

**MOUNTAIN LAKES DISTRICT
PLANNING BOARD SPECIAL MEETING
September 30, 2015
*UNAPPROVED***

Call to Order: Chairman Don Dubrule called the meeting to order at 6:03 pm.

Roll Call: Don Dubrule, David Martella, Mike Bonanno, and Chris Demers. Danielle Krull, Bob Long and David Selent were present as guests.

Zoning Permit Applications:

- **Krull – Addition** – The permit application was previously denied by the Board; since then the homeowners had a survey done and boundary pins installed. They also changed the design for the proposed addition, moving the connection between the existing house and the proposed addition so the finished addition would fall within setback limits. The homeowners notified the ZBA and the Planning Board they were withdrawing their request for a variance and asked the Board to reconsider their permit application with the new survey and design.

The Board reviewed the latest design and documentation. During the discussion, Chris Demers voiced concerns about the foundation for the proposed mudroom being built over the existing deck. Chris Demers and Don Dubrule explained to Danielle Krull that a full foundation was required by zoning ordinance and it was also good building practice as it protected the home from local freeze/thaw conditions. They explained attaching an addition without proper foundation to the existing home could cause damage to the existing home. Bob Long stated he had visited the property with Stan Borkowski and spoken to Stephen Krull about the need for a full foundation to protect the home; Stephen Krull said he would have it dug out during the excavation for the bedroom addition part of the project. Don Dubrule told Danielle Krull she should notify the office when the excavation was done and before the foundation was poured, so that Stan Borkowski could inspect the excavation dimensions. Mike Bonanno also noted the partial copies of the new survey did not show the surveyor's seal and date of the survey as required.

David Martella made a motion to approve the permit application with the following conditions: 1) that Stan Borkowski inspect and approve the mudroom excavation and the addition footings before the foundation is poured to ensure it meets the standards and setbacks put forth in the zoning ordinance and 2) that the homeowner provide a copy of the survey containing the surveyors seal and survey date. Mike Bonanno seconded. The motion passed unanimously.

David Martella made a motion to adjourn and Mike Bonanno seconded. The meeting adjourned at 6:15 pm.

The next Planning Board meeting will be Thursday, October 8 at 6:00 pm at the District Office

Respectfully submitted,
Kristi Garofalo