

**BOROUGH OF MOUNTAIN LAKES
BOROUGH HALL
400 BOULEVARD
MOUNTAIN LAKES, NJ 07046
973-334-3131
www.mtnlakes.org**

**MARCH 28, 2016
EXECUTIVE CLOSED SESSION – BEGINS AT 7:30 PM
PUBLIC SESSION – BEGINS AT 8:00 PM**

MINUTES

1. CALL TO ORDER AND OPEN PUBLIC MEETINGS ACT STATEMENT

This meeting is being held in compliance with Public Law 1975, Chapter 231, Sections 4 and 13, as notice of this meeting and the agenda thereof had been reported to The Citizen and the Morris County Daily Record and The Star Ledger on January 8, 2016 and posted in the municipal building.

Mayor Holmberg called the meeting to order at 7:32 p.m. in the municipal building.

2. ROLL CALL ATTENDANCE

Ms. Fox called the roll. All Council members were present except for Councilman Lester, who arrived at 7:36pm., and Councilman Albergo who was absent. Also present at the Executive Session were Borough Manager Richard Sheola, Acting Borough Clerk Cara Fox and Borough Attorney Robert Oostdyk.

3. FLAG

Mayor Holmberg led the salute to the flag.

4. EXECUTIVE CLOSED SESSION

R72-16

Matters Relating to the Employment Relationship

-Potential Litigation- Sunset Lake Dam

-Potential Litigation-Hornrock/King of Kings

Motion made by Councilman Happer, second by Councilman McWilliams, to enter into Executive Session with all members in favor signifying by "Aye".

Motion made by Councilman Happer, second by Councilman Lester, to adjourn the Executive Session and return to the public portion of the meeting with all members in favor signifying by "Aye".

5. COMMUNITY ANNOUNCEMENTS

Mayor Holmberg thanked Recreation Director, Audrey Lane and the Recreation Committee for hosting a great Easter Egg Hunt. He also thanked the teen volunteers who assisted with the hunt.

The Mayor commended the high school students for hosting the Team Zoey Fashion Show which raises money for Progeria research.

Mayor Holmberg advised that Mimi Kaplan will be running a program that gives high school students the opportunity to volunteer in the Borough.

Mayor Holmberg advised that the new Borough Clerk, Valerie Egan, will start on April 4th. Mayor Holmberg thanked Cara Fox for her ongoing support through the Interim phase.

Councilman McWilliams advised that the Fire Department Blood Drive is scheduled for April 23rd from 8:00am-12:30pm and Shredding Day is scheduled for April 23rd from 8:00am-11:00am.

Councilman McWilliams announced that the Trout Derby is scheduled for April 23rd.

Mayor Holmberg announced the Woods and Lakes Run is scheduled for April 30th.

Councilman Lester thanked the Environmental Commission and Green Team for working hard and obtaining a \$2000.00 Sustainable Jersey Grant.

BOROUGH OF MOUNTAIN LAKES
BOROUGH HALL, 400 BOULEVARD
MARCH 28, 2016
7:30 p.m.
MINUTES
Page 2

6. SPECIAL PRESENTATIONS
PROCLAMATION

PR02-15A Proclamation Declaring April 29, 2016 as Arbor Day in the Borough of Mountain Lakes

Mayor Holmberg read the proclamation.

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal; and

WHEREAS, Mountain Lakes has again been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree-planting practices,

NOW, THEREFORE, I, **Peter Holmberg**, Mayor of the Borough of Mountain Lakes, on behalf of the Borough Council of the Borough of Mountain Lakes, do hereby proclaim **April 29, 2016** as **Arbor Day in the Borough of Mountain Lakes**, and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands.

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the wellbeing of this and future generations.

7. REPORTS OF BOROUGH ESTABLISHED BOARDS, COMMISSIONS AND COMMITTEES

There were no reports.

8. PUBLIC COMMENT

Please state your name and address for the record. Each speaker is limited to one (1) comment of no more than five (5) minutes and no yielding of time to another person.

Mayor Holmberg opened the public comment portion of the meeting with the consent of the Council. Mayor Holmberg explained the Council's policy of limiting each speaker to five (5) minutes with no yielding of time to another person.

Constantine Kashnikow- 39 Briarcliff Road

Mr. Kashnikow expressed his dissatisfaction with the lights and noise at the turf field at Wildwood School. He requested the Council have a discussion with the Board of Education to make sure all rules regarding the use of the lights and field are being followed.

Chuck Graf- 28 Bellvale Road

Mr. Graf expressed his support for the Beach Renovation Project and thanked everyone who worked on the project. He feels the plans address all problems and believes it is consistent with the aesthetics of the community.

Jane Cook- 40 West Shore Road

Ms. Cook expressed support for the Beach Renovation Project and feels the beach project will improve property values.

AJ Wolkenstein-65 Melrose Road

Ms. Wolkenstein is the current Sailing Camp Director and expressed support for the Beach Renovation Project. She stated she feels the Island Beach facilities are disgusting and she is embarrassed. Ms. Wolkenstein pointed out that there isn't anywhere safe for the children to go when there is lightning. Ms. Wolkenstein also pointed out that the beach renovation project would give the sailing camp a place to store it's boats, sails, and other supplies.

Tucker Glavin- 65 Bellvale Road

Mr. Glavin stated he is not necessarily against the Beach Renovation Project but is concerned about taking on an estimated 1.2 million dollar project. Mr. Glavin questioned how the beach project was prioritized in front of the dam project which is state mandated. Mr. Glavin questioned if the roof line of the building at Island beach, which seems to be twice as big as the building themselves, will destroy

**BOROUGH OF MOUNTAIN LAKES
BOROUGH HALL, 400 BOULEVARD**

MARCH 28, 2016

7:30 p.m.

MINUTES

Page 3

the iconic view from the Boulevard. Mr. Glavin questioned if renovating only the bathrooms was ever considered. Mr. Glavin stated he is concerned that non-residents will use the beaches and its facilities.

Jay Eveleth- 44 Glen Road

Mr. Eveleth stated the beaches pose a safety issue because there isn't anywhere to take shelter during a thunderstorm.

Steve Shaw- 4 Pointview Place

Mr. Shaw pointed out that there is approximately \$180,000 in the architect's budget for design contingency.

Mr. Shaw stated that the 18 foot 6 inch elevation of the beach buildings does not disrupt the visibility from the Boulevard. Mr. Shaw advised that renovating the existing bathrooms isn't an option because the buildings were built sometime in the late 1950's and are structurally unsound. This recommendation is based on the professional opinion of the architect and his expertise and a licensed builder and graduate engineer. Mr. Shaw stated the lakes are a fabric of the community and people move to Mountain Lakes for its schools and recreation. Mr. Shaw quoted the following from the master plan: "The original development of Mountain Lakes as a planned community in the early part of the 20th century emphasized the recreational values associated with its physical features and park like setting. The lakes in particular have, from the community's origin, been major recreational assets attracting a population with an orientation towards active outdoor recreation. Mountain Lakes has a long tradition and a strong commitment to active recreation. A wide variety of recreational activities organized and informal, is supported by the Borough, directly and indirectly."

Lisa Graf-28 Bellvale Road

Ms. Graf stated she is in support of the Beach Renovation Project and believes it really needs to be done.

Jackie Bay-430 Morris Avenue

Ms. Bay supports the Beach Renovation Project but hopes the project is looked at holistically in respect to the other proposed projects like the dam and school.

With no one wishing to be heard, Mayor Holmberg closed the public comment portion of the meeting.

In response to Mr. Kashnikow's complaint regarding the fields, Mayor Holmberg advised that he is scheduled to meet with the Superintendent and Board of Education tomorrow, March 29th, on another matter and will bring up his complaint. He also stated he will revisit the ordinances regarding the use of the field and requested the Manager and Police Chief to do also.

9. BOROUGH COUNCIL DISCUSSION ITEMS

Beach Renovation Project

Mr. Sheola suggested the architect be the project manager. Mr. Sheola discussed the financial impact of the project and scheduling of the work. He advised funding the project in totality costs \$1.402 million, funding in totality but staggering construction costs \$1.514 million and funding in totality but issuing two (2) separate bids for work resulting in two contractors a year apart costs \$1.522 million.

Councilman McWilliams, Councilman Barrett, Councilman Borin are in favor of putting the project in the budget. Councilman Borin pointed out that putting the project into the budget does not mean that it's a done deal and they can still get answers to questions.

Mayor Holmberg thanked Audrey Lane, Stephen Shaw, and the Recreation Committee for all their hard work on the project.

Stephen Shaw advised he will do a rough layout of the beach design in 2 weeks.

10. ATTORNEY'S REPORT

Mr. Oostdyk reported a court conference is scheduled for April 5th regarding the King of Kings property lawsuit.

Mr. Oostdyk advised the deadline for tax appeals is April 1st.

11. MANAGER'S REPORT

Mr. Sheola advised the Morris County Park Commission is not doing the Control Burn this year and still hasn't addressed Borough's questions and concerns.

Mr. Sheola requested the YMCA Path Lighting Project be brought back as a discussion item.

BOROUGH OF MOUNTAIN LAKES
BOROUGH HALL, 400 BOULEVARD
MARCH 28, 2016
7:30 p.m.
MINUTES
Page 5

***CONSENT AGENDA ITEMS**

Matters listed as Consent Agenda Items are considered routine and will be enacted by one motion of the Council and one roll call vote. There will be no separate discussion of these items unless a Council member requests an item be removed for consideration.

Prior to the consent agenda, Mr. Sheola requested Purchase Order #13865 totaling \$13,200.32 to Anderson & Denzler be pushed. The Council agreed.

*Councilman Borin abstained from voting on the item on the bills list pertaining to the Mountain Lakes Library (PO #15060)

**Mayor Holmberg abstained from voting on the item on the bills list pertaining to Murphy Mckee P.C. Legal Services (PO #15045).

***13. *RESOLUTIONS**

- R77-16 Resolution Authorizing the Payment of Bills
- R78-16 Resolution Appointing Valerie Egan as Borough Clerk

***14. *APPROVAL OF MINUTES**

- March 14, 2016 (Executive)
- March 14, 2016 (Regular)

***15. *DEPARTMENT REPORTS**

- Construction Department February 2016
- Department of Public Works February 2016
- Finance Department Tax Collector's Report, February 2016
- Fire Department February 2016
- Health Department No Report
- Police Department February 2016
- Recreation Department February 2016
- Property Maintenance February 2016

***16. *BOARD AND COMMITTEE AND COMMISSION APPOINTMENTS**

COMMISSION/BOARD	NAME	TERM	POSITION	DATES	NOTE
Planning Board	Joe Ricciardi	1 Year	Member	Thru 12.31.16	

Council Member	By:	2 nd :	Yes	No	Abstain	Absent
Albergo						X
Barrett			X			
Happer	X		X			
Lester			X			
McWilliams		X	X			
Borin			X*			
Holmberg			X**			

17. COUNCIL REPORTS

Environmental Commission-Councilman Lester suggested for the Council to familiarize themselves with the resolution adopted by the Rockaway River Watershed Cabinet in opposition to the proposed Pilgrim Pipeline.

BOROUGH OF MOUNTAIN LAKES
BOROUGH HALL, 400 BOULEVARD
MARCH 28, 2016
7:30 p.m.
MINUTES
Page 6

18. PUBLIC COMMENT

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Jane Wolkenstein-65 Melrose Road

Ms. Wolkenstein advised that the building cover at Island Beach is so wide in order to be able to bring vehicles, particularly service vehicles, onto the beach. Ms. Wolkenstein pointed out that the sailing program fees are competitive and raising them wouldn't be a good option. Ms. Wolkenstein questioned if swimming from Midvale Dock is allowed. Mayor Holmberg responded that there is no swimming from Midvale Dock.

Deb Shertzer-5 Lookout Road

Ms. Shertzer thanked the Council for the beach discussion and requested the Council to give a timeline and path forward.

Chuck Graf-28 Bellvale Road

Mr. Graf advised that the swimming and diving program is funded by member dues and hosting swim meets. The use of the facilities is paid for by beach tag purchases.

Tucker Glavin-65 Bellvale Road

Mr. Glavin stated that he liked the beach renovation building designs but he pointed out the roof lines make the buildings look twice as big. Mr. Glavin requested the Council be fiscally responsible and look at the beach project holistically by taking the dam and board of education projects into account.

With no one else wishing to be heard, Mayor Holmberg closed the public comment portion of the meeting.

19. NEXT STEPS AND PRIORITIES

Mayor Holmberg reviewed the following next steps and priorities:

1. Mr. Sheola will look into alternative revenue streams to fund the beach project including bathroom job revenues and grants.
2. Mr. Sheola will review the field use ordinance.
3. Mr. Sheola will review the YMCA Lighting Project.
4. Mr. Oostdyk will make changes to Ordinance 03-16 and it will be introduced at the 4/11 meeting.

20. ADJOURNMENT at 10:15 P.M.

Motion made by Councilman Barrett, second by Councilman Happer to adjourn the meeting at 10:15 p.m., with all members in favor signifying by "Aye".

ATTEST: March 28, 2016

Cara Fox, Acting Borough Clerk

Peter Holmberg, Mayor