

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

January 23, 2025

Chair Martin Kane read the “Open Special Public Meeting Notice” published in the Citizen and Daily Record on January 11, 2024: Adequate notice of this meeting was posted with the Borough Clerk and on the Bulletin Board on January 8, 2024 and made available to all those requesting individual notice and paying the required fee.

Start 7:30 PM

ROLL CALL:

Members Present: Kane, Russo, Barnett, Stern, Kaplan, and Ryan

Absent: Berei, Holliday, Menard, Horan and Coppola

Also Present: Attorney, Steven Tombalakian and Bill Ryden, Engineer

REORGANIZATION:

Election of Chair – Bethany Russo nominated Martin Kane Chair of the Planning Board; Mitchell Stern provided the second. Martin Kane was elected by voice vote of all eligible members.

Election of Vice Chair – Mitchell Stern nominated Bethany Russo vice Chair of the Planning Board; Mimi Kaplan provided the second. Bethany Russo was elected by voice vote of all eligible members.

Appointment of the Attorney – Chris Ryan made a motion to appoint Steven Tombalakian, of Weiner Law Group, LLP the Planning Board Attorney and Bethany Russo provided the second. The motion was approved 6 - 0 with members Kane, Russo, Barnett, Stern, Kaplan, and Ryan voting in favor.

Appointment of the Planner – Mitchell Stern made a motion to appoint Paul Phillips, of Phillips, Preiss, Grygiel, Leheny, and Hughes LLC, the Planning Board Planner and Bethany Russo provided the second. The motion was approved 6 - 0 with members Kane, Russo, Barnett, Stern, Kaplan, and Ryan voting in favor.

Appointment of Board Engineer – Mitchell Stern made a motion to appoint Bill Ryden of Anderson and Denzler Assoc., Inc. the Planning Board Engineer and Lauren Barnett provided the second. The motion was approved 6 - 0 with members Kane, Russo, Barnett, Stern, Kaplan, and Ryan voting in favor.

Appointment of Secretary – Bethany Russo made a motion to appoint Cynthia Shaw the Planning Board Administrator and Secretary; Martin Kane provided the second. The motion was approved 6 - 0 with members Kane, Russo, Barnett, Stern, Kaplan, and Ryan voting in favor.

Appointment of Board Traffic Engineer – Bethany Russo made a motion to appoint Joseph Fishinger of Bright View Engineering, LLC, the Planning Board Traffic Engineer and Chris Ryan provided the second. The motion was approved 6 - 0 with members Kane, Russo, Barnett, Stern, Kaplan, and Ryan voting in favor.

Appointment of Board Environmental Engineer – Bethany Russo made a motion to appoint Peter Black, of Dewberry Engineers, Inc. the Planning Board Environmental Engineer and Chris Ryan provided the second. The motion was approved 6 - 0 with members Kane, Russo, Barnett, Stern, Kaplan, and Ryan voting in favor.

Designation of Official Newspapers – Lauren Barnett made a motion to designate The Citizen and The Daily Record the official newspapers for the Board, Chris Ryan provided the second. The motion was approved 6 - 0 with members Kane, Russo, Barnett, Stern, Kaplan, and Ryan voting in favor.

Determination of the regular Meeting Dates- The Planning Board decided to change the starting time of their meeting to 7pm. Mitchell Stern made a motion to accept the proposed the 7pm meeting dates for the Planning Board and Bethany Russo provided the second. A voice vote of all eligible members approved the following dates:

February 27 th	August 28 th
March 27 th	September 25 th
April 24 th	October 23 rd
May 22 nd	November 20 th
June 26 th	December 18 th
July 24 th	January 22, 2026

Re-adoption of By-Laws – Bethany Russo made a motion to adopt the By-Laws of the Planning Board and Mitchell Stern provided the second. A voice vote approved the adoption of the by-laws.

REVIEW OF MINUTES: December 19, 2023

Mitchell Stern made a motion to adopt the minutes of the December 19, 2024 meeting of the Planning Board and Chris Ryan provided the second. The minutes were approved by voice vote of all eligible members.

RESOLUTIONS: none

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

PUBLIC HEARING:

Dusko and Jana Joldzic	Appl. #24-050
26 Lake Drive	Blk. 101, Lot 105
Major Soil Moving	R-A zone

A Soil Moving application for 26 Lakes Drive was presented to the Planning Board last April. The permit was approved by the Board. Kevin Robine, a licensed Engineer in the state of New Jersey, told the Board the house had been redesigned. This house has a smaller FAR but larger ILC than the previous house design. Previously they were moving 1065CY of dirt on the site. Now they will be moving 1963CY. They originally requested 370CY would be removed from the site and now they will be exporting 811CY. The Board asked how many truck loads this would be? It will be 40 – 50 truckloads with approximately 15 to 20 yards per truck load. The truck route will be up Lake Drive to Boulevard, then right onto the Boulevard to Route 46. They will adjust the route if they find a location in town to deposit the dirt. Mr. Robine noted the cabana had been removed. Ultimately twice the soil was moving off the site. Mitchell Stern said they needed to be aware of the Lake Drive School hours of operation. They

should not move dirt during the drop off and pick up times.

Mitchell Stern made a motion to approve the permit as presented and Chris Ryan provided the second.

There was no one from the public who wished to comment or ask questions about the permit.

Mr. Ryden requested item #6 in his letter to become a condition of the resolution. The Board voted 6 – 0 to approve the permit with members Kane, Russo, Barnett, Stern, Kaplan and Ryan voting in favor.

COMMITTEE REPORTS: none

PUBLIC COMMENT: No members of the public wished to make a public comment.

PUBLIC HEARING:

Other Matters – The Affordable Housing Committee needs a member from the Planning Board to replace Marty Kane. Their meetings are held on Fridays at 8:30am. No one wished to step up and take his place.

The Board discussed the upcoming deadline for the 4th round of Affordable Housing requirements.

The Board questioned the need to hear Soil Moving Permit applications for over 1000CY. Could this be done by our professionals. Mr. Ryden explained the permit was established to control illegal dumping. The Board should be involved when this much material is being moved. The decision was made to give either board the ability to hear a Soil Moving Permit if they were already hearing the application. If no other application was involved the permit would go before the Planning Board.

Martin Kane made a motion to close the meeting at 8:06PM.

Respectfully submitted,

Cynthia Shaw, Secretary