

**Borough of Mountain Lakes
Planning Board
November 20, 2025 Minutes**

The regular meeting of the Borough of Mountain Lakes Planning Board was held at Town Hall, 400 Boulevard, Mountain Lakes on November 20, 2025. Chairman Kane called the meeting to order at 7:02 pm. Chairman Kane stated that proper notice had been given for this meeting in accordance with the "Open Public Meetings Act."

Roll Call

Mayor Barnett - present
Nicholas Coppola – absent
John Horan - absent
Thomas Menard - absent
Christopher Ryan – present
Chairman Kane - present

Jeff Berei – absent
Kelly Holliday -- present
Mimi Kaplan – absent
Bethany Russo – present
Mitchell Stern – present

Also present:

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

William Ryden, Board Engineer
Kerry Brown, Board Secretary

Public comments

No one from the public came forward.

Minutes

Mayor Barnett made a motion to adopt the minutes of September 25, 2025. Mr. Stern provided the second, voice vote of all eligible members.

Resolutions

#22-281 TFJ Mountain Lakes LLC - 62 US Highway 46, Block 5, Lot 1 - Request for One year extension of approval.

Mayor Barnett made a motion to approve the resolution granting a two-year extension. Ms. Holliday provided the second.

IN FAVOR: Barnett, Holliday, Ryan, Stern, Chairman Kane.

OPPOSED: None

ABSTAIN: Russo

Business

#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.

Anthony Sposaro, Attorney for applicant

Michael Avila, Engineer and Planner for applicant

Peter Yeskey, Connecticut Valley Development – on behalf of Speeder's Car Wash

Mr. Sposaro stated the applicant was before the Board for amended site plan review and consideration for site improvements.

Mr. Ryden stated the applicant is seeking nine (9) waivers for completeness. Mr. Ryden requested the professional provide testimony for the waiver requests and considering Mr. Sposaro agreed, Mr. Ryden stated the waivers can be granted if the Board agrees.

Mr. Avila was accepted as a professional engineer.

Mr. Avila detailed the existing property and car wash facility. Mr. Avila stated the applicant is seeking to make enhancements and modernize the facility, including kiosks and signage.

Mr. Avila outlined the access to the site and the flow of traffic once the customer enters the property. Mr. Avila stated there are two lanes for customers, one for members who pay a monthly membership fee and another lane for non-members. Mr. Avila provided the Board with the business model and stated once the customer exists the car wash, they can leave the site or members may use the amenities on site that are included in the membership, such as the vacuums and cleaning supplies.

Mr. Avila stated the applicant is seeking three sign variances. The first variance is for the number of freestanding signs. The applicant is requesting two free-standing signs where one is allowed. The second variance is for internally lit signage, and the third variance is for maximum area of freestanding signs.

Mr. Avila went over Mr. Ryden's report. Mr. Avila stated the applicant would comply with a clear line of vision to ensure customers were able to leave the site safely.

Mr. Sposaro confirmed that the directional signs are already installed and are roughly 3.89 square feet in size. Mr. Sposaro stated that the ordinance allows directional signage under 3 square feet. Mr. Sposaro requested the applicant be able to keep the directional signage as part of this application.

Mr. Avila testified that the signs are vital to the property and business. Mr. Avila stated the benefits of the requested signs are to help inform and identify the property and how to navigate the facility safely. Mr. Avila further testified the positive and negative criteria. Mr. Avila stated the signs promote the business and help identify the property, therefore providing notice to customers in advance. Mr. Avila also stated the signs are needed to promote the business itself. He further stated that without signage, the business could suffer and go out of business. Mr. Avila also stated the signs are an improvement and are visually pleasing and modern. Mr. Avila stated that the site is pre-existing and is permitted use. He stated that he believes the multiple signs are a benefit and that the variances don't take away from the Zoning Ordinance or the Master Plan. He also stated that the variances will help promote the business. Mr. Avila stated the variances far outweigh the detriments.

Mr. Sposaro referenced Mr. Ryden's report regarding chemicals used at the Site. Mr. Sposaro provided a letter dated November 19, 2025, from William Gorra, President and CEO of Simoniz USA, Inc. The letter stated that the site only uses water-based chemicals that are considered 100% biodegradable.

There was a brief discussion regarding the chemicals used and it was agreed upon that the applicant would provide further testimony at the next meeting. During the discussion, several Board members raised

concerns with outdoor speakers and music. Mr. Sposaro stated his client has agreed to shut off the outdoor speakers until the hearing is completed and addressed.

There was a discussion regarding signage and what time the signs would be turned off. Mr. Sposaro stated the applicant would like to turn off all signage one hour after closing. Mr. Yeskey stated the hours of operation are Monday through Saturday 8 a.m. until 7 p.m. and Sunday a.m. until 6 p.m.

Mr. Yeskey went into detail the number of employees, hours of operation and the overall business operations. There was a discussion regarding the portable vacuums. Mr. Sposaro stated the site would comply with State regulations regarding sound.

The meeting was opened to the public:

Anthony Mancuso – 30 Overlook Terrace, Parsippany

Mr. Mancuso had concerns with lighting, music/outdoor speakers, noise from the vacuums. Mr. Mancuso stated that additional lighting and outdoor speakers have been added. Mr. Mancuso also stated that the past business did not use the side of the building.

Diane Koenig – 21 Overlook Terrace, Parsippany

Ms. Koenig stated she had the same concerns. She also stated that the previous business did not have outdoor vacuums. Ms. Koenig also informed the Board that the Car Wash has removed the hedge row behind the building and now the noise travels further.

Donna Shunk – 27 Overlook Terrace, Parsippany

Ms. Shunk stated she had issues with lighting, music, pa sound system that employees use. Ms. Koenig also stated the previous business was not open on Sundays.

Meeting was closed to the public.

There was a discussion among Board members and the professionals. At this time, it was determined that the applicant would need to submit revised plans, including lighting and landscape plans. The applicant would also need to provide testimony for outdoor speakers and the overall operations of the facility including chemicals used at the site. Chairman Kane also suggested that the Board members visit the site prior to the next meeting.

Mr. Sposaro requested the application be carried to the January 22, 2026, meeting without further noticing. Mr. Tombalakian informed the applicant and members of the public that the meeting is being carried to the January 22, 2026, meeting.

Chairman Kane made a motion to adjourn the meeting. Mr. Stern second the motion. All in favor.

The meeting was adjourned at 8:27 P.M.

Respectfully submitted,

Kerry Brown, Board Secretary