

**Borough of Mountain Lakes
Zoning Board of Adjustment
September 4, 2025 Minutes**

The regular meeting of the Borough of Mountain Lakes Zoning Board of Adjustment was held at Town Hall on September 4, 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 – absent

Mr. Caputo – absent

Mr. DeNooyer – present

Ms. McCormick – absent

Mr. Paddock – present

Ms. Peters – absent

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

August 7, 2025

Chairman Murphy made a motion to adopt the August 7, 2025 minutes. Mr. Paddock second the motion.

IN FAVOR: Chairman Murphy, Mr. Paddock, Mr. DeNooyer

OPPOSED: None

ABSTAIN: Mr. Vecchione

Resolution

There were no resolutions to consider.

Business

#25-768 – Stephanie & Perry Troisi

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

Floor Area Ratio and Improved Lot Coverage Variances

Chairman Murphy announced that the Troisi application would be carried until October 2, 2025. Mr. Sullivan stated no further notice would be required.

#25-769 – Ron Frank

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

Side yard setback Variance to construct a detached garage

Mr. Seth Leeb, Architect for applicant

Mr. Ron Frank, Owner and applicant

Mr. Frank introduced himself to the Board and stated that he has lived at 270 Morris Avenue, Mountain Lakes for 21 years. He informed the Board that the existing property does not contain a proper garage and that as he is aging, he has a need for a garage and storage space within the proposed garage.

Mr. Leeb detailed the existing property and conditions, as well as the surrounding properties. Mr. Leeb testified that the applicant is proposing to construct a 14-foot x 24-foot detached garage with one single garage door facing Morris Avenue at a height of 13.5 feet on the easterly side of the property. Mr. Leeb stated the garage will be used to store one car, garden tools, bicycles and related personal property. Mr. Leeb informed the Board that the applicant has not decided on a final color but would be installing a neutral color Hardie plank for the exterior of the garage.

Mr. Leeb stated the proposed garage would also act as a buffer to the adjoining commercial property and would shield the parking area.

Mr. Leeb detailed the variances being sought and described. He stated his client is seeking a side yard setback of 2.5 feet where a minimum of 20 feet is required. Mr. Leeb further stated that the existing lot contains lot area of 13,974 square feet where a minimum of 15, 000 square feet is required.

There were several questions from the Board members regarding the roof line of the proposed garage and the proposed colors.

At this time the meeting was opened to the public.

Ms. Juliet Siegel, 264 Morris Avenue, Mountain Lakes

Ms. Siegel stated that she is the owner of the adjacent commercial property. Ms. Siegel stated that she is in favor of the proposed garage and that it would help provide a screening for both properties.

Mr. Sullivan summarized the application and conditions of approval.

A motion to approve the application was made by Mr. Paddock and seconded by Mr. DeNooyer.

IN FAVOR: Paddock, DeNooyer, Vecchione, Chairman Murphy

OPPOSED: None

ABSTAIN: None

Correspondance

The Board received a copy of the New Jersey Planner and had no comments.

Chairman Murphy stated that handbooks had been distributed and that he would like to see the 2013 Master Plan added to the Board Member book. Chairman Murphy also stated that three people have submitted an interest of serving for the Zoning Board of Adjustment and that he would be providing a summary to the Town Manager for Mayor and Council.

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