

**BOROUGH OF MOUNTAIN LAKES PLANNING BOARD**  
**400 Boulevard, Mountain Lakes, New Jersey**  
**JANUARY 22, 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**

Mayor Muilenburg

Kelly Holliday

Mimi Kaplan

Bethany Russo

Christopher Ryan, Alt #1

Jeff Berei

Marty Kane

Thomas Menard

Mitchell Stern

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. REORGANIZATION**

A. Oaths of Office

B. Election of Chair, Vice-Chair

C. Appointment of Board Attorney, Board Engineer, Board Planner, Board Traffic Engineer, Board Environmental Engineer, and Board Secretary

D. Designation of Official Newspapers and Meeting Dates

E. Adoption of By-Laws

**6. MINUTES**

A. November 20, 2025 (Holliday, Russo, Stern, Kane, Ryan)

**7. RESOLUTIONS**

**8. BUSINESS**

A. #25-290 Russell Speeders Car Wash of New Jersey

68 Route 46, Block 4, Lot 23, Zone B

Amended Site Plan application for site improvements. (Continued from November 20, 2025)

**9. CORRESPONDENCE**

**10. EXECUTIVE SESSION**

**11. ADJOURNMENT**

Distribution:	Board Members	Borough Engineer	Board Attorney	Borough Clerk	Applicant
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