

**Note: We are not submitting this for publication or for billing to the Borough  
For Notice Under Sunshine Law**

**MOUNTAIN LAKES ZONING BOARD OF ADJUSTMENT  
AGENDA  
January 7, 2016**

NOTICE: Please take notice that the reorganization meeting of the Zoning Board of Adjustment of the Borough of Mountain Lakes will be held on January 7, 2016 at 7:30 p.m. at the Mountain Lakes Borough Hall, 400 Boulevard, Mountain Lakes, New Jersey. Formal action may be taken.

1. CALL TO ORDER & OPEN PUBLIC MEETING ADVERTISEMENT NOTICE

2. ROLL CALL

3. REORGANIZATION:

Election of Chair, Vice-Chair

Appointment of Board Attorney, Engineer, Planner, Administrative Officer/Secretary

Designation of Official Newspapers, Meeting Dates

Re-adoption of By-Laws

4. REVIEW OF MINUTES: November 12, 2015

5. MEMORIALIZING RESOLUTIONS: none

6. PUBLIC HEARINGS:

Carried Application:

Jesse and Fredrika McDonald

Blk. 92, Lot 16.02

Modify a condition of the Resolution

Appl. #15-653

165 Morris Avenue

R-A zone

New Application:

Amy and Michael Schadt

Blk. 102, Lot 38.02

Rear Setback

Appl. #15-655

63 Ball Road

R-A zone

Carried Application:

Jeffery and Lynne Ansell

Blk. 100, Lot 23

Subdivision, Use, Side setback

FAR, ILC, Building Envelope

Appl. #15-648

260 Boulevard

R-A zone

New Application:

Boardwalk Builders, LLC

Blk. 100.02, Lot 84

Front Setback, Building Envelope

Appl. #15-652

6 Cove Place

R-A zone

7. OTHER MATTERS / PUBLIC COMMENTS

Annual Report - 2015

8. ADJOURNMENT

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Cynthia Shaw, Administrative Officer

Dated: Dec. 21, 2015

Distribution:

Board Members

Citizen & Daily Record

Board Attorney

Website

Bulletin Board

Council Liaison

Applicants

Borough Clerk