

**MINUTES OF A REGULAR MEETING**  
**ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF MOUNTAIN**  
**LAKES**  
**August 2, 2018**

Chair Chris Richter called the meeting to order and announced: Adequate notice of this meeting has been provided in accordance with the Open Public Meetings Act by adoption of the annual notice on February 1, 2018. Said resolution was mailed to The Citizen and The Morris County Daily Record and by filing the same with the Borough Clerk on February 5, 2018 and was made available to all those requesting individual notice and paying the required fee.

Start: 7:31PM

**ROLL CALL:**

Present: Richter, DeNooyer, Sheikh, Peters and McCormick

Absent: Vecchione, Max, Murphy and Caputo

Also Present: Attorney Michael Sullivan

**REVIEW OF MINUTES:** Chris Richter made a motion to approve the minutes from the July 19, 2018 meeting. Jake DeNooyer provided the second; the minutes were approved by voice vote by all eligible members present.

**RESOLUTION:**

Boardwalk Builders, LLC

Appl. #18-685

Jake DeNooyer made a motion to adopt the resolution of approval; Chris Richter seconded the motion. The resolution was adopted by a vote of 2 to 0 with members Richter and DeNooyer voting to approve.

Boardwalk Builders, LLC

Appl. #18-684

Chris Richter made a motion to adopt the resolution of approval; Jake DeNooyer seconded the motion. The resolution was adopted by a vote of 2 to 0 with members Richter and DeNooyer voting to approve.

**PUBLIC HEARINGS:**

New Applications:

Chris and Maria Westington  
2 Crescent Dr.  
Front (2)

Appl. #18-686  
Blk. 127.01, Lot 1  
R-2 zone

Larry Korinda, a licensed Architect in the state of New Jersey and Chris Westington, of 2 Crescent Drive, presented the application. The house is on the corner of Midvale Road and Crescent Drive. They are requesting two front setback variances for the proposed renovation project. On the Midvale side they are proposing a 50ft setback, where 50ft exists and 61.4ft is required. On the Crescent side the front yard setback is 27.9ft, the proposed has be

corrected to 22.9ft and 30ft is required. They are proposing a portico with 4 columns and a new stoop on the Crescent side to create a covered entrance. They are adding a covered door on the side of the house, replacing the patio with a deck, and expanding the second floor storage area, over the front door, to create 2 bedrooms. When complete the house will have a Tudor feel. Mr. Korinda presented exhibit A-1, a photo board consisting of two photos of the front and side of the home. He then reviewed the home improvements on sheet V-1 and V-2. They plan to add flared eaves to create a cottage look and will retain the stone on the front of the house. The house will be resided with Hardiplank.

Chris Richter commented this was a small lot neighborhood, was this front setback consistent with others in the neighborhood. Larry Korinda responded yes, there were houses with porticos on the street. Ann Peters agreed with Mr. Korinda's testimony. Kelly McCormick asked if the existing patio replaced by deck had a larger footprint. Mr. Korinda said yes there was a small increase. The existing patio was all broken up and not really there. The increased in ILC for the entire project was minimal and was due to the portico. Jake DeNooyer thought the improvements were nice. Khizar Sheikh liked the proposed improvements.

The Chair opened the hearing to the public and no one wished to comment.

Ann Peters made a motion to approve the application as presented and Kelly McCormick provided the second. The Board voted 5 to 0 to approve the application with members Richter, DeNooyer, Sheikh, Peters and McCormick voting in favor.

Stephen and Cynthia Shaw  
4 Point View Place  
Lake Front Exception

Appl. #18-687  
Blk. 100.02, Lot 88  
R-A zone

Stephen Shaw, of 4 Point View Place, presented the application. The applicant requested a waiver from the requirement to include topographical information on the plot plan. Jake DeNooyer made a motion to approve the waiver for the topo information and Ann Peters provided the second. All members voted by voice vote in favor of approving the waiver. Mr. Shaw made a correction to the application. The required setback due to the lake front exception setback was 85ft not 25ft.

They were requesting a lake front exception variance to install a patio with a pergola that would have vegetation growing over it. The patio would be 28.5ft and the pergola will be 25.5ft from the rear property line. Mr. Shaw presented exhibit A-1 the submitted site plan colorized. The applicant previously added an addition to the home which required the same variance. The home is on the Point View peninsula and the road bisects the peninsula. There are homes on both sides of the road creating a hardship. The end of home has a screened-in porch with a small patio that holds about 4 people. They wanted to expand the paver patio by 651 ft. which will increase the lot coverage from 17.6% to 19.4%. The shoreline is irregular and the lot is narrow creating a non-existing building envelope. The pergola will be 4ft wide and 9.8ft tall. Mr. Shaw reviewed the photos submitted with the application. The rear yard photos showed the pergola would not obstruct the lake view for the neighbors as is the intent of the Ordinance.

Chris Richter said the pergola exceeds the 5ft height requirement. He asked would they still need a variance for the patio in the set back? Michael Sullivan said a variance would be required for both. Anne Peters clarified the stepping stones to the lower patio were new. No one from the public wished to comment on the application.

Anne Peters made a motion to approve the application as presented and Kelly McCormick provided the second. The Board voted 5 to 0 to approve the application with members Richter, DeNooyer, Sheikh, Peters and McCormick voting in favor.

Andrew and Elana Koplik  
63 Briarcliff Road  
Floor Area Ratio, Improved Lot Coverage

Appl. #18-688  
Blk. 78, Lot 38  
R-A

Elana Koplik and Andrew Koplik, owners of 63 Briarcliff Road, presented the application. Mrs. Koplik is a licensed Architect in the state of New Jersey. Michael Sullivan reviewed the lack of a full complement of Board members and asked since we only had 5 this evening did they want to proceed. Mrs. Koplik said yes they would like to proceed even though they had a D variance which required 5 affirmative votes.

The homeowners were planning to add a single story addition out the back of the house for a new kitchen. They presented exhibit A-1 a photo of existing kitchen found at the front of the home. The back of the fireplace is in the kitchen. Moving the kitchen to the back of the house would connect it to the living space. There is an existing concrete porch out the back. They will put the kitchen on top of that and line up new walls with the existing exterior walls at the rear and side of the home.

There is no true front door. There are currently 2 side doors to the house, one to the left and one to the right, and neither of these are the original front door. The wish to renovate the front to put in a new front door with a covered entrance and steps. The current ILC is 28.6% and would increase to 29.6% where 25% is allowed. Chris Richter asked where the original front door was located. Mrs. Koplik answered there was a powder room there now. The front porch is a single story addition covering a deck. They are also in need of an FAR variance. Currently their FAR is 17.1% and they are proposing 17.9% where 17% is allowed. They can't file an application under the Historic Preservation Ordinance because they are changing the front of the home.

Chris Richter asked how they could bring the ILC back to the original 28.6%. The applicant presented exhibit A-2 two additional photos of the front of the house. Mr. Richter asked where the increase in ILC was coming from. It was coming from the front porch. The porch adds an additional 142 sq. ft. thus increasing the ILC which is already an existing non-conformity. Mr. Richter asked how they could get rid of the variance for ILC. Elana Koplik said they would be willing to bring the ILC back to 28.6%. Chris Richter responded they could decide where the coverage would be eliminated from. As a condition of the resolution of approval, they needed to submit 2 sets of new plans to the Administrator.

No one from the public wished to comment on the application.

There were no additional Board member comments.

Chris Richter made a motion to approve the application with the condition the applicant submitted 2 sets of new drawings and new ILC calculations reducing the ILC back to the current coverage of 28.6%. Jake DeNooyer provided the second. The Board voted 5 to 0 to approve the application with members Richter, DeNooyer, Sheikh, Peters and McCormick voting in favor.

**Other Matters / Public Comment:**

No one from the public wished to speak during the public portion of the meeting.

Ann Peters made a motion to adjourn the meeting and Kelly McCormick provided the second. The meeting was adjourned at 8:25PM.

Respectfully submitted,

Cynthia Shaw