

**BOROUGH OF MOUNTAIN LAKES  
ZONING BOARD OF ADJUSTMENT  
AGENDA  
August 7, 2025**

**NOTICE:**

Please take notice that the regular scheduled meeting of the Borough of Mountain Lakes Zoning Board of Adjustment will be held on Thursday, August 7, 2025 at 7:30 p.m. **as a remote Zoom 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>

**BOROUGH OF MOUNTAIN LAKES  
ZONING BOARD OF ADJUSTMENT  
AGENDA  
August 7, 2025  
VIA ZOOM ONLY**

**1. CALL TO ORDER & OPEN PUBLIC MEETINGS ACT**

Adequate notice of this meeting of the Mountain Lakes Planning Board 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**

Ryan Astrup	Mark Caputo
Jake DeNooyer	Kelly McCormick
Brett Paddock	Annie Peters
Stephen Vecchione	

Chairman Murphy

**3. MINUTES**

**A. July 9, 2025**

**4. RESOLUTIONS**

**A. #25-767 - Alyson & Earl Pedersen**  
59 Crestview Road, Block 27, Lot 23, R-AA zone  
Floor Area Ratio Variance and Soil Moving Permit SM-25-052

**5. BUSINESS**

**6. PUBLIC COMMENT**

**7. CORRESPONDENCE**

**8. ADJOURNMENT**

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Kerry Brown, Administrative Officer

Dated: July 16, 2025

Distribution:

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Eblast			