

**MINUTES OF A REGULAR MEETING  
ECONOMIC DEVELOPMENT ADVISORY COMMITTEE  
BOROUGH OF MOUNTAIN LAKES  
August 7, 2017**

**ATTENDEES:**

Members Present: David Shepherd (Chair), Chris Richter (Vice Chair), Khizar Sheikh, Andrew Schinder, Austin Ashley, Janet Horst, Martin Kane

Members Not Present: Cynthia Korman, Rich Shelo, Mark Laurenzi

Guest: -

Attending from the Public: -

**REVIEW OF MINUTES:** The committee reviewed the July 10, 2017 minutes, noted a few editorial corrections, and agreed that they reflected the substance of the discussions.

**DISCUSSION ITEMS:**

1. The meeting began at 6:05PM
2. Update Report to the Borough Council – David Shepherd stated that he would be preparing a brief update of the Committee’s activity and progress to present to the Borough Council. He advised that while he has noted to the Borough Council that an update would be forthcoming, no date had been set yet for the delivery of the update. David Shepherd advised the Committee that he expects the update to occur at a Borough Council meeting 2017.
3. General Discussion – There was general discussion among various Committee members regarding the mission statement of the Committee and its general objectives. David Shepherd presented the Committee with a draft Mission Statement. The Committee discussed the draft Mission Statement and general considerations relating to the Committee and the image of the Borough. Chris Richter noted, for example, that high property taxes hurt the Borough, much like any town in New Jersey. The Committee then discussed general issues related to potential projects supported by the Committee, including traffic and environmental effects. David Shepherd agreed to circulate a revised draft Mission Statement to the Committee with revisions suggested by Committee members.
4. Particular Areas for Committee Consideration.
  - a. As discussed at the previous meeting, members of the Committee reported on each of the five areas of the Borough considered as the best candidates for potential redevelopment.
  - b. Route 46 Eastbound parcels (near Rainbow Trail) – David Shepherd and Khizar Sheikh
    - David and Khizar discussed the borders and ownership of the applicable parcels and noted the single ownership of many small parcels.

- David and Khizar reviewed redevelopment trends in similarly situated communities, emphasizing the proliferation of “live/work/play” mixed use developments. They discussed the potential for capitalizing on such redevelopment trends in the Route 46 Eastbound corridor, given its current use and removal from the majority of Borough residents, but added that such realization could be difficult given the ownership structure of the parcels.
  - The Committee agreed that a project in the Route 46 Eastbound corridor could result in significant tax generation.
- c. Morris Avenue near Fanny Road at the Boonton boundary line – Janet Horst (with Mark Laurenzi, not present)
- Led by Janet Horst, the Committee discussed the possibility for the site to be used for renewable energy purposes.
  - Janet noted that there is minimal office potential given its location and the generally high vacancy rate in the area. She did, however, note that it has promise as a location for affordable housing.
  - Janet also noted the potential for development partnership with other municipalities.
- d. Route 46 Westbound parcel at the Denville boundary line – Austin Ashley (with Cynthia Korman, not present)
- Austin noted that the property located at 367 Bloomfield Avenue is for sale, and there are three adjoining properties.
  - Austin advised that he believes the best option for the area would be to rezone the area for additional development. The concern would be that this area abuts residential properties; three residential properties flank the site.
- e. Midvale Road - The Market/Mountain Lakes Garage Area – David Shepherd and Andrew Schinder
- David began by stating that parking in the area is an issue, but the proposed concept David and Andrew discussed is a mixed-use office suite/telecommuting space for residents. David and Andrew discussed with the Committee the complications and possibilities regarding this proposal, including the ownership of properties and improvements in the area.
  - Another option would be to create a “historic district” in the area, as a concern would be that a developer disrupts the character of the area by demolishing older buildings and replacing them with newer buildings that do not conform to the overall architectural style of the area.
  - Janet Horst asked about the steps involved in creating a trust for the area. Chris advised that this is exactly what a redevelopment plan does, and the trustees would have control over every aspect. The Committee discussed the applicability of a redevelopment plan for the site.
- f. Intersection of Route 46 East and the Boulevard – Chris Richter and Austin Ashley
- Chris and Austin explained that the site includes the 5.87 acre tennis club site.

- Chris and Austin advised that they believe that the area would be a great mixed-use site, it could create a “gateway zone” and instill architectural parameters that would be appropriate for a gateway to the Borough.
  - They added that there should be a commercial component to the project. A restaurant, for example, would be ideal. The best-case scenario would integrate the live/work/play concept.
  - There is also the potential for a redevelopment plan. Chris added that because the area is of single ownership, it could be easier for a developer to execute a redevelopment plan.
5. Next Steps Regarding Mission Statement of Committee:
    - a. David Shepherd to continue to complete discussion document for review at an upcoming Borough Council meeting.
  6. The meeting adjourned at 7:50PM.

**Next Meeting:** September 6, 2017 at 6:00pm in the Borough Hall