



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
SEPTEMBER 25, 2017
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ 07046**

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 5, 2017 and posted in the municipal building.

Mayor Holmberg called the meeting to order at 8:00 p.m. in the municipal building.

ROLL CALL ATTENDANCE

Roll Call	<u>Present</u>	<u>Absent</u>		<u>Present</u>	<u>Absent</u>
Barrett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shepherd	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Happer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barnett	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Horst	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Holmberg	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Korman	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

FLAG

Mayor Holmberg led the salute to the flag.

COMMUNITY ANNOUNCEMENTS

Mayor Holmberg stated that the Fire Dept. will be holding their annual dinner on October 28th at Zeris Inn. The public is invited. Mayor Holmberg stated that the municipality will be holding another building open house tour this Sunday. He stated that Mr. Sheola will be ending his tenure at Mountain Lakes. He thanked Mr. Sheola for his service to the Borough. Ms. Horst stated that the Board of Education will be holding a special election tomorrow from 7am to 8pm.

BOROUGH COUNCIL DISCUSSION ITEMS

Emerald Ash Borer

Marnie Vyff and Consuelo Murtagh came before the Council to discuss the Emerald Ash Borer. Ms. Murtagh spoke about having an Emerald Ash Borer Task Force. She stated that there are 78 Ash trees in the right of way in the Borough. There are no tree counts in the wooded areas. She spoke of the options regarding the Ash trees. The Shade Tree as a commission has recommended that pesticides not be used to combat the Emerald Ash Borer. Tree removal and tree replacement has been recommended. The idea of harvesting was presented. It might be possible to have a company harvest the Ash trees. She stated that community education and outreach is important. She stated that she would like to see the DPW have training regarding the Emerald Ash Borer.

SPECIAL PRESENTATIONS

Borough Hall/Public Safety Facility Renovation Update

Mr. Sheola made a presentation regarding an update to the of Borough Hall facilities renovation discussion. He discussed the amount of employees that use the building and the departments that use the building. There are storage issues in all departments. There are building mechanical issues. There are major deficiencies in the Police Department. There is only one entrance into the police department for both prisoners and the public. There is only one restroom. The locker facilities are lacking. The fire department has no decontamination area. No shower or eye wash area. The parking for members is limited. He explained that the work spaces in the administration offices have no privacy. There is no conference room. There is a need for a server room. This topic has been discussed several times over the years. Mr. Jeff Berei architect on the committee spoke about the square footage needed for operations. The current building is 7500 net square feet. The calculated space needed for all uses is 12,000 net square feet. He discussed options. One is building a new municipal building. A second is renovating and expanding the existing building. The last option was renovating only the first floor of the building and moving the police department or the fire department out of the building. Mr. Tom Menard discussed the costs of the options. Option #1 is 4.8 to 5.8 million. Option # 2 is 3.6 to 4.1 million. Option #3 would be 2.2 to 2.7 million. An RFP will be drafted for architect services.

Mayor Holmberg opened the meeting to the public.



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Mr. Fred Kanter, 81 Morris Avenue, stated that he sat in on the previous facilities committee. He stated that the Council at that time authorized \$25,000 for architectural work. He stated that the work was for a new building. Those plans are now useless. He asked how the municipality has suffered by having an inadequate building. He stated that the police and fire departments need to be in compliance.

Marnie Vyff, 10 Vale Drive, Chair of the Green Team, asked if the committee has looked into green building practices. She stated that different architects do different types of work. So if the council decides it will renovate or build green we need to hire an architect that does that type of work.

Mr. Steven Castellucci, Fire chief and resident, thanked the committee. He thanked the Council for looking at this project. He stated that to Mr. Kanter's question, what the municipality has suffered is being out of compliance with safety standards. He encouraged people to take the building tour this Sunday.

Mr. Joe Mullaney, Code Enforcement and former police officer, stated that the building conditions effect the moral of the employees. There was a discussion regarding when to draft a Request for Proposals. It was discussed that the RFP could be drafted and reviewed at the next Borough Hall Facilities committee meeting and then moved forward to Council.

PUBLIC COMMENT

Mayor Holmberg opened the meeting to the public

Tom Menard, 15 Bellvale Road, asked if the municipality can go back to the bidders to complete the value engineering.

Mr. Fred Kanter, 81 Hanover Road, stated that at a minimum, the Borough needs to be in compliance with all the federal and state regulations for the police and fire departments. He stated that during the last go around to renovate the building, there were too many wants instead of needs. That is why the renovations were not done. He suggested that a shared service for decontamination station could be achieved.

Linda Hyson, 2 Littlewood Court, thanked all the committees for their work. She mentioned the cost for the dam and for the school referendum. She asked how the projects are funded.

Jake DeNooyer, 79, Lake Drive stated that if we took the Board of Education offices out of the building and gave the police and fire departments the bottom floor we could probably get the project done for under \$2,000,000.

Nick Copola, 10 Woodland Ave., stated having taken the tour, the police department is horrible. He stated that if he was going to spend money, it should be for the police department first. Prioritizing is important.

ATTORNEY'S REPORT

Mr. Oostdyk recommended removing resolutions 150-17 and 151-17 from the Consent Agenda. Both deal with the lease of the Station property.

MANAGER'S REPORT

Beach Project Update

Mr. Sheola updated those present on the committees discussion regarding the beach project. The consensus of the committee is to move the project forward. There was a discussion regarding doing some of the work in house to save money. It was the consensus of the Council that the budget for this project should have some minimal flexibility if necessary.

Mr. Sheola reviewed the rest of his report. He stated that King of Kings was approved by the Planning Board.

ORDINANCES

None

***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.

***RESOLUTIONS**



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- R149-17, Authorization for the payment of bills
- R150-17, Authorization for the return of the security deposit for the Station at Mountain Lakes lease (removed from consent)
- R151-17, Authorizing the new lease of Municipal property, (The Station) (removed from consent)
- R152-17, Authorization for a refund of the overpayment of taxes
- R153-17, Authorization for a refund of the overpayment of taxes
- R154-17, Authorization for a refund of the overpayment of taxes

***APPROVAL OF MINUTES**

Regular minutes of September 11, 2017 (Barrett not eligible)
Executive

1) APPROVAL OF REPORTS FOR FILING (reports are included only if checked)

- Construction Department
- Department of Public Works
- Finance
- Fire Department
- Health Department
- Police Department
- Recreation Department
- Property maintenance report

***BOARD AND COMMITTEE AND COMMISSION APPOINTMENTS**

None

Approval of the Consent Agenda

(Resolutions 150-17 and 151-17 were removed from the agenda and are not part of this approval)

Council member	M	2nd	Yes	No	Abstain	Absent
Barrett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Happer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Horst	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Korman	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shepherd	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barnett	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Holmberg	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COUNCIL REPORTS

Mr. Happer stated that Historic Preservation met. They will be holding an open house at the Library. They are talking about preserving some of the town's historic landmarks. Mr. Shepherd stated that the Lakes Committee will be holding a meeting at Birchwood Lake on Tuesday October 3rd. Ms. Horst stated that the Library board met. The library will be installing a bike rack at their own cost.

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 meeting to the public.

Mr. Fred Kanter, 81 Hanover Road, stated that he is seeing very little change in the way Council operates. He suggested that the new members review their campaign literature. He complained that people are making interruptions during the



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meeting and when he is speaking. He stated that the Mayor is responsible for keeping decorum during the meeting. He mentioned asking questions of the Council at a prior meeting. He stated that his questions were not answered. He stated that the questions were in regards to the parking ordinance and the treatment of African Americans in Mountain Lakes. He stated that a proclamation was signed by the Mayor regarding the treatment of minorities. He stated that he had given the Council examples of the mistreatment of minorities in Mountain Lakes and was told to discuss this matter with the Manager.

Mayor Holmberg responded to Mr. Kanter's comments. He stated that he will assure that there is decorum extended to Mr. Kanter and all residents. He stated that there is no tolerance for the mistreatment of anyone regardless of their color, creed or religion. He stated that we take this extremely seriously. He stated that he said that a month ago and he is saying it again now. He stated that the incident that Mr. Kanter made Council aware of was looked into and the person he mentioned was reached out to. They revisited the training that goes on regarding this matter with all employees especially with the Police Department, and he assured that this training does goes on to assure that everyone is treated equally. He stated that he thought it was important that the Manager and the Chief of Police work with the individual that Mr. Kanter mentioned. It is now up to that individual to work with our Manager and Chief of Police. Mr. Shepherd stated that there were several efforts made to reach out to that individual. Ms. Korman stated that she reached out to a family who she had mentioned at a prior meeting who lived in Mountain Lakes to see if they ever experienced racial profiling and she was told that neither they or their extended family or friends ever experienced any racial profiling in Mountain Lakes.

NEXT STEPS AND PRIORITIES

Mayor Holmberg reviewed the following next steps and priorities:

Next step	Completed by	Completion date
Draft new Request For Proposals for the borough hall architect and then bring it to Council for review and approval	Borough Hall Facilities Committee	TBD
Review the Station lease and resolutions 150-17 and 151-17 and put them on a future agenda	Mr. Sheola, Mr. Oostdyk	TBD

ADJOURNMENT at 10:49 P.M.

Motion made by Councilmember Barrett, second by Councilmember Happer to adjourn the meeting at 10:49 p.m., with all members in favor signifying by "Aye".

Respectfully Submitted

Valerie A Egan Borough Clerk