

**MINUTES OF A REGULAR MEETING OF THE PLANNING BOARD  
OF THE BOROUGH OF MOUNTAIN LAKES**

May 24, 2018

Chair Martin Kane read the Open Public Meeting Advertisement Notice adopted at the annual meeting on January 25, 2018: Adequate notice of this meeting was given to the Citizen and the Daily Record, posted with the Borough Clerk and on the Bulletin Board and made available to all those requesting individual notice and paying the required fee.

Start: 7:36PM

**ROLL CALL:**

Members Present: Kane, Nachshen, Stern, Barnett, Shepherd, DuTertre, Coppola and Mirsky

Absent: Dagger, Russo and Horan

Also Absent: Attorney, Peter Henry, Engineer, Bill Ryden

**PUBLIC** – none

**REVIEW OF MINUTES:** Mitchell Stern made a motion to adopt the minutes of the February 22, 2018 meeting with a date correction. Nick Coppola provided the second; the minutes were approved by voice vote of all eligible voters.

**RESOLUTIONS:** none

**PUBLIC HEARING:** none

**COMMITTEE REPORTS:**

Sign Ordinance – Martin Kane reported the Council has decided not to proceed with the introduction of the Sign Ordinance. They feel there are no signage problems in the community. They want to wait to see how other towns handled the new Supreme Court decision on signs. Lauren Barnett added there were concerns the new Ordinance would make things worse.

**Other Matters**

Morris County Master Plan – Circulation Element – The “Circulation Element” was emailed to all Planning Boards in the County. The County is looking for comments from each community by June 22<sup>nd</sup>.

Nick Coppola thought the plan had a lot of interesting statistics. Arlene Mirsky had several thoughts on the chapter that the Board thought should be passed along to the County Planning Board. The Administrator will send them before the deadline. The comments included:

1. Traffic is still backing up on to Cherry Hill Road by those entering Route 80E. The congestion continues getting on to Rt. 287S from Rt. 80E.

2. The intersection at the corner of the Boulevard & Fanny Road needs to be addressed. The County should consider putting in a light at this corner.
3. The 4 way stop at the corner of Fanny and Morris Ave should be changed to a light. Mitchell Stern explained the town of Boonton and Mountain Lakes would have to have traffic study done to prove the need for a light at this corner. This corner does not involve any state or county roads.
4. Mountain Lakes is experiencing more and more planes flying over our community. Mitchell Stern explained there had been many law suits from urban towns concerning the flight patterns over their communities. As a result flight arrivals and departures are now spread over both rural and urban towns.
5. The need for additional “Park and Ride” lots for the buses to NYC.
6. The limited railroad service into Mt. Lakes was a concern. There is no off-peak service and the length of ride is excessive. Martin Kane explained we are on the Boonton-Montclair line. The train takes too long and that affects our ability to attract businesses and homeowners to Mountain Lakes.

Affordable Housing Committee – Martin Kane reported on the last meeting of the Affordable Housing Committee. Per the Council resolution passed in January two people from the Planning Board are needed on the Committee. One member will be the Borough Manager, Mitchell Stern. Corey Nachshen, previously on this committee, declined to serve since the meeting time was changed to 8:30am. Nancy DuTertre will represent the Board as the second member.

DEP Training – Everyone needs to do the on line “Stormwater Training” by July 1, 2018.

Potential Applications – Lauren Barnett reported the Sunrise Group came to Council to informally present the concept of an Assisting Leaving facility on Bloomfield Ave. This facility will provide end of life and dementia care.

David Shepherd reported the tennis court and office building on the corner of the Boulevard and Rt. 46 was sold. The new owner presented to Council development concepts to revamp the corner property to include refurbishing the front of the office building, change one tennis court into a trampoline area, adding a self-storage facility and an anchor store such as a Starbucks or Panera.

The Administrator was in receipt of an application from Pulte Homes to add signage to their permitted sales trailer at the Enclave development (King of Kings).

Mountain Lakes Club – Mitchell Stern reported the club will start bankruptcy proceedings if they cannot make their next mortgage payment due on June 5<sup>th</sup>. If they can make the payment they may close the club at the end of the summer. Nick Coppola asked if this property could become a town asset. David Shepherd responded the idea was something that needed to be discussed.

Martin Kane adjourned the meeting at 8:49PM.

Respectfully submitted,

Cynthia Shaw, Secretary