

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	Jeff Berei
Kelly Holliday	Marty Kane
Mimi Kaplan	Thomas Menard
Bethany Russo	Mitchell Stern
Christopher Ryan, Alt #1	

Steven R. Tombalakian, Board Attorney	William Ryden, Board Engineer
Kate Keller, Board Planner	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
	Bulletin Board	Town Web Site	Eblast Borough	Citizen & Daily Record	