

MOUNTAIN LAKES BOARD OF ADJUSTMENT
DECEMBER 4, 2025 @ 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

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

Chairman Murphy

Michael Sullivan, Board Attorney	William Ryden, Board Engineer
Kerry Brown, Board Secretary	

3. PUBLIC COMMENTS

4. MINUTES

A. November 6, 2025

5. RESOLUTIONS

A. #25-771 – Robert Wagmiller
112 Pollard Road, Block 110, Lot 41, R-A Zone
Front Yard Setback for proposed vestibule and wrap around covered porch.

6. BUSINESS

A. #25-772 - Daniel & Madison Keppeler
10 Scarborough Road, Block 119, Lots 5&6, Zone R-A
Front Yard Setback for proposed addition to front of house.

B. #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.

7. CORRESPONDENCE

8. ADJOURNMENT

Board Members	Borough Engineer	Board Attorney	Borough Clerk	Applicant
Bulletin Board	Town Web Site	Eblast Borough	Citizen & Daily Record	