

Borough of Kinnelon

Board of Adjustment

January 13, 2026

The regular monthly and reorganization meeting of the Kinnelon Board of Adjustment was called to order by Chairperson Tim Lockwood at 7:00p.m., Tuesday, January 13, 2026 in the Municipal Building.

It was posted that adequate notice of this meeting had been given in accordance with the Sunshine Law by posting a notice on the municipal bulletin board, by publication of a legal notice in the Suburban Trends on December 2026 and by sending the meeting date to the Daily Record and Herald News on December 2026.

The minutes for November 11, 2025, minutes has been carried to the December 2, 2026 meeting.

A motion to appoint Tim Lockwood as Chairperson was made by Mr. Nicosia, second by Mr. Mondello with the affirmative “yes” vote of all on roll call.

A motion to appoint Mike Nicosia as Vice Chairperson was made by Mr. Lockwood, second by Mr. Mondello with the affirmative “yes” vote of all on roll call.

A motion to appoint Darmofalski Engineering Assoc. was made by Mr. Lockwood, second by Mr. Mondello with the affirmative “yes” vote of all on roll call.

A motion to appoint Steven Tombalakian as the Board Attorney was made by Mr. Lockwood, second by Mr. Mondello with the affirmative “yes” vote of all on roll call.

A motion to appoint Jessica Caldwell as the Board Planner was made by Mr. Lockwood, second by Mrs. Maletsky with the affirmative “yes” vote of all on roll call.

A motion to approve the annual report of 2025 was made by Mrs. Maletsky, second by Mr. Nicosia with the affirmative “yes” vote of all on roll call.

Application #1572 5Mulberry Trail, Palisades Properties, LLC, owner William Ennis. The Applicant leases the single-family residence on the Property and provides living accommodations for people with drug and alcohol dependency. They seek a **d(1) use variance** to permit the operation of a licensed Cooperative Sober Living Residence (“CSLR”) on the Property where the Borough Code does not permit such use. **This application is carried to the February 2026 meeting.**

Application #1580 39 Kinnelon Road, Tyler VanderValk. The applicant is proposing five (5) or more new dwelling units, which one (1) unit would be an Affordable unit.

Mr. John Barbarula was present to represent this application.

No action has been taken on this application, and it has been carried to the April 7, 2026 meeting.

A motion to adjourn was made by Mr. Mondello, second by Mr. Nicosia with the affirmative “yes” vote of all on roll call.

Submitted by:

Jennifer Alimurat
Board of Adjustment

Cc: All Board Members
Board Attorney