

**MINUTES OF A REGULAR MEETING OF THE PLANNING BOARD
OF THE BOROUGH OF MOUNTAIN LAKES**
May 18, 2017

Chair Martin Kane read the Open Public Meeting Advertisement Notice adopted at the annual meeting on January 12, 2017: 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: 7:30PM

ROLL CALL:

Members Present: Kane, Holmberg, Dagger, Shepherd, DeVenezia, Horan, Mirsky, Russo and Sheola (8:35PM left meeting)

Absent: Nachshen and DuTertre

Also Present: Attorney, Peter Henry

Also Absent: Engineer, Bill Ryden

PUBLIC COMMENT: none

REVIEW OF MINUTES: none

RESOLUTIONS: none

PUBLIC HEARING:

Courtesy Review of Capital Projects:

Peter Henry explained the role the Planning Board had when reviewing plans for the Borough and Board of Education capital projects. This was an informal hearing that was not binding in anyway. Both groups could do their projects with or without the Board's input. Their role was advisory and they should consider the Master Plan when reviewing the site plans.

BOROUGH PROJECTS

Manager Richard Sheola presented the plans for the beach renovation projects.

Birchwood Beach

The existing garage at Birchwood Beach would stay. The old bathroom building and the shack would come down and be replaced with a new building that will sit back 5 ft. from the garage. He explained the layout of areas within the building such as the bathrooms, lifeguard station, concession stand and covered patio area. There will be knee high low level lighting along the back of the beach to light the way from the volleyball court to the parking lot. The roof on the existing garage will be replaced if funds allow.

Martin Kane asked if there were any questions from the Board. Bethany Russo asked about the concrete pad in the swim area. Stephen Shaw explained years ago it was a slide platform and would be removed. Nick DeVenezia noticed a building height increase of 1 ft. since the last rendering of the plans. A discussion ensued about the roof and the covered area. The Board members questioned the use of the covered area. Mr. Shaw

explained, the stakeholders asked to have a covered area particularly for use during passing thunderstorms. He also mentioned the Master Plan referenced the community's commitment to recreation from the creation of the Borough. Bethany Russo thought they had done a great job of blending the building into the site and covering the needs of the beach users. Arthur Max asked about the benches along the water's edge. Stephen Shaw said they would not be installed since they were in the swim meet viewing area. Peter Henry asked if the Borough Engineer, Bill Ryden, would be reviewing the plans for things such as Stormwater Management, lighting, signage and other issues this Board normally reviews. Rich Sheola answered Bill Ryden had been involved during the design process. Peter Holmberg thought the covered picnic area was too large. Recreation Director, Audrey Lane, said the swim team was about 100 children.

Island Beach

Rich Sheola reviewed both the site and building plans for island beach. Audrey Lane explained the boat storage area was designed for the length of the boat masts. It would hold no boats only the boat masts, center boards and all the ropes that delineate the swim area. They are trying to move the swing set to the other side of the pavilion so it can be seen from the beach but they need to make sure there is enough room for the fall space. Bethany Russo asked about the width of the road to the beach. It was designed for the DPW trucks and to accommodate an ambulance. Stephen Shaw noted the path was ADA compliant. The committee will be looking at different products to build the path out of. They hope to find a product that would be less noticeable. Peter Holmberg replied he was not against the path but just want to understand why it was needed. Mark Prusina, Superintendent of Public Works, explained when you are renovating a location you need to make it ADA compliant, you must make it accessible, you need to think about all the ways it will be used and provide walkways that give direction to the people who will be using the facilities.

Bethany Russo asked Audrey Lane how they would schedule use of the new facilities. Audrey Lane responded the way they do now. I get calls and we try to schedule to reduce conflicts the day of someone's event. It is a public park so they cannot allow exclusive usage. Nick DeVenezia thought the hardscape was too wide at the entrance to the building. Rich Sheola answered the area would be a meeting area, exiting area and the location of the bathrooms. Tom Dagger asked if the parking area was changing. They will redo the drainage and remove the planters in the parking lot. The Pavilion was 26' x 26' as requested by the users of the space. The Sailing Association has 30 people at a time, it is used for the garden club plant sale, the 5th grade party, the 55 plus group, girl scouts, boy scouts and many other groups. Rich Sheola said the area was about the same size as a two car garage. Tom Dagger asked what the visual of the building was from the road. The Boulevard is higher and the new buildings will be the same height as they are now.

SCHOOL PROJECTS

The capital projects for School district were presented by Business Administrator, Dan Borgo, Mark Prusina, Superintendent of Public Works, John Kaplan, of the School Board Finance Committee and the Architect, Michael Bieri.

Wildwood School

Mr. Bieri explained they were putting on a Band Room addition with an Art Room above, they were expanding the vestibule and the 1st floor bathrooms, lastly they were expanding the kitchen and adding on to the cafeteria with a media center above. Bethany Russo asked if the window replacement was happening now. Mark Prusina said it was not but the doors were being fixed now. The windows would be done as part of the expansion project. Peter Holmberg asked if they were looking into improving the traffic pattern around the school. They have heard many complaints at Council meetings from people who live on Kenilworth. Bethany Russo asked why the band room was curved. Mr. Biere answered you don't want to have 90 degree walls in a band room. Nick DeVenezia asked if they were cutting into the play area with the cafeteria expansion. The addition would be located toward the right stairs and dumpster area. Bethany Russo confirmed they were making the pathway from the parking lot to the playground thinner. Peter Henry asked if the Borough Engineer, Bill Ryden, would be reviewing the plans for things such as Stormwater Management, lighting, signage and other issues this Board normally reviews. Yes, William Ryden, was involved in the engineering aspects of the project.

Briarcliff School

At this school they would be removing the current kitchen and expand the cafeteria into that space. They would add on a new kitchen, renovate the locker rooms into a band room, relocate the boys and girls locker rooms into a smaller space on the lower floor, expand the science lab, move the main office to the front of the building, renovate the old gym and renovated a second floor area for a new maker space. Bethany Russo asked if they would be adding generators; no they would not. Nick DeVenezia confirmed the football team locker rooms would now be at the high school. Tom Dagger confirmed the only exterior change was the addition of the kitchen. Peter Holmberg confirmed the traffic pattern would remain.

Mountain Lakes High School

The school needs to remove the temporary trailers in the court yard. They will be adding 12 additional class rooms in the front of the building along with a redesigned front office. The front parking lot and exits will be redesigned to improve traffic flow. This redesign will result in 5 additional spaces. They plan to add a stage craft area and add a chorus room off the auditorium. The auditorium gets completely renovated including the sound system. They will also add onto the cafeteria and create an outdoor eating area. The plan is to add two new locker areas and a wellness center that will contain a weight area. Peter Holmberg was concerned about fire access. You can't get around the building with a fire truck. He was also concerned about parking. Dan Borgo said he did not think this was an issue. The Bio Tec kids would come in by bus, the teachers kids would come with their parents, they get about 10 to 12 tuition students over the entire district and they will add three more staff people. Tom Dagger asked if the fire department had looked at their plan. They had not. Mr. Dagger said they should ask the fire department and the police their opinion. Bethany Russo asked were the locker rooms to be added only for the sports teams. John Kaplan answered more teams would now get to use the locker rooms.

COMMITTEE REPORTS:

Other Business

Executive Minutes – Nick DeVenezia made a motion to approve various executive minutes from the last several years. A second was provided by John Horan. The minutes were approved by voice vote of all eligible members.

Sign Ordinance – Martin Kane said the 3 person committee has done 4 drafts of the new ordinance. The federal Supreme Court said all signs need to be handled the same no matter what the message. The committee decided to start over with a new Ordinance. They are recommending no signs be allowed in the right of way. There be no permanent signs in the residential zones except historical markers, house numbers and the owners' name. One temporary sign be allowed for 30 days. They were concern with realtor signs and political signs not embracing the 30 day temporary limit. To avoid removing a sign for one day and then reinstalling it for 30 additional days Peter Henry suggested they include a limited number of times that could be done in a year. The Board discussed their options for revision of the Ordinance at length and gave the committee some direction.

Martin Kane made a motion to adjourn the meeting at 10:03PM.

Respectfully submitted,

Cynthia Shaw, Secretary