

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

March 11, 2021

Chair Martin Kane read the Open Public Remote Meeting Notice published in the Citizen on March 3, 2021 and Daily Record on February 24, 2021: Adequate notice of this meeting was posted with the Borough Clerk and on the Front Door on March 1, 2021 and made available to all those requesting individual notice and paying the required fee.

Start: 7:33 PM

ROLL CALL:

Members Present: Kane, Horan, Holliday, Coppola, Shepherd, Stern, Berei, Menard, Russo and Leininger

Members Absent: Lane

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

APPOINTMENT OF ATTORNEY:

David Shepherd made a motion to appoint Peter Henry, of McElroy, Deutsch, Mulvaney & Carpenter, the Planning Board Attorney and Meghan Leininger provided the second. The motion was approved by a voice vote of all members present.

REVIEW OF MINUTES: none

RESOLUTIONS: none

PUBLIC COMMENT:

Michael Hadjloucas, of 9 Lakewood Drive, asked how the Master Plan comes into play when reviewing a development application. Marty Kane answered the Master Plan, is a Planning Board document reviewed every 10 years. It is the overview or direction governing planning in the Borough. Peter Henry added it was the planning view for the community and is considered when introducing new Zoning Ordinances in the Borough. All development applications are held up to the Master Plan when they are considered for approval.

PUBLIC HEARING: none

Other Matters –

Committee Reports – none

Ordinance 2-21 – Amending Chapter 202 “Stormwater Control” of the Revised General Ordinances of the Borough of Mountain Lakes.

Mr. Kane said about 1 year ago the state mandated all towns update their Stormwater Management Ordinances to include the DEP’s updated approach to stormwater and the introduction of green infrastructure. Mountain Lakes has decided to update our Ordinance but

will only be doing the minimum required. This new Ordinance does not apply to applications already submitted and found complete.

David Shepherd asked Bill Ryden if he was comfortable with the new Ordinance. He was, the prior Ordinance mentioned applying “best practices” to stormwater management for many of the projects. A lot of time “best practices” were determined not be practical. This update is more specific and mandates green infrastructure. Meghan Leininger asked if anyone was interested in making this more restrictive. Would we consider some additional requirements for large developments? Tom Menard said the Environmental Commission was already drafting an addendum for larger additions. It will be considered after the basic Ordinance is adopted. Jeff Berei asked when this Ordinance would go into effect. Peter Henry answered the Council had to have a second hearing, if adopted, then its approval would need to be published in the newspaper.

David Shepherd made a motion to find the Ordinance was consistent with the Master Plan, the second was provided by Nick Coppola. The Board voted 9 – 0 with all members voting in favor.

Martin Kane made a motion to close the meeting at 8:15PM.

Respectfully submitted,

Cynthia Shaw, Secretary