

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

April 27, 2023

Chair Martin Kane read the Open Public Remote Meeting Notice published in the Citizen on February 1, 2023 and the Daily Record on February 3, 2023: Adequate notice of this meeting was posted with the Borough Clerk and on the Bulletin Board on January 30, 2023 and made available to all those requesting individual notice and paying the required fee.

Start: 7:32PM

ROLL CALL:

Members Present: Horan, Coppola, Berei, Russo, Sheikh, Ryan, Stern and Kane

Absent: Menard, Holliday

Also Present: Attorney, Steve Tombalakian, Engineer, Bill Ryden,

REVIEW OF MINUTES: Bethany Russo made a motion to adopt the minutes of the February 16th meeting. Nick Coppola provided the second; the minutes were approved by voice vote of all eligible voters.

RESOLUTIONS:

TFJ Mountain Lakes, LLC Appl.#22-281

Bethany Russo made a motion to adopt the resolution of approval for TFJ Mountain Lakes, LLC and a second was provided by Jeff Berei. The Board voted 4 - 0 to adopt the resolution of approval with Board members Russo, Berei, Coppola and Ryan voting in favor.

PUBLIC COMMENT: There were no comments during the public portion of the meeting.

PUBLIC HEARING:

New Application:

Park Lakes Tennis Club, Inc.	Appl.#23-282
20 Rainbow Trail	Blk. 18, Lot 19
Major Site Plan	R-1/R-A Zone

Dan Benkendorf of Askin & Hooker represented Park Lakes Tennis Club. The club sits on a 6-acre lot in the R-A/R-1 zone. In a Planning Board resolution, dated January 26, 2021, three new platform tennis courts were approved. The applicant was seeking to change the location of two of those courts.

Marc Walker, a licensed engineer in the state of NJ, presented the application. Exhibit A-1, dated April 27, 2023, showed the memorialized site plan from 2021 on the left. On the right was the new site plan with the proposed location of the two unbuilt courts. They feel they moved the courts to a better location. The lighting is still 0 at the property lines. They added an evergreen screen around the perimeter of the courts to block the light from going onto St Catherine's parking lot. They plan to finish the wood deck, extending it to the end of the warming hut. There

is no change in the impervious coverage. All the decking is open and not considered pervious. There is no change to the parking lot. They are adding an elevated deck to the north to allow viewing of the paddle courts in the winter and the tennis courts in the summer. Robert Engdahl, President of Park Lakes elaborated on the deck design. The original deck now has a second level. The upper level is 20' x 25' and will have a handrail. Khizar Sheikh asked if the new court location affected the wetlands. No, they are still within the 5-year approval window granted by the NJDEP in their LOI. Jeff Berei asked for a further explanation of the deck steps/bleachers. Marc Walker said they made the steps wider to accommodate seated viewing. Mitchell Stern asked how high off the original deck the elevated deck was. The new deck is 10.6ft above the lower deck. The warming hut's roof peak is 5ft above the upper deck.

There were no questions or comments from the public.

Jeff Berei noted the plans stated the propane tank had not been removed. Yes, it has been removed and all the other resolution conditions have been completed. They did not redo the plans for this application. Marty Kane asked how the traffic calming measures were working? R. Engdahl thought the speed hump was working very well.

Nick Coppola made a motion to approve the amended site plan as presented. A second was provided by Mitchell Stern. Dan Benkendorf requested they be allowed to submit permits before the resolution was adopted. This is up to the Construction Department. The Board voted 8 – 0 to approve the application with members Horan, Coppola, Berei, Russo, Sheikh, Ryan, Stern and Kane voting in favor.

COMMITTEE REPORTS: The Master Plan Committee met and have a draft of their reexamination report they are currently reviewing. They are trying to bring it to the Board in August.

The Ordinance Committee met March 15th to review Paul Phillip's memo. They will be meeting again on Tuesday, May 2nd.

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

PUBLIC HEARING:

Other Matters – The Board discussed reducing the paper documents submitted when applying to the Planning Board. The Board decided our professionals should get copies of all the reports and all reports must include a professional summary. Pdfs of those reports will be provided to the Board. All professionals will get full size plans for review and the Board will receive 11 x17 copies of the full set. A pdf of the plans will also be provided to the Board. All response letters will be printed and provided to the Board. All documents will be sent to the Board and also be available to them and the public on *One Drive*.

Martin Kane made a motion to close the meeting at 8:32PM.

Respectfully submitted,

Cynthia Shaw, Secretary