

MOUNTAIN LAKES ZONING BOARD OF ADJUSTMENT

JULY 2, 2026 @ 7:30 P.M.

NOTICE: Please take notice that a meeting of the Borough of Mountain Lakes Planning Board will be held on July 2nd, 2026 at 7:30 p.m. as a remote Zoom meeting only. Formal action may be taken. To Participate via computer please use the following link to join the webinar: <https://zoom.us/j/94321697504> Or use iPhone one-tap: US: +13126266799,,94321697504# or +19292056099,,94321697504# Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 Webinar ID: 943 2169 7504 If calling into the meeting by telephone, the following commands can be entered via DTMF tones using your phone's dial pad while in a Zoom meeting: *6 - Toggle mute/unmute *9 – Raise Hand (Once hand is raised, it cannot be lowered – if you change your mind and choose not to speak, when called upon, please let the host know that you have changed your mind and no longer wish to speak) International numbers available: <https://zoom.us/u/acNqOSGPrm>

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JULY 2, 2026 @ 7:30 P.M.

<https://us06web.zoom.us/j/94321697504>

400 Boulevard, Mountain Lakes

AGENDA

1. CALL TO ORDER & OPEN PUBLIC MEETINGS ACT

Adequate notice of this Regular meeting 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	Alexander Tanenbaum Alternate #2
Chairman Murphy	

Michael Sullivan, Board Attorney	William Ryden, Board Engineer
Kate Keller, Board Planner	Jerelyn Rutzler, Board Secretary

3. MINUTES June 4th minutes

4. RESOLUTIONS #26-774 Kristin and Thomas Kubinsky
24 Overlook Road, Block 33Lot 35 Zone R-AA
Variance application

5. BUSINESS – Annual Report

6. CORRESPONDENCE

7. PUBLIC COMMENTS

8. CORRESPONDENCE

9. EXECUTIVE SESSION

10. ADJOURNMENT

Board Members
Bulletin Board

Borough Engineer
Town Web Site

Board Attorney
Eblast Borough

Borough Clerk Applicant
Citizen & Daily Record