

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

May 28, 2020

Chair Martin Kane read the Open Public Remote Meeting Notice published in the Citizen on May 14, 2020 and the Daily Record on May 10, 2020: Adequate notice of this meeting was posted with the Borough Clerk and on the Bulletin Board on May 18, 2020 and made available to all those requesting individual notice and paying the required fee.

Start: 7: 33PM

**ROLL CALL:**

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

Members Absent: Leininger

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

**PUBLIC COMMENT:** none

**REVIEW OF MINUTES:** David Shepherd made a motion to adopt the minutes of the April 30<sup>th</sup> meeting. Bethany Russo provided the second; the minutes were approved by voice vote of all eligible voters.

**RESOLUTIONS:**

AHS Hospital Corp.

Appl. #20-272

Bethany Russo made a motion to adopt the resolution of approval and Kelly Holliday provided the second. The Board voted 5 - 0 to adopt the resolution with members Kane, Russo, Horan, Coppola and Holliday voting in favor.

**PUBLIC HEARING:**

Pulte Homes of NJ

Appl. #20-271

Lakeland Ct/Albie Dr

Blk: 116, Lot 3.02

Amended Site Plan

Zone R-AH2

Jim Mullen, the attorney for Pulte Homes, presented the application. The Enclave at Mt. Lakes wished to amend their original site plan approval in order to make alterations to building #2. Mr. Mullen gave the history of the property development. The amended application originally included a request to change the back elevation of building #8; they were withdrawing that request. They would like to do a building swap. In meeting with potential customers, they found little interest in the product available in Building #2. The proposed building will still have 5 units, but the units will be smaller.

Marc Walker, a licensed engineer in the state of NJ, explained this change modified the original site plan slightly. Originally building #2 was 160 ft long and now it was 140ft long. The depth

of the building would go from 70ft down to 56ft. This will increase the distances between buildings #1 and #3. It also allows them to get rid of some of the retaining walls. The back of the building was originally 13.5ft from the back fence and now it would be 28.5ft, increasing the rear yard area. They will still have front loaded garages and the back of the building was exposed creating a daylight basement. The building previously approved by the Board had a larger footprint. Constructing this building reduces the ILC. The grading for this area of the site was the same but there would be less impact on the site.

Chairman Kane found there to be no questions from the Board or the public for this witness. Alexander Ovejas was an architect for Pulte Homes and licensed in the state of NJ. Mr. Ovejas explained the floor plans for the building proposed. It was exactly like building #4. Exhibit A-1, part of the original Planning Board drawings, consisted of 3 sheets by Appel Design Group submitted 2-1-16 with the latest revision date of 8-4-16. Sheet PB-A0 depicted the elevations of the building. There are two types of units in the building. Sheet PB-A1 showed the floor plans for Unit A.1 and PB-A2 showed the floor plans for unit A.2. A.1 units have side entries and A.2 units have front entries. The building has all the same finishes as previously approved. The rear elevation does not depict the walk out basement that would be available for these units. The walk out basements are a result of the difference in topography on this part of the site.

Mr. Kane opened the hearing up for Board member questions. David Shepherd confirmed that only one building would be changed. Tom Menard asked if the original building for this location had walk out basements. Marc Walker responded it did. He also added the height conformed to the Ordinance and the overall length of the building was 20ft less.

Mr. Kane asked if the public has questions of the architect and no one wished to ask a question. The chair then asked for comments from the public. Jeff Leman, of 32 Sherwood Drive, appreciated the presentation and had no problem with the proposed changes. He was also represented the Spruce Edge Homeowners Association. He reminded Pulte Homes that part of the settlement with Hornrock and the Homeowners Association was to plant evergreens behind building #8 and create a screening. He wanted to make sure this was getting done. Mr. Mullen assured him they would be planted. They also requested now that the detention basin was built that additional plantings be added in that area.

Jeff Berei made a motion to approve the amended site plan as presented with the Boards normal conditions and to amend the Developer's Agreement as required. Mitchell Stern provided the second. The Board voted 9 to 0 to approve the application with members Kane, Menard, Horan, Holliday, Coppola, Stern, Russo, Berei and Shepherd voting in favor.

Other Matters – At this time there were no other matters to discuss.

Martin Kane made a motion to close the meeting at 8:21PM

Respectfully submitted,

Cynthia Shaw, Secretary