

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

October 26, 2023

Vice Chair Bethany Russo 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: 7:31PM

ROLL CALL:

Members Present: Berei, Russo, Menard, Coppola, Stern, Sheikh, and Kaplan (7:34pm)

Absent: Ryan, Holliday, Horan, and Kane

Also Present: Attorney, Steve Tombalakian, Planner Paul Phillips

Also Absent: Engineer, Bill Ryden

REVIEW OF MINUTES: Jeff Berei made a motion to adopt the minutes of the September 28th meeting. Tom Menard provided the second; the minutes were approved by voice vote of all eligible members.

RESOLUTIONS: Barka Restaurant, LLC Appl. # 23-283

Tom Menard made a motion to adopt the resolution of approval and a second was provided by Nick Coppola. The motion was carried by a vote of 4 – 0 with members Russo, Menard, Berei and Coppola voting in favor.

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

PUBLIC HEARING:

2023 Master Plan Reexamination Report

The Board along with their professionals reviewed the final draft of the Reexamination Report. Master Plan Committee and Zoning Board member, Meghan Leininger, joined in the Board discussion.

Minor edits were made to section B: Extent Problems and Objectives have been Reduced or Increased since the Master Plan. Those edits included changes to the following subsections: *size of residential buildings, housing options, senior housing, circulation issues, recreational fields, commercial zones, and Midvale area town center*. Minor changes were also made to section D: The Specific Changes Recommended for the Master Plan or Development Regulations. Those edits included under item #4, mention of the new state *Tree Protection Plan*, under #8 suggested *adopting a green building and environmental sustainability plan element in the Mater Plan*, under item #16 add *updating the ordinances to include noise and quality of life issues*, and in item #21 recommend a “*Field Use Assessment*” *be done to determine the actual demand for additional fields*.

Mitchell Stern made a motion to adopt the 2023 Master Plan Reexamination Report as edited and a second was provided by Tom Menard. The Board adopted the report by voice vote of all members present.

COMMITTEE REPORTS:

Ordinance Committee – The Committee will be meeting on November 30th.

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

PUBLIC HEARING:

Other Matters – none

Bethany Russo made a motion to close the meeting at 9:07 PM.

Respectfully submitted,

Cynthia Shaw, Secretary