

**MINUTES OF A REGULAR MEETING
ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
BOROUGH OF MOUNTAIN LAKES
December 4, 2017**

ATTENDEES:

Members Present: David Shepherd (Chair), Chris Richter (Vice Chair), Janet Horst,
Andrew Schinder, Martin Kane, Austin Ashley, Khizar Sheikh
Members Not Present: Mark Laurenzi, Cynthia Korman
Guest: None
Attending from the Public: None

REVIEW OF MINUTES: None available

DISCUSSION ITEMS:

1. The meeting began at 6:00PM
2. Discussion regarding the Morris County Economic Development Corporation (MCEDC)
 - a. Khizar Sheikh attended a seminar where the MCEDC discussed their function and assistance they provide to municipalities within Morris County to foster economic development.
 - MCEDC, at no cost, can prepare a Demographic and Market Overview power point deck for municipalities. Denville was cited as an example.
 - The EDC agreed it was worth pursuing and David Shepherd will contact the MCEDC to attend one of our next EDC meetings to discuss the process.
3. Discussion regarding Particular Areas for Consideration: 1 Bloomfield Ave parcel
 - a. The parcel in question is designated as Lot 2.01, Block 118.04
 - b. The lot is located in the OL-2 zone and contains 5.87 acres
 - c. The Borough of Mountain Lakes Housing Element and Fair Share Plan discuss this parcel and interest from an Assisted Living Developer to construct a 120 bed facility. The present property owner has presented an alternate plan with a 90 bed facility.
 - d. The EDC reviewed the concept plan and elevations and discussed the site design with specific focus on the impacts to the residences off Sherwood Drive.
 - e. Chris Richter, having designed several Assisted Living facilities, discussed the operational issues which included a low parking requirement compared to corporate office, low traffic generation, residential type architecture, exterior areas for the residents to enjoy and a projection of over \$20MM in increased assessed value.
 - f. The EDC was receptive to the concept of having the parcel developed as an Assisted Living Facility subject to specific conditional use standards. The following was presented by Chris Richter for discussion ONLY on the specific standards that could be applied to any assisted living facility should the Borough allow, The EDAC has no policy making capability:

ASSISTED LIVING RESIDENCE. Assisted living facilities are permitted as a conditional use in the OL-2 zone district subject to the following conditions:

A. DEFINITION:

- i. Assisted living residence means a facility licensed by the New Jersey Department of Health and Senior Services to provide apartment-style housing and congregate dining and to assure that assisted living services are available when needed for four or more adult persons unrelated to the proprietor. Apartment units offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette and a lockable door on the unit entrance.

B. LICENSING

- ii. The facility should be licensed by the N.J. Department of Community Affairs as a Class C rooming and boarding home or by the N.J. Department of Health as an assisted living residence.

C. AGE RESTRICTION

- iii. The assisted living facility shall limit residence to persons who are at least fifty (55) years of age.

D. MAXIMUM PERMITTED FOR THE ZONE

- iv. Height: 3 stories or 50' whichever is less. (existing OL-2 limits height to 2 stories or 35')
- v. Building Coverage (%): 30% (Present OL-2 standard)
- vi. Improved Coverage (%): 60% (Present OL-2 standard)

E. MINIMUM REQUIREMENTS

- vii. Minimum Lot Size: The lot for such facility shall contain a minimum area of five (5) acres (Present OL-2 standard)
- viii. Minimum Lot Depth: 400' (Present OL-2 standard)
- ix. Minimum Lot Frontage: 350' (Decreased from 400' to 350' to match existing conditions)
- x. Minimum Front Setback: 50' (decreased from 80' to 50' to allow structure to be further away from residential)
- xi. Minimum Side Setback: 50' (Present OL-2 standard)
- xii. Minimum Rear Setback: 100'. Where abutting residential zoned property 150' (Increased from 100' to 150' where abutting residential)

F. SUPPLEMENTARY REQUIREMENTS

- xiii. Minimum Parking Requirements: 1 space for each 2 dwelling units
- xiv. Parking Setbacks shall be 20' except when abutting residential, areas or zones, in which case Side and Rear Parking Setback shall be 100'
- xv. There shall be a 100' landscape buffer abutting residential areas or zones excluding pre-existing access drives (Present OL-2 standard)

- xvi. Building Architecture shall be residential in character to include gable roof lines, dormers and a mix of exterior materials.

G. OCCUPANCY STANDARDS

- xvii. Occupancy standards for affordable housing units are pursuant to N.J.A.C. 5:80-26.4:

- 10% of the units should be moderate

- 4. The meeting adjourned at 7:45PM

Next Meeting: TBD