

**MOUNTAIN LAKES ZONING BOARD OF ADJUSTMENT**

MAY 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. MINUTES**

**4. RESOLUTIONS**

**5. BUSINESS**

**A. #26-774 - Kristin and Thomas Kubinsky**

24 Overlook Road, Block 33, Lot 35, Zone R-AA

Variance application to construct second story addition, covered front porch addition, 1-story mud room addition and construct deck. Variance relief: undersized lot area of 14,660 sq feet where 22,500 sq feet required; lot coverage variance of 27% where 20% is allowed, and floor area ratio variance of 20.52% and 13% allowed

**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