

**MINUTES OF A REGULAR MEETING
ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF MOUNTAIN
LAKES
July 11, 2019**

Vice Chair Stephen Vecchione called the meeting to order and announced: Adequate notice of this meeting has been provided in accordance with the Open Public Meetings Act by adoption of the annual notice on January 3, 2019. Said resolution was mailed to The Citizen and The Morris County Daily Record and by filing the same with the Borough Clerk on January 7, 2019 and was made available to all those requesting individual notice and paying the required fee.

Start: 7:33PM

ROLL CALL:

Present: Vecchione, DeNooyer, Peters, Max, Paddock and McCormick

Absent: Richter, Caputo and Murphy

Also, Present: Attorney Michael Sullivan

REVIEW OF MINUTES: Jake DeNooyer made a motion to approve the minutes from the May 2, 2019 meeting. Ann Peters provided the second; the minutes were approved by voice vote by all eligible members present.

RESOLUTION:

Jamie Cahalane

Appl. #19-696

Arthur Max made a motion to adopt the resolution of approval; Brett Paddock seconded the motion. The resolution was adopted by a vote of 4 to 0 with members Max, Peters, DeNooyer and Paddock voting in favor.

Jason & Elizabeth Miner

App. #19-698

Ann Peters made a motion to adopt the resolution of approval; Jake DeNooyer seconded the motion. The resolution was adopted by a vote of 4 to 0 with members Max, Peters, DeNooyer and Paddock voting in favor.

PUBLIC HEARINGS:

New Applications:

Zhikun Wu

9 Yorke Road

Side Yard Setback

App. #19-699

Blk. 121, Lot 4

R-A zone

Zhikun "Ken" Wu, of 9 Yorke Road, would be presenting the application. Mr. Wu wanted to add a sunroom to the back of their home. The 10ft x 20ft three season room would sit on a section of the existing paver patio. The house currently has a side yard setback of 18.2ft and 25ft is required. The new sunroom setback would follow the existing non-conforming

side yard setback. It would be located 18.2ft to 18.6ft from the property line depending on where you measure. Mr. Wu provided photos of the back of the house and the vegetative screening along the property line in his application. There is a thick band of trees along the property line. For the record Michael Sullivan asked the applicant to confirm the house next door was 50ft away from the property line.

Arthur Max said the applicant was going to add a concrete pad for the sunroom. Was there a need for engineering to review the pad? Michael Sullivan responded that was not an issue for the Board and should be reviewed as part of the construction permit. The Zoning Board is only concerned with the side yard setback.

Vice Chair Vecchione asked if the public had any questions or comments on the application. No one wished to speak. Jake DeNooyer liked the photos supplied with the application.

Steve Vecchione had no issues with the project.

Ann Peters made a motion to approve the application as presented and Kelly McCormick provided the second. The Board voted 6 to 0 to approve the application with members Vecchione, DeNooyer, Peters, Max, Paddock and McCormick voting in favor.

Other Matters / Public Comment:

No one from the public wished to speak during the public portion of the meeting.

Kelly McCormick made a motion to adjourn the meeting and Brett Paddock provided the second. The meeting was adjourned at 7:48PM.

Respectfully submitted,

Cynthia Shaw