

**BOROUGH OF MOUNTAIN LAKES PLANNING BOARD**  
**400 Boulevard, Mountain Lakes, New Jersey**  
**APRIL 23, 2026 @ 7:00 P.M.**  
**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	Kelly Holliday
Marty Kane	Mimi Kaplan
Thomas Menard	Mayor Muilenburg
Bethany Russo	Mitchell Stern
Christopher Ryan, Alt #1	

Steven R. Tombalakian, Board Attorney	William Ryden, Board Engineer
Kate Keller, Board Planner	

**3. STATEMENT OF THE CHAIR AND ANNOUNCEMENTS**

**4. PUBLIC COMMENTS**

**5. MINUTES**

A. **March 11, 2026 (Berei, Kaplan, Menard, Mayor Muilenburg, Russo, Stern, Chairman Kane)**

**6. RESOLUTIONS**

**7. BUSINESS**

A. **Sunset Dam Subdivision**  
B. **Stormwater Management Training Video**

**8. CORRESPONDENCE/DISCUSSION**

A. **TFJ Mountain Lakes, LLC**  
**62 US Highway 46**  
**Block 5, Lot 1, Zone 5**

**9. EXECUTIVE SESSION**

**10. ADJOURNMENT**

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