

**MINUTES OF A SPECIAL MEETING
ZONING BOARD OF ADJUSTMENT OF
THE BOROUGH OF MOUNTAIN LAKES
January 7, 2021**

The Board Secretary, Cynthia Shaw, called the remote meeting to order and announced: Adequate notice of this remote meeting has been provided in accordance with the Open Public Meetings Act by publishing the remote meeting notice in The Citizen on December 23, 2020 and The Morris County Daily Record on December 24, 2020 and by filing the same with the Borough Clerk and posting it on the Front Door on December 28, 2020 and was made available to all those requesting individual notice and paying the required fee.

Start: 7:30 PM

ROLL CALL:

Present: Murphy, DeNooyer, Vecchione, Paddock, Peters, McCormick and Astrup

Absent: Caputo

Also, Present: Attorney, Michael Sullivan

Election of Chair – Stephen Vecchione made a motion to appoint James Murphy Chair of the Zoning Board of Adjustment and Ann Peters provided the second. The motion was approved by a 7 – 0 vote with members Murphy, DeNooyer, Vecchione, Paddock, Peters, McCormick and Astrup voting in favor.

Election of Vice Chair– Brett Paddock made a motion to appoint Stephen Vecchione vice Chair of the Zoning Board of Adjustment and Kelly McCormick provided the second. The motion was approved by a 7 – 0 vote with members Murphy, DeNooyer, Vecchione, Paddock, Peters, McCormick and Astrup voting in favor.

Appointment of the Board Attorney, Michael Sullivan,

Appointment of Administrator/Secretary, Cynthia Shaw,

Appointment of Board Engineer, Bill Ryden,

Appointment of Board Planner, Paul Phillips,

Designation of Official Newspapers, The Citizen and The Daily Record, and

Determination of the regular Meeting Dates as follows:

February 4th	August 5th
March 4th	September 2nd
April 1st	October 7th
May 6th	November 4th
June 3rd	December 2nd
July 8th	January 6 th

Adoption of the By-Laws

Brett Paddock made a motion to adopt the resolution determining the Attorney, Board Administrator/Secretary, Engineer, Planner, newspaper designations, meeting dates and adoption of the by-laws for the Zoning Board of Adjustment for the 2021 calendar year. A second was provided by Jake DeNooyer. The resolutions were approved by a voice vote of all members present.

REVIEW OF MINUTES: Kelly McCormick made a motion to approve the minutes from the December 3rd meeting. Ann Peters provided the second; the minutes were approved by voice vote by all eligible members present.

RESOLUTION:

Ringo Supply Co.

Appl. #20-708

Jake DeNooyer made a motion to adopt the resolution of approval for Ringo Supply and Stephen Vecchione provided the second. The Board voted 5 – 0 to adopt the resolution with members Murphy, Vecchione, Paddock, Peters, DeNooyer voting in favor.

PUBLIC HEARINGS:

44 Midvale Road, LLC

Appl. #20-718

44 Midvale Rd (9 Baldwin)

Blk. 106, Lot 6

Use, Front Setback, Side Setback

A Zone

2 Principle Structures, Less than the required Parking

44 Midvale Road, LLC requested their application be withdrawn without prejudice.

Other Matters / Public Comment:

Mr. Murphy explained in the past the chair of the Zoning Board sat on the Economic Development Advisory Committee (EDAC). He is not available to fill the seat; we need someone to represent the Board on the committee. They meet once per month on a weekday at 6pm. James Murphy made a motion to make Brett Paddock the Board representative and Kelly McCormick will be the alternate. Jake DeNooyer provided the second. The Board voted 7 – 0 to approve the appointment with members Murphy, DeNooyer, Vecchione, Paddock, Peters, McCormick and Astrup voting in favor.

The Board recognized the passing of Board member Arthur Max after a long history of service to the Board.

The chairman opened the meeting to the public. Blair Wilson, of 3 Grove Place, is the chair of the Affordable Housing Committee. She explained the role the committee played in the Borough's affordable housing obligation. In January 2019, the Borough reached a settlement agreement with the NJ Fair Share Housing Center. The settlement is the roadmap used to reach the Borough's affordable housing obligation. As per the agreement we need to have 5 affordable accessory apartments, either in an existing home or in an existing accessory structure, by 2025.

Cynthia Korman, of 53 Pollard Road, suggested the Board consider Arthur Max for the Janice Hunts Award in 2021.

2020 Annual Report – A motion was made by Brett Paddock to approve the report. A second was provided by Stephen Vecchione. The motion was carried by a voice vote of all members present.

Stephen Vecchione made a motion to adjourn the meeting and Brett Paddock provided the second. The meeting was adjourned at 8:10PM.

Respectfully submitted,

Cynthia Shaw