

**Borough of Mountain Lakes
Zoning Board of Adjustment
February 5, 2026 Minutes**

The regular meeting of the Borough of Mountain Lakes Zoning Board of Adjustment was held at Town Hall, 400 Boulevard, Mountain Lakes on February 5, 2026. Chairman Murphy called the meeting to order at 7:31 pm. Chairman Murphy stated that proper notice had been given for this meeting in accordance with the "Open Public Meetings Act."

Roll Call

Mr. Caputo – present

Ms. McCormick – present

Ms. Peters – present

Mr. Astrup – present

Chairman Murphy – present

Mr. DeNooyer – present

Mr. Paddock – present

Mr. Vecchione – absent

Ms. Marotta - present

Also Present: Attorney Michael Sullivan and Board Secretary Kerry Brown

Chairman Murphy requested the Board carry the December minutes to the next meeting.

Minutes

January 7, 2026

Ms. McCormick made a motion to adopt the January 7, 2026 minutes. Mr. Paddock second the motion. The minutes were approved by voice vote by all eligible members present.

Business

#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.

Paul Tiajolloff, Architect

Huy Lam and Jenny Yeung, owners and applicants

The Board accepted Mr. Tiajolloff as a professional architect. Mr. Sullivan swore in Mr. Tiajolloff and Mr. Lam.

Mr. Lam stated that they purchased the house in 2016. Mr. Lam stated that he and his wife have three (3) children and they have outgrown the house and need more space.

Mr. Tiajolloff stated that the applicant would like to construct an addition and renovations to the existing single-family home. Mr. Tiajolloff stated the addition would consist of two (2) additional bedrooms and a single car garage. Mr. Tiajolloff further stated that the dwelling does not meet the standards for contributing dwellings and therefore is not entitled to the additional coverage incentives. Mr. Tiajolloff stated that the maximum improved lot coverage is 25% and his client is seeking 29.83%. Mr. Tiajolloff also testified the applicant is seeking a side yard setback relief of 8.5 feet where 25 feet is required.

Mr. Tiajolloff stated that the middle section of the house is original and will not be altered. Mr. Tiajolloff also testified that the new addition will mimic the prior addition. Mr. Tiajolloff stated the proposed windows will be larger for egress standards.

Mr. Tiajolloff testified the existing driveway will be widened at the entrance to help with the access and the proposed detached garage will be at the rear of the house.

There was a discussion among the Board members regarding the lot coverage being sought. The applicant agreed to reduce the pavers around the proposed garage and to reduce the driveway width to 12 feet to reduce the total improved lot coverage to 28.83%.

The meeting was opened to the public and no one came forward.

Chairman Murphy made a motion to approve the application. Ms. McCormick second the motion. The Board voted 7-0 to approve the application with members Caputo, DeNooyer, McCormick, Murphy, Paddock, Peters and Astrup voting in favor.

Chairman Murphy stated he would adjust the spreadsheet for the 2025 Annual Report.

Ms. Peters made a motion to adjourn the meeting. Mr. Paddock second the motion. All in favor, none opposed.

The meeting was adjourned at 8:13 P.M.

Respectfully submitted,
Kerry Brown, Board Secretary