

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

October 27, 2022

Chair Martin Kane read the Open Public Meeting notice published in the Citizen and Daily Record on August 31, 2022: Adequate notice of this meeting was posted with the Borough Clerk and on the Bulletin Board on August 29, 2022 and made available to all those requesting individual notice and paying the required fee.

Start: 7:34pm

ROLL CALL:

Members Present: Kane, Ryan, Horan, Menard, Berei, Coppola, and Russo

Absent: Lane, Stern, and Holliday

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

REVIEW OF MINUTES: Nick Coppola made a motion to approve the minutes of the September 22, 2022, Board meeting and John Horan provided the second. The minutes were approved by all eligible members present.

RESOLUTIONS:

Highview Commercial, LLC Appl. # 22-277

Nick Coppola made a motion to adopt the resolution of denial and Tom Menard provided the second. The Board voted to approve the application 5 to 0 with members Kane, Ryan, Horan, Menard, and Coppola voting in favor.

PUBLIC COMMENT: none

PUBLIC HEARING:

Carried Applications:

Blue 701, LLC	Appl.#21-275
333 U.S. Route 46W	Blk. 7, Lot 7
Major Site Plan	OL-1 Zone
Number of Parking Spaces, Parking Setbacks, Landscape Buffer	

Blue 701, LLC requested their application be carried to November 17th without further notice. The November meeting will be held in the media center at the Mountain Lakes High School. The Planning Board agreed to carry the application without further notice.

New Application:

Euroimmun US Real, Estate, LLC	Appl. # 22-279
1 Bloomfield Ave	Blk. 118.04, Lot 2.02
Minor Site Plan	OL-2 Zone

Steven Azzolini, the Attorney for the applicant, said Ryden, the Board Engineer, requested an Environmental Impact Statement, Soil Erosion and Sedimentation Control Plan and Wetlands Delineation to determine completeness for this application. All three items are listed on the check list. He thought reports on Soil Erosion and Wetlands were not needed since they proposed installing a generator in the parking lot. The Environmental Impact Statement was not needed because the generator would be so far away from the neighbors. Mr. Ryden understood the impact of the project was minimal. He suggested the waivers be granted if the applicant provided testimony on the three topics during their presentation.

Justin Waldron, the Associate Director of Euroimmun, said they were a tenant that occupied 70% of the building. They do diagnostic testing for LabCorp and Quest that require refrigeration. Without power they run the risk of losing inventory and could affecting test results. The diesel generator would be for emergency situations.

Peter Miskov, a licensed Engineer in the state of NJ, shared exhibit A-1 “Arial Exhibit”, image of March 2022 dated 10/27/22. He reviewed this site plan specifically, the distance the generator would be from the neighbors, the lot coverage, buffers, and the unit specifications including the decibel level. Nick Coppola asked where the storage tank for the diesel unit would be located. At this point the Board noted the plans submitted were for a natural gas not a diesel unit. Tom Menard suggested they consider a propane unit that could be convert to gas later.

At 8:07pm the applicant requested a 5-minute break to discuss switching the gas unit on the plans to a diesel. At 8:12pm Steven Azzolini said the applicant needed to determine if they would use a diesel or propane generator. They requested their application be carried to the next possible meeting.

The Chair opened the hearing to the public. Jackie Bay, of 430 Morris Ave, was concerned the generator would be installed in a Well Head Protection Area.

The Board agreed to carry the application to our January 26th meeting and the applicant granted the Board an extension of time to the end of January to act on the application.

Other Matters –

Committee Reports – The Master Plan Committee met on September 29th via Zoom. Their next meeting will be held in person on November 7th.

The December 20th meeting will be canceled. The Board will meet again on Thursday, January 26th.

Martin Kane made a motion to close the meeting at 8:27PM.

Respectfully submitted,

Cynthia Shaw, Secretary