

**BOROUGH OF MOUNTAIN LAKES PLANNING BOARD**  
**400 Boulevard, Mountain Lakes, New Jersey**  
**AUGUST 28, 2025 @ 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**

|                  |                |
|------------------|----------------|
| Mayor Barnett    | Jeff Berei     |
| Nicholas Coppola | Jelly Holliday |
| John Horan       | Mimi Kaplan    |
| Thomas Menard    | Bethany Russo  |
| Christopher Ryan | Mitchell Stern |

Chairman Kane

Steven R. Tombalakian, Board Attorney  
Kate Keller, Board Planner

William Ryden, Board Engineer  
Kerry Brown, Board Secretary

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

**4. PUBLIC COMMENTS**

**5. MINUTES**

**A. May 2025**

**B. May 29, 2025**

**6. RESOLUTIONS**

**7. BUSINESS**

**A. TFJ Mountain Lakes LLC**  
62 US Highway 46  
Block 5, Lot 1  
Request for One year extension of approval.

**8. CORRESPONDENCE**

**9. EXECUTIVE SESSION**

**10. ADJOURNMENT**

Distribution:

Board Members  
Bulletin Board

Borough Engineer  
Town Web Site

Board Attorney  
Eblast Borough

Borough Clerk      Applicant  
Citizen & Daily Record