

**Borough of Mountain Lakes
Zoning Board of Adjustment
January 7, 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 January 7, 2026. Chairman Murphy called the meeting to order at 7:30 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	Mr. DeNooyer – present
Ms. McCormick – present	Mr. Paddock – present
Ms. Peters – absent	Mr. Vecchione – present
Mr. Astrup – present	Ms. Marotta - present
Chairman Murphy – present	

Also Present: Attorney Michael Sullivan and Board Secretary Kerry Brown

Mr. Sullivan, Board Attorney, swore in Mr. Vecchione and Ms. Marotta.

Minutes

December 4, 2025 – Tabled until February 5, 2026

(eligible to vote: Caputo, DeNooyer, McCormick, Paddock, Peters, Astrup, Marotta, Chairman Murphy)

Reorganization

Mr. Paddock nominated Mr. Murphy as the Chairman for the 2026 calendar year. Ms. Mc Cormick provided a second. All in favor.

Mr. Paddock nominated Mr. Vecchione as the Vice-Chairman for the 2026 calendar year. Mr. Astrup provided a second. All in favor.

Mr. Caputo nominated the appointment of Mr. Sullivan as the Board Attorney for the 2026 calendar year. Chairman Murphy provided a second. All in favor.

Mr. Paddock nominated the appointment of Ms. Brown as the Board Secretary for the 2026 calendar year. Chairman Murphy provided a second. All in favor.

Chairman Murphy made a motion to designate The Daily Record and The Citizen as the Official Newspapers for the 2026 calendar year. Mr. Paddock provided a second. All in favor.

Chairman Murphy made a motion to adopt the 2026 meeting schedule as presented. Mr. Paddock provided a second. All in favor.

Chairman Murphy made a motion to adopt the By-Laws as presented for the 2026 calendar year. Mr. Astrup provided a second. All in favor.

Mr. Sullivan reminded the Board of procedures pertaining to applications before the Board.

Mr. Sullivan informed the Board the attorney for Prime Real Estate Management, LLC – Illyas Sarwari is requesting the application be carried until the March 5, 2026, meeting.

Ms. Mc Cormick made a motion to approve the request to carry the application until March 5, 2026. Mr. Paddock second the motion. All in favor.

Public Comment

No one from the public came forward.

Correspondence

No correspondence at this time.

Mr. Vecchione made a motion to adjourn the meeting. Mr. Paddock second the motion. All in favor. The meeting was adjourned at 7:47 P.M.

Respectfully submitted,
Kerry Brown, Board Secretary