

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

January 27, 2022

Chair Martin Kane read the Open Public Remote Meeting Notice published in the Citizen on September 23, 2021 and Daily Record on September 18, 2021: Adequate notice of this meeting was posted with the Borough Clerk and on the Bulletin Board on October 18, 2021 and made available to all those requesting individual notice and paying the required fee.

Start: 7:33PM

ROLL CALL:

Members Present: Kane, Menard, Horan, Holliday, Coppola, Berei, Russo, Lane, Stern, Swart and Ryan

Also Present: Attorney, Steven Tombalakian

Absent: Bill Ryden, Engineer

REORGANIZATION:

Election of Chair –Bethany Russo nominated Martin Kane Chair of the Planning Board; Tom Menard provided the second. Martin Kane was elected by voice vote of all eligible voters.

Election of Vice Chair – Martin Kane nominated Bethany Russo vice Chair of the Planning Board; Tom Menard provided the second. Bethany Russo was elected by voice vote of all eligible voters.

Appointment of the Attorney - Bethany Russo made a motion to appoint Steven Tombalakian, of Weiner Law Group, LLP the Planning Board Attorney and Mitchell Stern provided the second. The motion was approved 7-0 with members Kane, Menard, Horan, Holliday, Swart, Berei, Russo, Lane, and Stern 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 Jeff Berei provided the second. The motion was approved 7-0 with members Kane, Menard, Horan, Holliday, Swart, Berei, Russo, Lane, and Stern voting in favor.

Appointment of Board Engineer – Tom Menard made a motion to appoint Bill Ryden of Anderson and Denzler Assoc., Inc. the Planning Board Engineer and Kelly Holliday provided the second. The motion was approved 7-0 with members Kane, Menard, Horan, Holliday, Swart, Berei, Russo, Lane, and Stern voting in favor.

Appointment of Secretary – Bethany Russo made a motion to appoint Cynthia Shaw the Planning Board Administrator and Secretary; Audrey Lane provided the second. The motion was approved 7-0 with members Kane, Menard, Horan, Holliday, Swart, Berei, Russo, Lane, and Stern voting in favor.

Designation of Official Newspapers – Tom Menard made a motion to designate The Citizen and The Daily Record the official newspapers for the Board, John Horan provided the second. The motion was approved 7-0 with members Kane, Menard, Horan, Holliday, Swart, Berei, Russo, Lane, and Stern voting in favor.

Determination of the regular Meeting Dates- Mitchell Stern made a motion to accept the proposed meeting dates for the Planning Board, Bethany Russo provided the second. A voice vote of all eligible members approved the following dates:

February 24 th	August 25 th
March 24 th	September 22 nd
April 28 th	October 27 th
May 26 th	November 17 th
June 23 rd	December 15 th
July 28 th	January 26 th

Re-adoption of By-Laws – Jeff Berei made a motion to adopt the By-Laws of the Planning Board and John Horan provided the second. A voice vote approved the adoption of the by-laws.

REVIEW OF MINUTES: John Horan made a motion to adopt the minutes of the November 18th meeting. Mitchell Stern provided the second; the minutes were approved by voice vote of all eligible voters.

RESOLUTIONS: none

PUBLIC HEARING: none

COMMITTEE REPORTS:

Chairmen Kane said the Board member is needed to represent us on the Affordable Housing Committee. The Committee meets once a month at 8:30am. Please let the chair know if you have an interest.

A Master Plan Subcommittee needs to be formed. Bethany Russo and Neeke Swart were happy to serve from the Board. Former member Meghan Leininger also wished to be on the committee. We should have only one or two more members join them, so we don't have issues with a quorum.

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

PUBLIC HEARING:

Other Matters – The lunch with Peter Henry has been delay until further notice.

Chairmen Kane said the old Hess Gas Station site is being used as a parking lot and the Zoning Officer was handling it. Mitchell Stern added the companies laying the fiber optic cable in the area have been taking advantage of the Borough. We will be taking a hard line on using this property as a parking lot.

Martin Kane made a motion to close the meeting at 8:15PM.

Respectfully submitted,

Cynthia Shaw, Secretary