

**MINUTES OF A REGULAR MEETING OF THE PLANNING BOARD
OF THE BOROUGH OF MOUNTAIN LAKES**
July 28, 2016

Chair Martin Kane read the Open Public Meeting Advertisement Notice adopted at the annual meeting on January 28, 2016: Adequate notice of this meeting was given to the Citizen and the Daily Record, filed with the Borough Clerk, posted on the Bulletin Board in the Borough Hall on February 01, 2016 and made available to all those requesting individual notice and paying the required fee.

Meeting start: 7:33 PM

ROLL CALL:

Members Present: Kane, Nachshen, Sheola, Horan, Dagger, Holmberg DuTertre, Borin and Mirsky

Absent: DeVenezia and Russo

Also Present: Attorney Peter Henry, Engineer Bill Ryden, Planner Paul Phillips

PUBLIC COMMENT: No one was present during the public comment period.

REVIEW OF MINUTES: Richard Sheola made a motion to adopt the minutes of the April 28, 2016 meeting. John Horan provided the second; the minutes were approved by voice vote of all eligible voters.

RESOLUTIONS: none

PUBLIC HEARING: none

COMMITTEE REPORTS

Ordinance 07-16 – Amending Chapter 245 of the Revised General Ordinances “Permitted Steep Slope Disturbance in the R-AH2 zone”

Paul Phillips, the Borough Planner, was present to explain the need to amend section D of the existing Affordable Housing Ordinance for the R-AH2 zone. A reference clause relating to the steep slope categories on the entire tract was left out of the Ordinance. When Borough Engineer, Bill Ryden, reviewed the site plan application he found the error. The developer did their site plans based on their concept plans and the discussions with Mr. Phillips. He continued he drafted the Ordinance on their limiting the slope disturbance as presented in their discussions. Martin Kane asked if the existing Ordinance worked as it was written. Mr. Phillips answered, it would create confusion as it was currently written the change would make it work. Peter Henry added the prior language was not clear and this change makes the arithmetic work out. Arlene Mirsky clarified this change only applied to the R-AH2 zone. Corey Nachshen said this change only effected the King of Kings property. The applicant would have to resubmit their incomplete application to conform.

A motion was made by Nancy DuTertre that the amendment was consistent with the Master Plan. A second was provided by Rich Sheola. The Board voted 9 – 0 to approve

the motion with members Kane, Nachshen, Sheola, Horan, Dagger, Holmberg DuTertre, Borin and Mirsky voting in favor.

Signs – Last meeting a subcommittee was formed to work on improving the Borough’s sign ordinance. They will be holding their first meeting tonight following the Planning Board meeting.

OTHER MATTERS

Discussion of Board Retained Experts – Mr. Ryden told the Board the Kings of Mountain Lakes, LLC application required additional review by outside experts. Peter Holmberg asked what experts would be needed. Bill Ryden said Princeton Hydo would be hired to do an Environmental Report and Dolan and Dean would be hired to do a Traffic Report. A motion was made by Peter Holmberg to authorize the hiring of Princeton Hydo and Dolan and Dean. A second was provided by Tom Dagger. The Board voted 8 to 0 to approve the hiring of experts to prepare reports for the Board for the Kings application. Mr. Kane abstained.

Due to lack of business the Board decided to cancel the August 25th meeting. They then discussed the Boards schedule for the fall.

Martin Kane adjourned the meeting at 8:12 PM.

Respectfully submitted,

Cynthia Shaw, Secretary