

MOUNTAIN LAKES ZONING BOARD OF ADJUSTMENT

JANUARY 7, 2026 @ 7:30 P.M.

400 Boulevard, Mountain Lakes

AGENDA

1. CALL TO ORDER & OPEN PUBLIC MEETINGS ACT

Adequate notice of this Special meeting (change of date) 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. REORGANIZATION

- A. Election of Chair, Vice-Chair
- B. Appointment of Board Attorney, Engineer, Planner, and Secretary
- C. Designation of Official Newspapers and Meeting Dates
- D. Adoption of By-Laws

4. MINUTES

- A. **December 4, 2025**
(eligible to vote: Caputo, DeNooyer, McCormick, Paddock, Peters, Astrup, Marotta, Chairman Murphy)

5. RESOLUTIONS

- 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

6. BUSINESS

- A. **#23-755 - Prime Real Estate Management, LLC – Ilyas 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.
(Continued from December 4, 2025 – Caputo, DeNooyer, McCormick, Paddock, Peters, Astrup, Marotta, Chairman Murphy) – **Carried until February 5, 2026**

7. CORRESPONDENCE

8. ADJOURNMENT

Distribution:

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