

**Borough of Mountain Lakes  
Zoning Board of Adjustment  
October 2, 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 October 2, 2025. Chairman Murphy called the meeting to order at 7:30 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 – present

Mr. DeNooyer – present

Ms. Marotta - present

Ms. McCormick – present

Mr. Paddock – present

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**

**September 4, 2025**

Mr. DeNooyer made a motion to adopt the September 4, 2025 minutes. Mr. Vecchione second the motion. The minutes were approved by voice vote by all eligible members present.

**Resolution**

**#25-769 – Ron Frank**

270 Morris Avenue, Block 105, Lot 11, R-A Zone

Side yard setback Variance to construct a detached garage

**Business**

**#25-768 – Stephanie & Perry Troisi**

**44 Hillcrest Road, Block 96, Lot 4, R-A Zone**

**Floor Area Ratio and Improved Lot Coverage Variances**

Kevin Robine, Engineer for applicant

Mr. Robine stated his client is seeking approval to construct additions and make renovations to the existing residence. Mr. Robine stated his client is seeking floor area ratio variance of 22.8% where a maximum of 21% is permitted. Mr. Robine also stated his client is seeking an improved lot coverage variance of 36.7% where a maximum of 30% is allowed.

Mr. Robine presented the plot plan prepared by Marc G. Walker, PE of Dykstra Walker Design Group P.A. and the architectural plans prepared by Lawrence Korinda.

Mr. Robine outlined the existing lot and improvements. He also testified the dwelling has been determined to be a “contributing dwelling” by the Zoning Officer and entitled to the modified bulk requirements.

Mr. Sullivan explained the applicant had received approval and considering they will not be making all the improvements, the Zoning Officer was not able to sign off for final approval.

Mr. Robine went into detail the previous approvals from March 2018 for floor area ratio, building height, improved lot coverage and side yard setback variances. Mr. Robine informed the Board that due to high costs of the proposed improvements, his client only completed the bump out of the kitchen area. Mr. Robine informed the Board that the previously approved garage and redesigned driveway footprint are not going to be constructed and would reduce the improved lot coverage by 306 square feet.

Chairman Murphy made a motion to approve the application. Mr. Paddock second the motion. The Board voted 7-0 to approve the application with members Murphy, Astrup, Caputo, DeNooyer, Paddock, Peters, and Vecchione voting in favor.

**#25-770 - David & Jill Schey  
65 Lake Drive, Block 101, Lot 21, R-A Zone  
Floor Area Ratio and Side Yard Setback Variances for proposed addition and renovations.**

Seth Leeb, Architect for applicant

Mr. DeNooyer recused himself from the application.

Mr. Leeb informed the Board his client is seeking two (2) variances to construct a proposed addition and renovations to the existing single dwelling. Mr. Leeb detailed the requested variances, including a floor area ratio of 21.94% where a maximum of 21% is allowed and a side yard setback of 24.4 feet where a minimum of 25 feet is required.

Mr. Leeb provided pictures that he had taken of the subject property and the adjacent properties. Mr. Leeb stated the dwelling is a contributing dwelling and is entitled to modified bulk requirements. Mr. Leeb testified the applicant proposes a one-story addition over an existing terrace and alteration of the existing porch to provide increased living space. Mr. Leeb stated the proposed renovation would remediate an existing leak into the living space below.

Mr. Leeb stated the existing nonconforming side yard setback and the proposed addition would not encroach any further than the existing condition. He further testified that the proposed one-story addition will be screened by substantial existing vegetation.

Ms. Peters made a motion to approve the application. Mr. Paddock second the motion. The Board voted 7-0 to approve the application with members Peters, Paddock, Astrup, Caputo, Marotta, Vecchione and Murphy voting in favor.

Mr. Vecchione made a motion to adjourn the meeting. Mr. Paddock second the motion. All in favor, none opposed.

The meeting was adjourned at 8:35 P.M.

Respectfully submitted,  
Kerry Brown, Board Secretary