, Lot 11, R-A Zone
Variance application to construct a detached one-car garage, install driveway, and extend second floor over existing first floor. Variances relief: Side yard setback 25 ft required, 8.5 ft requested and lot coverage 25% allowed and 29.8% requested.
(Caputo, DeNooyer, McCormick, Paddock, Peters, Astrup, Chairman Murphy)

5. BUSINESS

- A. **#23-755 - Prime Real Estate Management, LLC – Illyas Sarwari**
117 Bloomfield Avenue, Block 116, Lot 4, Zone OL-2/R-1
Site Plan, Bulk Variance and Use Variance application to construct an addition and proposed renovations to an existing residential dwelling and garage for proposed residential dwelling, commercial office and van transportation facility.
(Continued from December 4, 2025 – Caputo, DeNooyer, McCormick, Paddock, Peters, Astrup, Marotta, Chairman Murphy)

6. PUBLIC SESSION

7. CORRESPONDENCE

A. NJDEP Stormwater Training

8. ADJOURNMENT

Board Members
Bulletin Board

Borough Engineer
Town Web Site

Board Attorney
Eblast Borough

Borough Clerk Applicant
Citizen & Daily Record