

August 7, 2025

The regular meeting of the Borough of Mountain Lakes Zoning Board of Adjustment was held via the Zoom online platform. Chairman Murphy called the meeting to order at 7:31. Chairman Murphy stated that proper notice had been given for this meeting in accordance with the “Open Public Meetings Act.”

Roll Call

Ryan Astrup - absent	Mark Caputo - absent
Jake DeNooyer - present	Kelly McCormick - present
Brett Paddock – present	Annie Peters – present
Stephen Vecchione – absent	Chairman Murphy – present

Also present: Board Attorney Michael Sullivan and Board Secretary Kerry Brown

Minutes

The July 9th Board of Adjustment meeting is audio only.

Resolution

#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

Ms. Peters made a motion to approve the resolution as presented. Mr. DeNooyer second the motion.

AYE: Ms. Peters, Mr. DeNooyer, Ms. McCormick, Mr. Paddock, Chairman Murphy

Business

No business at this time.

Public Comment

Scott Dubnoff, 75 Pollard Road, Mountain Lakes

Mr. Dubnoff introduced himself and stated that he has sent his resume to Chairman Murphy for consideration to become a member of the Zoning Board. Chairman Murphy stated he would reach out to schedule a meeting.

Correspondence

No correspondence at this time.

Chairman Murphy made a motion to adjourn the meeting and Ms. Peters provided the second. The meeting was adjourned at 7:43PM.

Respectfully submitted,
Kerry Brown, Board Secretary