

**MINUTES OF THE MEETING OF THE PLANNING BOARD  
OF THE BOROUGH OF MOUNTAIN LAKES**

February 27, 2025

Vice Chairman Bethany Russo read the Open Public Meeting Notice was published in the Citizen on January 29, 2025 and Daily Record on January 30, 2025: Adequate notice of this meeting was posted with the Borough Clerk and on the Bulletin Board on January 27, 2025, and made available to all those requesting individual notice and paying the required fee.

Start: 7:02 PM

**ROLL CALL:**

Members Present: Russo, Ryan, Berei, Kaplan, Coppola, Holliday, Barnett, and Stern

Absent: Horan, Menard, Kane

Also Present: Attorney, Steven Tombalakian, Bill Ryden, Engineer, Kate Keller, Planner

**REVIEW OF MINUTES:** Mitchell Stern made a motion to adopt the minutes of the January 23<sup>rd</sup> meeting. Lauren Barnett provided the second; the minutes were approved by voice vote of all eligible members.

**RESOLUTIONS:** Dana and Jana Joldzic                      Appl. SM#24-050

Mitchell Stern made a motion to adopt the resolution of approval for the Joldzic Soil Moving Permit. A second was provided by Lauren Barnett. The Board voted 5 – 0 to adopt the resolution with Russo, Barnett, Stern, Kaplan and Ryan voting in favor.

**PULBIC COMMENT:** No one wished to speak during the public comment portion of the meeting.

**PUBLIC HEARING:** There were no public hearings.

**COMMITTEE REPORTS:** There were no committee reports.

**Other Matters**

*Ordinance 4-25 – Ordinance amending chapters 102 and 245 of the Revised General Ordinances of the Borough of Mountain Lakes and Amending the Environmental and Land Use and Zoning Regulations.*

The Board Administrator gave an overview of the work done to update the Boroughs Land Use Regulations during the last 2 ½ years. Chapters 40 and 208 were incorporated into chapter 245. Our schedules were updated where necessary, mandated state and federal land use regulations were added or changed, and minor changes suggested by the Zoning Board were included. No major changes occurred. Everything was reviewed by the Ordinance Committee, the Borough's Engineer, Zoning Officer, Planner, and Planning and Zoning Board Administrator. Planning

Board members followed up with a few clarifying questions. Mimi Kaplan made a motion to find the Ordinance amendments not “not inconsistent” with the 2013 Master Plan or the 2023 Reexamination of the Borough of Mountain Lakes’ Master Plan and Development Regulations”. A second was provided by Kelly Holliday. The Board voted 8 – 0 with members Russo, Ryan, Berei, Kaplan, Coppola, Holliday, Sheikh and Stern voting in favor.

Bethany Russo made a motion to close the meeting at 7:27PM.

Respectfully submitted,

Cynthia Shaw, Secretary