

MOUNTAIN LAKES BOARD OF ADJUSTMENT

SEPTEMBER 4, 2025 @ 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 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. SALUTE TO THE FLAG

3. ROLL CALL

Ryan Astrup

Jake DeNooyer

Brett Paddock

Stephen Vecchione

Chairman Murphy

Mark Caputo

Kelly McCormick

Annie Peters

Michael Sullivan, Board Attorney

Kerry Brown, Board Secretary

William Ryden, Board Engineer

4. PUBLIC COMMENTS

5. MINUTES

A. July 24, 2025

6. RESOLUTIONS

7. BUSINESS

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

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

Floor Area Ratio and Improved Lot Coverage Variances

B. **#25-769 – Ron Frank**

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

Side yard setback Variance to construct a detached garage

8. CORRESPONDENCE

9. ADJOURNMENT

Distribution:

Board Members

Bulletin Board

Borough Engineer

Town Web Site

Board Attorney

Eblast Borough

Borough Clerk

Citizen & Daily Record

Applicant