

**MINUTES OF A REGULAR MEETING
ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF MOUNTAIN
LAKES
April 2, 2015**

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 January 12, 2015. Said resolution was mailed to The Citizen and The Morris County Daily Record and by filing the same with the Borough Clerk on January 12, 2015 and was made available to all those requesting individual notice and paying the required fee.

Start: 7:33 PM

ROLL CALL:

Present: Richter, Bolo, Dietz, Max, Murphy, and Vecchione

Absent: McConnell, Tolud, Sheikh

Also Present: Attorney Michael Sullivan

REVIEW OF MINUTES: Mary Dietz made a motion to approve the minutes from the January 8th meeting. James Murphy provided the second; the minutes were approved by voice vote of all eligible members.

EXTENTION LETTER:

DOUGLAS BROWN & HELEN LIU	104 Lake Drive
Blk. 102, Lot: 54	App. # 13-630

Douglas Brown and Helen Liu requested an eighteen month extension to implement their resolution passed by the Zoning Board of Adjustment on October 5, 2013. Peter Bolo made a motion to grant the 18 month extension requested; a second was provided by Chris Richter. The extension was granted by a vote of 5 to 1 with members Richter, Bolo, Dietz, Murphy and Vecchione voting in favor and Max voting against.

PUBLIC HEARINGS:

New Application:

NATE AND SARAH FITCH	2 Esplanade
Blk. 99, Lot 6	Appl. #15-643
Height (2)	R-A Zone

Nate Fitch, of 2 Esplanade, and Larry Korinda, a licensed Architect in the state of NJ would be presenting the application. Michael Sullivan reminded the applicant of their need to obtain 5 affirmative votes for the D variance for height. He asked if they would be willing to proceed with 6 only members; Mr. Fitch agreed to proceed.

Mr. Korinda explained the house was a Hapgood home on a through lot. The rear of the home faced Midvale Road which is down three stories from the Fitch's property. The addition will be in the back of the property along Midvale. It will consist of a 2 car garage at basement level with an expanded kitchen and new family room on the 1st floor and a master bath on the 2nd floor. The height of the house along Midvale will increase

1.46 ft. Jim Murphy clarified the applicant was building out the back of the house and the property dropped off drastically creating the increase in the height. The non-street facing sides of the house are currently 36.83 ft. and they are proposing a height of 38.09 ft., the .09 ft. increase is de minimis.

Mr. Korinda presented exhibit A-1 a photo board consisting of three photos of the rear of the house. The photos show the trees without foliage illustrating the house is not that visible from Midvale. Exhibit A-2 was a colorized 1st floor and basement plan; the driveway will access the garages along on the side of the property. The addition is stepped in 8" on the sides to keep the view of the front of the house on Esplanade in tack. Exhibit A-3 was a colorized 2nd floor plan consisting of the master bath and walk-in closet. Exhibit A-4 was a colorized elevation of the house which showed the porch and deck details. They kept the hip roof and added a small dormer for the tub in the master bath. The height of the new addition is 32 ft. and the additions will work with the Hapgood style.

Mary Dietz asked what the headroom was in the dormer window that housed the tub; it is 6.8 ft. Chris Richter asked if the covered porches were less than 500 sq. ft.; yes they were. Peter Bolo confirmed they were removing the rear chimney. He continued this situation is an anomaly we have seen before and he did not have a problem with the application. Arthur Max confirmed the distance from the driveway to property line was 8 ft. The applicant was reminded a tree removal permit was required. Mr. Sullivan confirmed comment number 5 and 6 from Bill Ryden's review letter would be conditions of the resolution. Mary Dietz mentioned the new dry wells collected the new roof run off and thought they should also capture the run off from the driveway; she wished to make that a condition of the resolution. Jim Murphy pointed out a previous resolution on the property required the removal of a side porch and 1st floor addition. Mr. Fitch confirmed when the subdivision was done they were both removed.

Chairmen Richter opened the application to public for questions and comments; there was no one present.

A motion was provided by Jim Murphy to approve the application as presented with comments 5 and 6 of Mr. Ryden's letter being conditions of the resolution as well as the driveway run off would be kept on the Fitch's property. A second was provided by Mary Dietz. The application was approved by a vote of 6 to 0 with members Richter, Bolo, Dietz, Max, Murphy, and Vecchione voting in favor.

Other Matters / Public Comment:

No one from the public was present during the public comment period.

The Board Administrator reminded everyone to fill out their disclosure forms.

Peter Bolo made a motion to adjourn the meeting and Jim Murphy provided the second. The meeting was adjourned at 8:09 pm.

Respectfully submitted,

Cynthia Shaw, Secretary