

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

March 28, 2024

Chair Martin Kane read the Open 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: 7:35PM

ROLL CALL:

Members Present: Kane, Menard, Russo, Sheikh, Kaplan, Ryan, Berei, and Horan

Absent: Stern, Coppola, and Holliday

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

REVIEW OF MINUTES: Jeff Berei made a motion to adopt the minutes of the December 14th meeting. Chris Ryan provided the second; the minutes were approved by voice vote of all eligible members.

Bethany Russo made a motion to adopt the minutes of the January 4th meeting. Tom Menard provided the second; the minutes were approved by voice vote of all eligible members.

RESOLUTIONS: none

PUBLIC COMMENT: No one wished to make a public comment.

PUBLIC HEARING:

Amended Application:

Craig School	Appl. #23-285
10 Tower Hill Road	Blk. 54, Lot:14
Major Site Plan	R-AA Zone
Improved Lot Coverage	

Simone Calli, the Craig School's attorney, said the school wished to amend their application approved on December 14, 2023. The Board agreed to a combination of materials in the northern parking area. The spaces were to be gravel and the driveway was to be paved. The applicant wishes to leave the driveway gravel rather than pave it.

Mimi Kaplan said the Environmental Commission wanted it to stay gravel. Martin Kane asked if anyone had an issue with them coming back and making this change. Khizar Sheikh asked for clarification on the Ordinance requiring driveways be paved. If we grant them the right to not pave it, are we following our Ordinances. How do we handle its maintenance. W. Ryden responded, maintenance would be handled by the Borough Property Maintenance Officer.

M. Kane opened the hearing to the public for questions. S. Platt said the 2003 resolution required a certain size driveway. Since then, it has been enlarged by the landscaper. What size was the

parking area they were proposing. Marc Walker agreed the gravel area has expanded over time. They are proposing an area smaller than is there today. They planted American Holly along the edge of the lot to help maintain the size. He said the current ILC is 25.4% and they are proposing 20.7%. M. Kane asked, will the gravel area be the same as in 2003? Mr. Walker stated in 2003 they may not have counted the gravel as ILC. They are also removing the circular driveway to reduce coverage. In the 2003 plan you could not access the building from the handicap space; this plan solves that issue.

Chairman Kane asked for comments from the public. S. Platt was in favor of keeping the lot gravel, especially now that it will be smaller. She would like them to add more plantings. A motion was made by M. Kane to approve the request to amend the application. A second was provided by Tom Menard. The Board voted 8 – 0 to approve the amendment with members Kane, Menard, Russo, Sheikh, Kaplan, Ryan, Berei, and Horan voting in favor.

New Application:

Dusko & Jana Joldzic
26 Lake Drive
Major Soil Moving

Appl. #SM24-049
Blk. 101, Lot 105
R-A Zone

Mr. Walker, the applicant's engineer, said the applicant and their attorney could not be present so he would be presenting the application. John Horan was concerned the applicant wasn't present. How would the Board ask questions of the property owner. Could he obtain a letter from the applicant stating Marc Walker could represent them. Khizar Sheik and Martin Kane also had issues with the arrangement. T. Menard and Bethany Russo were fine with proceeding. Steve Schepis, the attorney for the applicant, was contacted by cell phone. Mr. Schepis agreed to send a letter stating that Mr. Walker could represent the Joldzics. Steve Tombalakian said this arrangement was acceptable.

The applicant was building a new home on the vacant lot next to the Mountain Lakes Club. The Zoning Board approved a variance for the average front yard setback earlier this month. It is a modern house with a garage buried in the ground. They will be moving 1665cy of soil around the lot. Some of it will come from the foundation excavation. Only 370cy would leave the site. They estimate there will be 31 truckloads being removed from the lot. They plan to move the soil down Lake Drive onto the Boulevard and out to Route 46. If someone in town needed the soil they would change the truck route. W. Ryden did not have a problem with the applicant's request. He did have a few issues listed in his letter. Mr. Walker agreed to those conditions. Mimi Kaplan and Tom Menard questioned the riparian buffer for the canal. Mr. Walker said, "Permit by Rule" (#10) applies for this development. There will be general construction activity within 25ft of the canal. They are not touching the trees along the canal.

A motion was made by Bethany Russo to approve the Soil Moving Permit and John Horan provided the second. There was no one present to make a public comment. The Board voted 8 – 0 to approve the application with members Kane, Menard, Russo, Sheikh, Kaplan, Ryan, Berei, and Horan voting in favor.

COMMITTEE REPORTS:

Affordable Housing Representative – The committee meets on Friday mornings at 8:30am

Martin Kane has agreed to be the Board representative.

Other Matters – none

Martin Kane made a motion to close the meeting at 8:43PM.

Respectfully submitted,

Cynthia Shaw, Secretary