MOUNTAIN LAKES ZONING BOARD OF ADJUSTMENT

NOVEMBER 5, 2026 @ 7:30 P.M.

400 Boulevard, Mountain Lakes

AGENDA

1. CALL TO ORDER & OPEN PUBLIC MEETINGS ACT

Adequate notice of this 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 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	Alex Tanenbaum, Alternate #2

Chairman Murphy

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

3. MINUTES

A. October 1, 2026 Minutes

4. RESOLUTIONS- #26-775 Andrew & Daniel Michaelson Block 103 Lot 81 130 Ball Road Zone- R A

Side yard setbacks, floor area ratio, improved lot coverage
And rear yard setback variances

5. PUBLIC HEARING

A. #26-776 ALFRED & MELISSA GOON

50 Pollard Road, Block 110, Lot 11, R-A Zone Variance Application
Application to construct a kitchen addition to the rear as well as rebuilding the existing deck.
Side yard setback and Height variances.

6. PUBLIC SESSION

7. ADJOURNMENT

Board Members	Borough Engineer	Board Attorney	Borough Clerk Applicant
Bulletin Board	Town Web Site	Eblast Borough	Citizen & Daily Record