

**Borough of Mountain Lakes
Zoning Board of Adjustment
November 6, 2025 Minutes**

The regular meeting of the Borough of Mountain Lakes Zoning Board of Adjustment was held at Town Hall, 400 Boulevard, Mountain Lakes on November 6, 2025. Chairman Murphy called the meeting to order at 7:31 pm. Chairman Murphy stated that proper notice had been given for this meeting in accordance with the "Open Public Meetings Act."

Roll Call

Mr. Astrup – present	Mr. Caputo – absent
Mr. DeNooyer – present	Ms. Marotta – absent
Ms. McCormick – present	Mr. Paddock – absent
Ms. Peters – present	Mr. Vecchione – present
Chairman Murphy – present	

Also Present: Attorney Michael Sullivan and Board Secretary Kerry Brown

Public Comment

No one from the public came forward.

Minutes

October 2, 2025

Chairman Murphy made a motion to adopt the October 2, 2025 minutes. Mr. Vecchione second the motion. The minutes were approved by voice vote by all eligible members present.

Resolutions

#25-768 – Stephanie & Perry Troisi - 44 Hillcrest Road, Block 96, Lot 4, R-A Zone

Chairman Murphy made a motion to adopt the resolution of approval for the Troisi application. Mr. DeNooyer second the motion. The Board voted 5 – 0 to adopt the resolution of approval with Board members Murphy, De Nooner, Astrup, Peters, Vecchione voting in favor.

#25-770 - David & Jill Schey - 65 Lake Drive, Block 101, Lot 21, R-A Zone

Mr. Vecchione made a motion to adopt the resolution of approval for the Schey application. Ms. Peters second the motion. The Board voted 4 – 0 to adopt the resolution of approval with Board members Vecchione, Peters, Astrup, Chairman Murphy.

BUSINESS

#25-771 – Robert & Jennifer Wagmiller

112 Pollard Road, Block 110, Lot 41, R-A Zone

Front Yard Setback for proposed vestibule and wrap around covered porch.

Mr. Seth Leeb, Architect for applicant
Jennifer Wagmiller, Applicant

Ms. Wagmiller was sworn in. Ms. Wagmiller stated that she has owned the property for the past 17 years and that it has suited her family during the earlier years. Ms. Wagmiller stated that the house has needed

some improvements over the years and they are ready to take on the project. Ms. Wagmiller stated that the proposed plan is a better fit for her family and would address safety issues.

Mr. Leeb provided an overview of the existing dwelling and property. Mr. Leeb also detailed the surrounding properties. Mr. Leeb stated the applicant is seeking a front yard setback to make improvements to the front of the house. Mr. Leeb detailed the proposed project which would remove the existing vestibule area and construct a wraparound-covered porch. Mr. Leeb stated the new stairs would be constructed from the porch to the horseshoe driveway. Mr. Leeb detailed the aesthetics of the proposed project, including the materials and the elevations. Mr. Leeb informed the Board that his client had explored other options, but the proposed project addressed the safety concerns and the additional space that is needed.

There were several questions from Board members regarding the color of the proposed hardie plank siding, chimney and the electric meter. Mr. Leeb stated the applicant is looking to make modifications to the chimney, but they may have to remove the existing chimney and rebuild it. Mr. Leeb testified that if the chimney needs to be rebuilt, they would re-use the existing stone. The Board also raised concerns regarding enclosing the porch. Mr. Leeb testified the applicant is not interested in enclosing the porch.

Mr. John Harrington – 116 Pollard Road

Mr. Harrington stated he was looking forward to the project and thinks it would be an improvement to the neighborhood.

Mr. DeNooyer made a motion to approve the application. Mr. Astrup second the motion. The Board voted 7-0 to approve the application with members DeNooyer, Astrup, Mc Cormick, Peters, Vecchione, Chairman Murphy

Ms. Mc Cormick made a motion to adjourn the meeting. Ms. Peters second the motion. All in favor, none opposed.

The meeting was adjourned at 8:26 P.M.

Respectfully submitted,
Kerry Brown, Board Secretary