

**MINUTES OF A REGULAR MEETING  
ECONOMIC DEVELOPMENT ADVISORY COMMITTEE  
BOROUGH OF MOUNTAIN LAKES  
October 1, 2018**

**ATTENDEES:**

Members Present: David Shepherd (Chair), Chris Richter (Vice Chair), Austin Ashley, Martin Kane, Cynthia Korman, Mark Laurenzi, Andrew Schinder, Khizar Sheikh

**DISCUSSION ITEMS:**

1. Discussion of Main Street NJ – The committee discussed the possible benefits of engaging with “Main Street New Jersey,” a state resource to assist municipalities in promoting their historic downtown areas.
2. Route 46 West Bound Property – The Board of Adjustment received an application for a variance for the 1 acre parcel across from Zeris Inn to build 6 townhouses and 1 affordable housing unit. Zoning for that parcel is currently “residential,” and in the past the committee has discussed whether this site should be re-zoned as “commercial” to improve continuity along that stretch of Route 46.
3. Affordable Housing – The Borough is in active negotiations with the state’s Fair Housing authorities to settle on the Borough’s obligation. One important point that the Borough seeks to clarify is that the any requirement for affordable units included in an “overlay zone” should not apply to the entire town (e.g., conservation areas should be excluded).
4. Corner of Boulevard & Route 46 Property –Pagano Realty is preparing revised concepts and will return to the committee to present them for discussion. It appears that the new concept will retain a tennis club with 3 courts, add a self-storage facility, and possibly include retail on the first floor of the new building. We should not expect to see any upgrade to the office building until the overall plan is set.