

**Borough of Mountain Lakes  
Planning Board  
September 25, 2025 Minutes**

The regular meeting of the Borough of Mountain Lakes Planning Board was held at Town Hall, 400 Boulevard, Mountain Lakes on September 25, 2025. Chairman Kane called the meeting to order at 7:03 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 – present  
John Horan - absent  
Thomas Menard - present  
Christopher Ryan – present  
Chairman Kane - present

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

Also present:

Steven R. Tombalakian, Board Attorney  
Kerry Brown, Board Secretary

William Ryden, Board Engineer

**Public comments**

No one from the public came forward.

**Minutes**

Mayor Barnett made a motion to adopt the minutes of **May 22, 2025**. Mr. Berei provided the second, voice vote of all eligible members.

Mr. Menard made a motion to adopt the minutes of **May 29, 2025**. Ms. Holiday provided the second, voice vote of all eligible members.

**Resolutions**

No resolutions were presented.

**Business**

**Mountain Lakes Briarcliff Middle School Field Improvements - Courtesy Review**  
**Mr. Kevin O'Keeffe, PE, CME Project Manager Suburban Consulting Engineers, Inc.**

Mr. O'Keeffe presented the proposed improvement plans to the Board. Mr. O'Keeffe detailed the proposed project and provided an outline for construction. Mr. O'Keeffe stated that all improvements were in compliance with all NJ DEP State regulations. Mr. O'Keeffe indicated that there would be no lighting for the proposed project.

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

John Wyciskala, Attorney for applicant

Mr. Wyciskala informed the Board that he was seeking an extension of prior approval for major site plan approval to construct a self-storage facility. Mr. Wyciskala informed the Board the resolution was memorialized on April 27, 2023. There was a brief discussion amongst Board members and the Board agreed to grant a two-year extension.

Mayor Barnett made a motion to grant the extension. Mr. Ryan provided the second.

IN FAVOR: Barnett, Ryan, Beri, Coppola, Holliday, Kaplan, Menard, Chairman Kane

OPPOSED: None

ABSTAIN: None

Chairman Kane stated the Borough would be introducing an ordinance to go from an eleven (11) member Board to a nine (9) member Board.

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

The meeting was adjourned at 7:40 P.M.

Respectfully submitted,

Kerry Brown, Board Secretary