

**MINUTES OF A REGULAR MEETING
ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF MOUNTAIN
LAKES
November 3, 2016**

Chair Chris Richter 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 07, 2016. Said resolution was mailed to The Citizen and The Morris County Daily Record and by filing the same with the Borough Clerk on January 11, 2016 and was made available to all those requesting individual notice and paying the required fee.

Start: 7:30 PM

ROLL CALL:

Present: Max, Richter, Murphy, Vecchione, DeNooyer, Peters, Sheikh, Bolo, Vecchione and McConnell (7:32PM)

Also Present: Attorney Michael Sullivan

REVIEW OF MINUTES: James Murphy made a motion to approve the minutes from the October 6, 2016 meeting. Khizar Sheikh provided the second; the minutes were approved by voice vote by all eligible members.

RESOLUTION: none

The Board discussed changing the date of their December Board meeting since the Board's Attorney, Michael Sullivan, was not available to attend. The Board agreed to change the Thursday, December 1st meeting to Tuesday, December 6th.

PUBLIC HEARINGS:

Carried Application:

Celal Andican	Appl. # 16-664
26 Dartmouth Road,	Blk. 84, Lot 6
FAR, Average Front Setback, 2 Side Setback	R-A zone

The applicant requested their application be carried to the December 6, 2016 meeting without further notice. Michael Sullivan confirmed the applicant had granted the Board an extension of time to December 31, 2016. Chris Richter made a motion to carry the application to December 6th and Arthur Max provided the second. The Board approved the carry by a voice vote of all eligible members.

New Applications:

Douglas Brown & Helen Liu	Appl. #16-666
104 Lake Drive	Blk. 102, Lot 54
FAR, ILC, Side Setback	R-A zone

Alex Gotthelf, a licensed Architect in the state of New Jersey, explained the applicant wished to revisit their previous application. The Board approved their earlier plan in October of 2013. The applicant will be renovating in two phases. The first phase will be a one story addition out the back of the house and phase two will be to expand the kitchen into the new space, expand the dining room, relocate and expand the current powder room and expand the mud room. The footprint of the addition is less intrusive on the property and increases the setbacks relative to the prior plan. They are trying to maintain the originally approved variances for FAR, ILC and side yard setback. The installation of the front bay windows and shed roof from the earlier plan have been completed.

Mr. Gotthelf showed the Board the footprint of the 2013 design and the new footprint for the proposed kitchen bump-out. They have removed the side yard stairwell that provided emergency access from the basement. The FAR and coverage are almost the same just reconfigured. The FAR was 18.03% and is now 18.23%, the original side setback requested was 16.17 ft. and is now 21.30 ft. and the ILC was 33.60% and is now 33.80%. They are adding 185 sq. ft. to the house. Jim Murphy asked about original request for a generator. Mr. Gotthelf explained the generator was eliminated from the previous application and was not part of this plan. Jake DeNooyer felt what the applicant was proposing was less intrusive and would not bother the neighbor.

Chairman Richter opened the meeting to the public and no one was present.

A motion was made by Stephen Vecchione to approve the application as presented and a second was provided by Peter Bolo. The application was approved by a vote of 7 – 0 with members Max, Richter, Murphy, Vecchione, DeNooyer, Peters, Sheikh, Bolo, Vecchione and McConnell voting in favor.

Mehrdad Rafizadeh
41 Howell Road
Side, Combined Side

Appl. #16-667
Blk. 94, Lot 37
R-A zone

Rick Nelson, a licensed Architect in the state of New Jersey, explained that applicant was back to request changes to their already approved renovation plan memorialized in June of 2016. Mr. Nelson showed the Board exhibit A-1 consisting of three renderings of the front and rear elevations of the new plans. They wished to increase the side addition by 39 sq. ft., raise the roof of the rear great room to increase the ceiling height to 10 ft. and add a cupola for light. During the renovation they found the interior frame of the Hapgood had a lot damage. He presented exhibit A-2 a photo of the damaged interior rafters that need replacing. The damage explained why the house had been settling so much. Exhibit A-3 consisted of one photo of the existing front elevation and one rendering of the proposed front elevation from the 1st presentation. When they removed the siding and stucco they found the outline of the old gable on the front of the house. Exhibit A-4 was a photo of the existing front elevation and a rendering of the proposed front entry. They are expanding the end of the house by 2 ft. for a 1st floor laundry and 2nd floor bathroom on the right. These changes do not affect the historic preservation rules.

No one from the public was present.

Members the Board thought the house looked fantastic.

Peter Bolo made a motion to approve the application presented and carry over condition #1 from the prior resolution. A second was provided by Stephen Vecchione. The

application was approved by a vote of 7 – 0 with members Max, Richter, Murphy, Vecchione, DeNooyer, Peters, Sheikh, Bolo, Vecchione and McConnell voting in favor.

Other Matters / Public Comment:

No one from the public was present at the meeting.

James McConnell made a motion to adjourn the meeting and Khizar Sheikh provided the second. The meeting was adjourned at 8:04PM.

Respectfully submitted,

Cynthia Shaw, Secretary