

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

January 4, 2024

Chair Martin Kane read the Open Special Public Remote Meeting Notice published in the Citizen and Daily Record on December 21, 2023: Adequate notice of this meeting was posted with the Borough Clerk and on the Bulletin Board on December 21, 2023 and made available to all those requesting individual notice and paying the required fee.

Start: 6:33PM

**ROLL CALL:**

Members Present: Kane, Menard, Holliday, Coppola, Russo, Sheikh, Stern, Kaplan, and Ryan

Absent: Berei, Horan

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

**REORGANIZATION:**

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

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

*Appointment of the Attorney* – Tom Menard 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 9 - 0 with members Kane, Menard, Holliday, Coppola, Russo, Sheikh, Stern, Kaplan, and Ryan voting in favor.

*Appointment of the Planner* – Martin Kane made a motion to appoint Paul Phillips, of Phillips, Preiss, Grygiel, Leheny, and Hughes LLC, the Planning Board Planner and Tom Menard provided the second. The motion was approved 9 - 0 with members Kane, Menard, Holliday, Coppola, Russo, Sheikh, Stern, Kaplan, and Ryan voting in favor.

*Appointment of Board Engineer* – Martin Kane made a motion to appoint Bill Ryden of Anderson and Denzler Assoc., Inc. the Planning Board Engineer and Mitchell Stern provided the second. The motion was approved 9 - 0 with members Kane, Menard, Holliday, Coppola, Russo, Sheikh, Stern, Kaplan, and Ryan voting in favor.

*Appointment of Secretary* – Tom Menard made a motion to appoint Cynthia Shaw the Planning Board Administrator and Secretary; Bethany Russo provided the second. The motion was approved 9 - 0 with members Kane, Menard, Holliday, Coppola, Russo, Sheikh, Stern, Kaplan, and Ryan voting in favor.

*Appointment of Board Traffic Engineer* – Martin Kane made a motion to appoint Joseph Fishinger of Bright View Engineering, LLC. the Planning Board Engineer and Bethany Russo provided the second. The motion was approved 9 -0 with members Kane, Menard, Holliday, Coppola, Russo, Sheikh, Stern, Kaplan, and Ryan voting in favor.

*Designation of Official Newspapers* – Martin Kane made a motion to designate The Citizen and The Daily Record the official newspapers for the Board, Mimi Kaplan provided the second. The motion

was approved 9 - 0 with members Kane, Menard, Holliday, Coppola, Russo, Sheikh, Stern, Kaplan, and Ryan voting in favor.

*Determination of the regular Meeting Dates-* Chris Ryan made a motion to accept the proposed meeting dates for the Planning Board and Kelly Holliday provided the second. A voice vote of all eligible members approved the following dates:

February 22 <sup>nd</sup>	August 22 <sup>nd</sup>
March 28 <sup>th</sup>	September 26 <sup>th</sup>
April 25 <sup>th</sup>	October 24 <sup>th</sup>
May 23 <sup>rd</sup>	November 21 <sup>st</sup>
June 27 <sup>th</sup>	December 19 <sup>th</sup>
July 25 <sup>th</sup>	January 23, 2025

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

**REVIEW OF MINUTES:** none

**RESOLUTIONS:** none

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

**PUBLIC HEARING:** none

**COMMITTEE REPORTS:** none

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

**PUBLIC HEARING:**

**Other Matters** – Chairman Kane asked for an update on the activity at the old Speedway site. The administrator and engineer explained the plans had been signed and the applicant could begin the remediation work. A construction permit has not been submitted.

Martin Kane made a motion to close the meeting at 7:05PM.

Respectfully submitted,

Cynthia Shaw, Secretary