

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

October 28, 2021

Chair Martin Kane read the Open Public Remote Meeting Notice published in the Citizen on September 23, 2021 and Daily Record on September 18, 2021: Adequate notice of this meeting was posted with the Borough Clerk and on the Bulletin Board on October 18, 2021 and made available to all those requesting individual notice and paying the required fee.

Start: 7: 34PM

**ROLL CALL:**

Members Present: Kane, Coppola, Stern, Berei, Lane, Horan, Menard, Russo and Leininger

Members Absent: Holliday

Also, Present: Attorney, Peter Henry, Engineer, Bill Ryden

**REVIEW OF MINUTES:** Mitchell Stern made a motion to approve the minutes of the July 22, 2021, Board meeting and Audrey Lane provided the second. The minutes were approved by all eligible members present.

**RESOLUTIONS:** none

**PUBLIC COMMENT:** none

**PUBLIC HEARING:**

Sunrise Development, Inc.	Appl. #21-276
23 Bloomfield Ave	Blk: 118.04, Lot: 2.01
Sign Reconfiguration	Zone: OL-2/R-AH3

Michael Castore was the attorney representing Sunrise Development, Inc. Sunrise was requesting the approved sign configuration be enlarged to add additional information. The sign was not moving its location. There were sixteen waivers they were requesting. All the waiver information was provided with the original application. William Ryden had no issue with the waiver request. A motion was made by Bethany Russo to grant the waivers and seconded by Tom Menard. The waivers were approved by voice vote of all members present.

Jesse Cokeley, a licensed Engineer in the state of NJ, showed exhibit A-1 the original sign, depicted on sheet 14 of the plans signed on 12/19/19 already approved by the Board. They submitted a different sign plan to the building department who found it inconsistent with the one approved by the Board. In the new design added a 5.33sqft panel to the bottom of the sign. There were no questions from the Board for the applicant.

There were no questions from the public.

Tom Menard asked how the sign was lit. It was lit from the ground just like the sign already approved. Tom Menard made a motion to approve the sign change noting the original site plan approval stood and all the standard Borough conditions would apply. A second was provided by

Audrey Lane. The Board voted 9 to 0 to approve the application with Board members Kane, Coppola, Stern, Berei, Lane, Horan, Menard, Russo and Leininger voting in favor.

Other Matters –

*Committee Reports –*

Meghan Leininger had nothing to report from the Affordable Housing Committee.

Jeff Berei, from the Borough Hall Committee, reported the construction was moving slowly due to supply and labor shortages.

The Administrator told the Board they needed to form a subcommittee in 2022 to start working on the 2023 Master Plan Reexamination Report.

The Board closed the public portion of the meeting at 7:55pm to entered Executive Session. Bill Ryden left the meeting. A motion was made by John Horan to enter executive session and a second was provided by Bethany Russo. At 8:24pm the Board returned from executive session. A motion was made by Bethany Russo to reenter the public portion of the meeting and a second was provided by Mitchell Stern.

Martin Kane adjourned the meeting at 8:29PM.

Respectfully submitted,

Cynthia Shaw, Secretary