

BOROUGH OF MOUNTAIN LAKES PLANNING BOARD
400 Boulevard, Mountain Lakes, New Jersey
DATE JULY 23, 2026 @ 7:00 P.M.
AGENDA

PUBLIC LINK

NOTICE: Please take notice that a meeting of the Borough of Mountain Lakes Planning Board will be held on Thursday, July,23, 2026 at 7:00 p.m. as a remote Zoom meeting only. Formal action may be taken. To Participate via computer please use the following link to join the webinar: <https://zoom.us/j/94321697504> Or use iPhone one-tap: US: +13126266799,,94321697504# or +19292056099,,94321697504# Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 Webinar ID: 943 2169 7504 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/u/acNqOSGPrm>

AGENDA

1. CALL TO ORDER & OPEN PUBLIC MEETINGS ACT

Adequate notice of this meeting of the Mountain Lakes Planning Board has been provided in accordance with the Open Public Meetings Act (Chapter 231.P.L. 1975) as follows: notice was sent to the official newspaper The Daily Record and The Citizen, posted on the bulletin board in the Town Hall, posted on the Town website and filed with the Town Clerk.

2. ROLL CALL

Jeff Berei Alt #1

Marty Kane

Thomas Menard

Bethany Russo

Christopher Ryan, Alt #2

Kelly Holliday

Mimi Kaplan

Mayor Muilenburg

Mitchell Stern

Steven R. Tombalakian, Board Attorney

Kate Keller, Board Planner

William Ryden, Board Engineer

Jerelyn Rutzler, Board Secretary

3. STATEMENT OF THE CHAIR AND ANNOUNCEMENTS

4. PUBLIC COMMENTS

5. MINUTES

A. May 28,2026 Minutes

6. RESOLUTIONS

TFJ Mountain Lakes LLC
62 NJSH46, Mountain Lakes, New Jersey
Amended Site Plan Application

7. BUSINESS

- A.** Bill Ryden report on Storage Unity Facility
- B.** Borough Manager Stern Update on Lake Drive School Courtesy Review

8. CORRESPONDENCE/DISCUSSION

10. ADJOURNMENT

Distribution:	Board Members	Borough Engineer	Board Attorney	Borough Clerk	Applicant
	Bulletin Board	Town Web Site	Eblast Borough	Citizen & Daily Record	