

**MINUTES OF A REGULAR MEETING
ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF MOUNTAIN
LAKES
May 7, 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 (7:37PM), Dietz, Max, Murphy and Vecchione

Absent: McConnell, Tolud and Sheikh

Also Present: Attorney Michael Sullivan

REVIEW OF MINUTES: Arthur Max made a motion to approve the minutes from the April 2nd meeting. Mary Dietz provided the second; the minutes were approved by voice vote by all members.

RESOLUTION:

NATE AND SARAH FITCH

Appl. #15-643

Chairmen Richter explained to the Board the Borough Engineer, Bill Ryden, does not tie driveway runoff into seepage pits since the runoff would not be clean water. As a result condition #1 of the resolution was changes to have the runoff directed to the south keeping it on the Fitch's property. A motion was made by James Murphy to adopt the resolution of approval and a second was provided by Peter Bolo. The resolution was passed by a vote of 6 to 0 with members Richter, Bolo, Max, Dietz, Murphy and Vecchione voting in favor.

PUBLIC HEARINGS:

New Application:

MARGO & KEVIN GILLESPIE

Blk. 129.03, Lot 4

Side

114 Intervale Road

Appl. #15-644

R-A Zone

Margo Gillespie, of 114 Intervale Road, presented the application. She was seeking a side setback variance to replace and expand an existing deck. Mrs. Gillespie presented exhibit A-1, 6 photos for her backyard and present deck which is in need of repair. She wanted to keep the 14' x 14' deck where it was and expand it to 25' x 16'. She was having difficulty keeping the deck within the setback due to her narrow lot. If she met the 25 ft. side setback the edge of the deck would intersect the back door of her kitchen. To block the neighbor's view of the deck she has planted three large arborvitae and would fully landscape the rest of that area.

Chris Richter asked how many square feet of new decking would be added in the setback; it was about 15 sq. ft. He confirmed she was ripping out the entire deck. Michael Sullivan clarified the deck was deteriorating and the proper location would interfere with the kitchen door. In addition the plantings planned would block the view. Jim Murphy asked where the air conditioning pad was located; it was on the right side of the house. Chris Richter confirmed the decking material was spaced so the water would be able to permeate it.

The hearing was opened to the public for questions and comments. No one was present from the public.

Jim Murphy made a motion to approve the application as presented and Peter Bolo provided the second. The application was approved 6 to 0 with members Richter, Bolo, Max, Dietz, Murphy and Vecchione voting in favor.

Other Matters / Public Comment:

No one was present from the public.

King of Kings – Chairmen Richter mentioned the memo Board members received from Bob Hoffmann, the Interim Manager, concerning the development of the King of Kings property. Mr. Richter thought the Board might ask to comment on the proposed ordinance.

Peter Bolo made a motion to adjourn the meeting and Mary Dietz provided the second. The meeting was adjourned at 8:12 pm.

Respectfully submitted,

Cynthia Shaw, Secretary