

**MINUTES OF A MEETING
ZONING BOARD OF ADJUSTMENT OF
THE BOROUGH OF MOUNTAIN LAKES
November 7, 2024**

James Murphy called the regular meeting to order and announced: Adequate notice of this meeting has been provided in accordance with the Open Public Meetings Act by publishing the meeting notice in The Citizen and The Morris County Daily Record on January 11, 2024 and by filing the same with the Borough Clerk and posting it on the Bulletin Board on January 8, 2024 and was made available to all those requesting individual notice and paying the required fee.

Start: 7:31 pm

ROLL CALL:

Present: Peters, Murphy, DeNooyer and Leininger

Absent: Vecchione, Astrup, Caputo, McCormick and Paddock

Also, Present: Attorney Michael Sullivan

REVIEW OF MINUTES: Annie Peters made a motion to approve the minutes of the October 3rd meeting. Meghan Leininger provided the second; the minutes were approved by voice vote by all eligible members present.

RESOLUTION: none

PUBLIC HEARINGS:

Carry Application:

Stephanie Zumas & Ryan Kiczek	Appl #24-761
2 Warwick Road	Blk. 122, Lot 4.01
Improved Lot Coverage, Side Setback	R-A zone
Floor Area Ratio	

Since the applicant requires 5 voting members for their “D” variance application and we only have 4 members tonight they have requested their application be carried to January 2, 2025, without further notice. Jim Murphy made the motion to carry the application without notice to January 2, 2025, and Jake DeNooyer provided the second. The Board voted to approve the motion by voice vote of all members present.

New Application:

Jack Gentul	Appl # 24-760
33 Briarcliff Road	Blk. 78, Lot 23
Improved Lot Coverage, Side Setback	R-A zone

Jack Gentul, at 33 Briarcliff Road, presented his application. He was looking to install a generator in his backyard. The chosen location required a side setback variance. The Board looked at a photo submitted as part of the application showing how water filled the stairwell during a rainstorm. Mr. Gentul replaced his sump pump and found all the leader

drains ran into one pipe. When he redid the drainage system, he deposited the roof run-off into the yard using three outlets.

When the house was built the side setback was 20ft and now it is 25ft. His house is 19.9ft from the property line and he would like to install the generator 22.5ft off the line. He wants to put it tucked behind the house because the yard is very rocky, and he doesn't want to put it over the drainage system. The generator is outside the main electrical panel. The gas on the other side of the house. There is a setback issue on that side as well. James Murphy thought it was an appropriate location for the generator plus it is further away from the neighbor on this side.

A motion was made by James Murphy to approve the application as proposed with the standard Board conditions. Jake DeNooyer provided the second. The Board approved the application 4 – 0 with members Peters, Murphy, DeNooyer and Leininger voting in favor.

Other Matters / Public Comment:

Public Comment – none

Annie Peters made a motion to adjourn the meeting, and Meghan Leininger provided the second. The meeting was adjourned at 7:52 PM.

Respectfully submitted,

Cynthia Shaw