

**MOUNTAIN LAKES ZONING BOARD OF ADJUSTMENT**

FEBRUARY 5, 2026 @ 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**

Mark Caputo	Jake DeNooyer
Kelly McCormick	Brett Paddock
Annie Peters	Stephen Vecchione
Ryan Astrup, Alternate #1	Jennifer Marotta, Alternate #2
Chairman Murphy	

Michael Sullivan, Board Attorney	William Ryden, Board Engineer
Kate Keller, Board Planner	Kerry Brown, Board Secretary

**3. MINUTES**

**A. January 7, 2026 (Caputo, DeNooyer, McCormick, Paddock, Vecchione, Astrup, Marotta, Murphy)**

**4. RESOLUTIONS**

**5. BUSINESS**

**A. #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. Variances relief: Side yard setback 25 ft required, 8.5 ft requested and lot coverage 25% allowed and 29.8% requested.

**6. PUBLIC SESSION**

**7. CORRESPONDENCE**

**A. 2025 Annual Report**

**8. ADJOURNMENT**

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