

**MINUTES OF A MEETING  
ZONING BOARD OF ADJUSTMENT OF  
THE BOROUGH OF MOUNTAIN LAKES  
December 5, 2024**

James Murphy called the regular meeting to order and announced: Adequate notice of this meeting has been provided in accordance with the Open Public Meetings Act by publishing the meeting notice in The Citizen and The Morris County Daily Record on January 11, 2024 and by filing the same with the Borough Clerk and posting it on the Bulletin Board on January 8, 2024 and was made available to all those requesting individual notice and paying the required fee.

Start: 7:33 pm

**ROLL CALL:**

Present: Peters, Murphy, DeNooyer, Leininger, Vecchione, Caputo, McCormick and Paddock

Absent: Astrup

Also, Present: Attorney Michael Sullivan

**REVIEW OF MINUTES:** James Murphy made a motion to approve the minutes of the November 7<sup>th</sup> meeting. Annie Peters provided the second; the minutes were approved by voice vote by all eligible members present.

**RESOLUTION:** Jack Gentul

Appl 24-760

Meghan Leininger made a motion to adopt the resolution of approval; Jake DeNooyer seconded the motion. The resolution was adopted by a vote of 4 to 0 with members Murphy, Peters, DeNooyer and Leininger voting in favor.

**PUBLIC HEARINGS:**

**Carry Application:**

Alexandra &amp; Thomas Barbarite

12 Raynold Road

## Improved Lot Coverage

Appl. #24-759

Blk. 113, Lot 13

R-A zone

Alexandra and Thomas Barbarite requested their application be carried a second time to February 6, 2025 without further notice. Steve Vecchione made a motion to permit carrying the application without notice and Brett Paddock provided the second. The Board voted in favor of the carry by voice vote of all members present.

### New Application:

Kim Kline

223 Boulevard

### Improved Lot Coverage, Rear Setback

## Side Setback (2)

Appl # 24-760

Blk. 55, Lot 24.02

R-AA zone

Maya Ibrahim, the owner of 223 Boulevard, wished to add a pool in her backyard. Larry Korinda, a licensed architect in the state of NJ would present the application. The Board questioned the zone the property was in; was it R-A or R-AA. The Zoning Map dated for the Borough of Mountain Lakes, dated May of 2019, last updated on April 6, 2023 showed the property in zone R-AA.

The applicant requested the application be carried to January 2<sup>nd</sup> so they could revise their submission. James Murphy made a motion to permit the carry without further notice. Kelly McCormick provided the second. The Board approved the carry by voice vote of all eligible members present.

**Other Matters / Public Comment:**

Public Comment – John Moore, of 225 Boulevard, wished to speak about the application for 223 Boulevard. He was told he would need to return next month to make his statement.

Steve Vecchione made a motion to adjourn the meeting, and Annie Peters provided the second. The meeting was adjourned at 8:08 PM.

Respectfully submitted,

Cynthia Shaw