

**MINUTES OF A REGULAR MEETING  
ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF MOUNTAIN  
LAKES  
January 5, 2017**

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 07, 2016. Said resolution was mailed to The Citizen and The Morris County Daily Record and by filing the same with the Borough Clerk on January 11, 2016 and was made available to all those requesting individual notice and paying the required fee.

Start: 7:33PM

**ROLL CALL:**

Present: Max, Richter, DeNooyer, Sheikh, Peters, and Vecchione

Absent: Murphy and McConnell

Also Present: Attorney Michael Sullivan

**REORGANIZATION:**

*Election of Chair* – Arthur Max made a motion to appoint Chris Richter Chair of the Zoning Board of Adjustment and Stephen Vecchione provided the second. The motion was approved by a voice vote of all members present.

*Election of Vice Chair*– Chris Richter nominated Arthur Max but he declined the nomination. Stephen Vecchione made a motion to appoint Khizar Sheikh Vice Chair of the Zoning Board of Adjustment and Chris Richter provided the second. The motion was approved by voice vote of all members present.

*Appointment of the Board Attorney, Michael Sullivan,  
Appointment of Administrator/Secretary, Cynthia Shaw,  
Appointment of Board Engineer, Bill Ryden,  
Appointment of Board Planner, Paul Phillips,  
Designation of Official Newspapers, The Citizen and The Daily Record, and  
Determination of the regular Meeting Dates as follows:*

<i>February 2, 2017</i>	<i>August 3, 2017</i>
<i>March 2, 2017</i>	<i>September 7, 2017</i>
<i>April 6, 2017</i>	<i>October 5, 2017</i>
<i>May 4, 2017</i>	<i>November 2, 2017</i>
<i>June 1, 2017</i>	<i>December 7, 2017</i>
<i>July 6, 2017</i>	<i>January 4, 2018</i>

Jake DeNooyer made a motion to adopt the resolution determining the Attorney, Board Administrator/Secretary, Engineer, Planner, newspaper designations and meeting dates for the Zoning Board of Adjustment for the 2017 calendar year. A second was provided by Stephen Vecchione. The resolutions were approved by a voice vote of all members present.

*Re-adoption of the By-Law*

Michael Sullivan told the Board a change was made to our existing by-laws. Rule 1:2-6 **Time Limitation.** *The Board shall take no new testimony during a hearing beyond 10:30pm* was added. This change would not preclude the Board from finishing the testimony of a witness or application beyond the ending time of 10:30 p.m. Stephen Vecchione made the motion to adopt the by-laws with the amendment. A second was provided by Jake DeNooyer. The resolution was approved by a voice vote of all members present.

**REVIEW OF MINUTES:** Khizar Sheikh made a motion to approve the minutes from the December 1, 2016 meeting. Ann Peters provided the second; the minutes were approved by voice vote by all members present.

**RESOLUTION:** none

**PUBLIC HEARINGS:**

Carried Application:

Celal Andican	Appl. # 16-664
26 Dartmouth Road,	Blk. 84, Lot 6
FAR, Average Front Setback, 2 Side Setback	R-A zone

The applicant Celal Andican is working on new house plans to present to the Board. The plans are not ready and he has asked the application be carried until February 2, 2017. A motion was made by Arthur Max to carry the application with no further notice. A second was provided by Stephen Vecchione. The Board voted 6 – 0 to allow the carry of the application with members Richter, Vecchione, Max, Sheikh, DeNooyer and Peters voting in favor.

**Other Matters / Public Comment:**

2016 Annual Report – A motion was made by Jake DeNooyer to accept the report with a clerical change to the “Summary of Previous Board of Adjustment Report” and a second was provided by Ann Peters. The motion was carried by a voice vote of all members present.

No one was present from the public.

Mr. Sullivan explained the current appeal to a Zoning Board decision was still proceeding. The applicant will be going before the Mountain Lakes Planning Board on January 12, 2017 for a “Whispering Woods” hearing.

Stephen Vecchione made a motion to adjourn the meeting and Jake DeNooyer provided the second. The meeting was adjourned at 7:58PM.

Respectfully submitted,

Cynthia Shaw