

Mountain Lakes EDC
Meeting Agenda April, 20 2019
Borough Hall

Attendees

Shepherd, Richter, Menard, Horst, Kane, DiPompeo, Ashley

Current Topics

-The EDC reviewed the current zoning map and associated permitted uses with the goal of making recommendations for possible changes to enhance business opportunities (and associated ratables) without compromising the quality of life in Mountain Lakes. Indeed, allowing certain uses in the Route 46 corridor which are currently prohibited could actually enhance quality of life in Mountain Lakes by bringing to town businesses that would be considered desirable by the overall community.

-The current zones and permitted uses were developed at a time when it was felt the general make-up of the east side of Route 46 should be commercial and the west side of Route 46 should be office. The EDC felt it important to review uses which were restricted at that time on the basis that the general community might view the desirability of these uses differently in 2019.

- A major discussion was whether Route 46 east (which is currently in Business Zone B) and Route 46 west (which is currently in office zones OL-1 and OL-2 with a small piece residential) should be converted into one single business zone with uniform permitted uses. The EDC members present favored this approach with the belief that a more detailed examination would need to be conducted of the residential portion of Route 46 west to ensure there are no negative consequences. Another point noted was whether our current setback distances between the Route 46 corridor and residential areas was sufficient if retail uses were allowed in addition to office uses.

-An expansion of the current existing uses along the Route 46 corridor was discussed. It was the belief of those present that the following restrictive uses should be removed – hotels, gas stations, drive-thru's (current wording is that "drive-ins" are prohibited), and dry cleaning (no longer any reason to restrict). It was noted that the safety of any given drive-thru would be assessed as part of the planning process.

-Allowance of mixed use of retail and residential was discussed. This was considered desirable and flows with the recently approved overlay for affordable housing. It was felt that the

Borough Planner could be consulted for the best manner to structure into a revised business zone.

-While outside the zoning/allowable use discussion, the members present felt it was important to review the current height restriction in our business zone to see if it is realistic and, if not, to determine a more appropriate height limit in the business zone.

-It was felt unnecessary to discuss any changes to the Business Zone A (Midvale area) or the OL-2 zone south of Fanny Road at this time.