

*Note: We are not submitting this for publication or for billing to the Borough.*

For Notice Under Sunshine Law

**MOUNTAIN LAKES PLANNING BOARD  
AGENDA  
March 24, 2022**

**NOTICE:** Please take notice the Meeting of the Planning Board of the Borough of Mountain Lakes will be held on March 24, 2022 at 7:30 p.m. **as a remote meeting.** Formal action may be taken. The public will be able to participate in the special meeting via computer or telephone.

To Participate via computer please use the following link: <https://zoom.us/j/185478511> or iPhone one-tap : US: +19292056099,,185478511# or +13126266799,,185478511#

Or Telephone: Dial (for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 312 626 6799 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 Webinar ID: 185 478 511

If calling into the meeting by telephone, the following commands can be entered via DTMF tones using your phone's dial pad while in a Zoom meeting:

\*6 - Toggle mute/unmute

\*9 – Raise Hand (Once hand is raised, it cannot be lowered – if you change your mind and choose not to speak, when called upon, please let the host know that you have changed your mind and no longer wish to speak)

International numbers available: <https://zoom.us/j/185478511>

1. CALL TO ORDER
2. STATEMENT OF CHAIRMAN
3. ROLL CALL
4. REVIEW OF MINUTES: February 24, 2022
5. RESOLUTIONS: none
6. PUBLIC COMMENT
7. PUBLIC HEARING:
  - Blue 701, LLC
  - 333 U. S. Route 46W
  - Major Site Plan
  - Parking Spaces, Parking Setback
  - Landscape Buffer
8. COMMITTEE REPORTS
9. OTHER MATTERS
10. ADJOURNMENT

Appl. # 21-275  
Blk. 7, Lot 7  
OL-1 Zone



Cynthia Shaw, Administrative Office

Dated: March 14, 2022

Distribution:

Board Chairman and Members  
Board Attorney

Borough Engineer  
Borough Clerk

Bulletin Board  
Citizen & Daily Record

Town Web Site  
Applicant

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

February 24, 2022

Chair Martin Kane read the Open Public Remote Meeting Notice published in the Citizen and Daily Record on February 2, 2022: Adequate notice of this meeting was posted with the Borough Clerk and on the Bulletin Board on January 31, 2022 and made available to all those requesting individual notice and paying the required fee.

Start: 7: 33 PM

**ROLL CALL:**

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

Members Absent: Berei

Also, Present: Attorney, Steve Tombalakian

Also, Absent: Engineer, Bill Ryden

**REVIEW OF MINUTES:** Bethany Russo made a motion to approve the minutes of the January 27, 2022, Board meeting and Kelly Holliday provided the second. The minutes were approved by all eligible members present.

**RESOLUTIONS:** none

**EXTENSION OF TIME:**

Highview Commercial, LLC

Appl. #21-273

Highview Commercial requested the Board grant them an extension of time to file their subdivision deeds. Steve Tombalakian shared this was a very common request. Many times, an applicant must wait for outside approvals before filing. Tom Menard made a motion to grant Highview, LLC a 190-day extension to perfect the subdivision deeds. Mitchell Stern provided the second. The Board voted 8 -0 to grant the extension with members Kane, Russo, Coppola, Stern, Lane, Menard, Holliday, and Swart voting in favor.

**PUBLIC COMMENT:** none

**PUBLIC HEARING:**

Blue 701, LLC

333 U. S. Route 46W

Major Site Plan

Parking Spaces, Parking Setback

Landscape Buffer

Appl. # 21-275

Blk. 7, Lot 7

OL-1 Zone

Blue 701, LLC made a request to carry their application to the March 24, 2022 without further notice. They would like the opportunity to review the reports from our professionals before starting their testimony. Kelly Holliday made a motion to carry the application without further notice to March 24, 2022. A second was provided by Tom Menard. The Board voted 9 -0 with members Kane, Russo, Coppola, Stern, Lane, Horan, Menard, Holliday, and Swart voting in favor.

Other Matters –

*Committee Reports* – Master Plan Committee needs to get started on our reexamination report.

Martin Kane shared the Hilton hotel, previously approved to be constructed on Route 46, would no longer be built. An application was submitted for a new use for the site. He asked how this change would affect the developer's agreement. Steve Tombalakian answered the agreement would be amended to reflect any changes made.

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

Respectfully submitted,

Cynthia Shaw, Secretary