

**MINUTES OF A MEETING
ZONING BOARD OF ADJUSTMENT OF
THE BOROUGH OF MOUNTAIN LAKES
July 11, 2024**

James Murphy called the regular meeting to order and announced: Adequate notice of this meeting has been provided in accordance with the Open Public Meetings Act by publishing the meeting notice in The Citizen and The Morris County Daily Record on January 11, 2024 and by filing the same with the Borough Clerk and posting it on the Bulletin Board on January 8, 2024 and was made available to all those requesting individual notice and paying the required fee.

Start: 7: 35 pm

ROLL CALL:

Present: Murphy, DeNooyer, Astrup, Leininger(7:39pm), Paddock, Mc Cormick and Peters

Absent: Vecchione and Caputo

Also, Present: Attorney, Michael Sullivan

REVIEW OF MINUTES: Brett Paddock made a motion to approve the minutes from the June 6th meeting. Kelly McCormick provided the second; the minutes were approved by voice vote by all eligible members present.

RESOLUTION:

Junmeng Chen and Selina Shi Appl. #23-751

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

264 Morris Ave., LLC Appl. #23-752

Annie Peters made a motion to adopt the resolution of approval and Kelly McCormick provided the second. The Board voted 5 – 0 with members Murphy, McCormick, Paddock, Peters and DeNooyer voting in favor.

PUBLIC HEARINGS:

New Application:

Alex and Adara Joyce	Appl. #24-758
99 Laurel Hill Road	Blk. 49, Lot 9.01
Floor Area Ratio,	R-AA zone
Average Front Yard Setback	

Larry Korinda, a licensed architect in the state of New Jersey, presented the Joyce application. The applicant proposed adding a front portico over the entry steps and a new family room and deck out the back. They wish to add 4 gable dormers to the front of the house and expand the rear shed dormer. The additional space on the second floor will be a new master bedroom suite. They will add a new hall bath and split the large bedroom into two bedrooms. The unfinished basement will become a mud room and playroom. The small

house is surrounded by larger homes. Mr. Korinda presented exhibit A-1 - a photo board, dated July 11, 2024, consisting of 4 photos of the neighbor's home plus a photo of the front and rear of their home. The cape cod home has a large drive under garage and a basement that comes out of the ground creating another story. Both are a hardship because they increase the FAR. They need an average front yard setback variance because the home to the left sits back 123ft while the home to the right is 63ft. The average is 93ft. The property grade drops off from the front to the back. Mr. Korinda explained the family room addition and the second-floor layout. The master bedroom suite will replace an unfinished attic space. Sheet 3 showed the proposed new playroom in the basement. The basement garage has 292sqft more area than the permitted 500sqft. The FAR currently is 17.43% and the allowed is 13%. The new expansion will increase the FAR to 18.6%, an increase of 1.17%. If the FAR did not include the basement it would drop to 13.36% as presented. A FAR variance is required. The front elevation showed the front portico and 4 new dormers. The street fronting height is 25.4' where 35ft is allowed, and the rear is 30.4' where 38' is allowed. This will make the home less imposing. The rear family room addition sits on columns. The low massing of the house and low number of stories is not out of proportion to the lot and neighborhood. The house is more pleasantly appealing. The benefits of the improvements planned are positive and outweigh the negatives.

The Board members liked the house design proposed. Mr. Murphy asked about the future patio on the plans. It outlines the area under the new family room so it will not increase the coverage if ever installed. M. Leininger questioned the pitch of the roof. It will be no higher than what is there now.

The chair opened the hearing to the public. MJ O'Leary, of 79 Laural Hill Road, loved the proposed plans.

Brett Paddock made a motion to approve the plans proposed with our standard conditions. A second was provided by Ryan Astrup. The Board voted 7 – 0 to approve the application as presented with members Murphy, DeNooyer, Astrup, Leininger, Paddock, Mc Cormick and Peters voting in favor.

Other Matters / Public Comment:

The Board has no business, except for the Joyce resolution, on their August 1st agenda and Mr. Sullivan would be on vacation. After consulting the applicant, the Board decided to cancel their meeting in August and adopt the Joyce resolution on September 5, 2024.

Public Comment – Tom Menard, of 33 Hillcrest Road, asked if a building permit could be obtained for the basement work at 99 Laurel Hill Road. The Administrator thought that could be arranged if they did a permit for only the basement.

Chris Richter, the Council Liaison, gave an update on the Ordinance revisions. They hope to have everything adopted by the end of the year.

Kelly McCormick made a motion to adjourn the meeting and Annie Peters provided the second. The meeting was adjourned at 8:23PM.

Respectfully submitted,

Cynthia Shaw