



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES**  
**JUNE 25, 2018**  
**HELD AT BOROUGH HALL**  
**400 BOULEVARD, MOUNTAIN LAKES, NJ 07046**

**CALL TO ORDER AND OPEN PUBLIC MEETINGS ACT STATEMENT**

This meeting is being held in compliance with Public Law 1975, Chapter 231, Sections 4 and 13, as notice of this meeting and the agenda thereof had been reported to The Citizen and the Morris County Daily Record and The Star Ledger on January 8, 2018 and posted in the municipal building.

Mayor Barnett called the meeting to order at 7:00 p.m. in the municipal building.

**ROLL CALL ATTENDANCE**

<b>Roll Call</b>	<b>Present</b>	<b>Absent</b>		<b>Present</b>	<b>Absent</b>
Happer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Shepherd	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Holmberg	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Barrett	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Horst	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barnett	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Korman	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

**FLAG**

Mayor Barnett led the salute to the flag.

**EXECUTIVE CLOSED SESSION**

R-109-18, Resolution providing for a meeting not open to the public in accordance with the provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12

**Matters of Litigation, Assessment appeals**

Motion: Barrett  
 Second: Shepherd  
 Vote: All ayes

Motion to come back to regular session: Barrett  
 Second: Shepherd  
 Vote: All ayes

**COMMUNITY ANNOUNCEMENTS**

Mayor Barnett stated that the Art on the Esplanade was a great event. Tuesday July 3<sup>rd</sup> will be a concert on Island Beach. 4<sup>th</sup> of July will be the Family relay race at the Mountain Lakes Club and fireworks in the evening.

**SPECIAL PRESENTATIONS**

**Assisted Living Zoning Proposal**

Mr. Phil Abramson and Golda Speyer were present to give a presentation regarding zoning for assisted living. He explained how assisted living facilities satisfy affordable housing requirements. The process of amending the zone with an ordinance was explained. They reviewed the proposed Sunrise Assisted Living development.

**PUBLIC COMMENT**

Mayor Barnett opened the meeting to the public

Mimi Kaplan, 89 Lake Drive, asked about the number of rooms Sunrise will have and if they will be private rooms. She commented on the water usage for this development. She stated that we need to take this issue seriously. She asked about well head protection. She asked about erosion control on the retaining walls. She asked if the water will come from Mountain Lakes or Parsippany. She questioned where the building was placed and where outdoor seating is located.

Beth Baldenger, 3 Lockley Court, asked how many employees will be working at the facility. She asked where they will park. She asked about the traffic impact. She was concerned about lighting on the property and stated that it needs to be addressed. She asked about deliveries and when they might happen to make sure that it does not impact the community.

Jim Hyson, 2 Littlewood Court, made comments regarding the Topology report and how similar it is to the Cofone Consulting Groups report. He spoke about the buffer. He asked if they could look at only a two story building instead of a three story.



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Robert Rosen, 23 Lockley Court, was concerned about lighting at the facility.

Roy Tuck, 36 Lockley Court, made comment about the buffer zone. He stated that light from the surrounding complexes come in to the residential development.

Marnie Vyff, 10 Vale Drive, made comment regarding precedent the zoning will cause. She stated that this property is five acres of trees that will be gone. She asked the council to stand strong against change. She asked why we can't make all of the units in the facility be affordable.

Jane Carucci, 23 Lockley Court, asked about the landscape buffer. She stated that the roadway runs through the buffer.

Linda Hyson, 2 Littlewood Court, stated that the trees that are in the existing buffer are not full trees. She asked for evergreens to be included in the buffer.

Nancy du Tetre, asked about the affordable housing units coming from the Medicaid beds. She stated that the borough has a 20% set aside for affordable housing Borough wide.

Donna Moody, 17 Robinhood Drive, asked if Sunrise has already taken ownership.

George Jackson, 180 Sherwood Drive, asked what the planner thought about the facade renderings. He stated that the access road should be three lanes wide. He asked if the beds are not occupied does the town get affordable housing credit. He stated that the Borough standard is two stories. He stated that we need to think about the precedent.

Mary Ellen Theel, 8 Center Drive, stated that office buildings do not have traffic on the weekends. This building will have traffic on weekends.

Kathy Gardner, 3 Newcastle Court, asked about the access road to the facility.

**ATTORNEY'S REPORT**

Mr. Oostdyk made a comment regarding property tax charity fund legislation. Nothing further has come from the State regarding this issue.

**MANAGER'S REPORT**

Mr. Stern reviewed his report. It included the Personnel Manual, Employee Evaluations, a DPW employee job opening and surplus equipment. He stated that there was a rumor regarding e-coli in the main lake. Ms. Korman asked if a report could be done regarding traffic accident patterns.

**ORDINANCES**

**Introduction of Ordinance 4-18, Capital Bond Ordinance**  
**BOND ORDINANCE APPROPRIATING \$1,178,200, AND AUTHORIZING THE ISSUANCE OF \$791,540 BONDS OR NOTES OF THE BOROUGH, FOR VARIOUS IMPROVEMENTS OR PURPOSES AUTHORIZED TO BE UNDERTAKEN BY THE BOROUGH OF MOUNTAIN LAKES, IN THE COUNTY OF MORRIS, NEW JERSEY**

Council member	M	2nd	Yes	No	Abstain	Absent
Happer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Holmberg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Horst	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Korman	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shepherd	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barrett	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barnett	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Introduction of Ordinance 4-18, Salary Ordinance**  
**ORDINANCE AUTHORIZING 2018 MUNICIPAL EMPLOYEE SALARIES**

Council member	M	2nd	Yes	No	Abstain	Absent
Happer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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Korman	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**\*CONSENT AGENDA ITEMS**

Matters listed as Consent Agenda Items are considered routine and will be enacted by one motion of the Council and one roll call vote. There will be no separate discussion of these items unless a Council member requests an item be removed for consideration.

**\*RESOLUTIONS**

- R110-18, Authorization to pay bills
- R111-18, Authorizing a contract with NcNerney & Associates Inc. for property assessment for B5 L1
- R112-18, Authorizing a membership with the NJ State Firemen's Association
- R113-18, Authorizing Liquor License Renewals
- R114-18, Authorizing a Tax overpayment for 12 Baldwin Lane
- R115-18, Authorizing a Tax overpayment for 69 Lookout Road
- R116-18, Authorizing a Chapter 159 Budget Amendment for a Town Club grant
- R117-18, Authorizing a Tax overpayment for 17 Park Place
- R118-18, Authorizing a Tax overpayment for 92 Lake Drive

**\*APPROVAL OF MINUTES**

Minutes of May 30, 2018

**\*APPROVAL OF REPORTS FOR FILING (reports are included only if checked)**

- Construction Department
- Department of Public Works
- Finance
- Fire Department
- Health Department
- Police Department
- Recreation Department
- Property maintenance report

**\*BOARD AND COMMITTEE AND COMMISSION APPOINTMENTS**

None

**\*Approval of the Consent Agenda**

Council member	M	2nd	Yes	No	Abstain	Absent
Happer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Holmberg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Horst	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Korman	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**COUNCIL REPORTS**

Ms. Korman stated that Shade Tree wanted to be in conversation with JCP&L regarding the trimming of trees. She asked how this might happen. Mr. Stern will be meeting with them. Mayor Barnett spoke with JCP&L had a conversation regarding the recent electric outage. She was told that it was because of downed tree limbs. JCP&L stated that they will help take down Ash trees in town. Ms. Korman stated that affordable housing met. Mr. Shepherd stated that Environmental met and discussed the assisted living facility. Ms. Horst stated that the Chair of the Woodlands would like to become the Woodlands Historian. She stated that they would like to conduct a pocket park review.

**PUBLIC COMMENT**

**Please state your name and address for the record.** Each speaker is limited to one (1) comment of no more than five (5) minutes and no yielding of time to another person.

Mayor Barnett opened the meeting to the public.

There was no one who wished to comment.

**NEXT STEPS AND PRIORITIES**

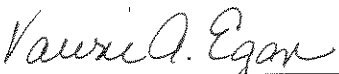
Mayor Barnett reviewed the following next steps and priorities:

Next Step	Completed by	Completion date
Information regarding traffic accident	TBD	TBD

**ADJOURNMENT at 9:45 P.M.**

Motion made by Councilmember Barrett, second by Councilmember to adjourn the meeting at 9:45 p.m., with all members in favor signifying by "Aye".

Respectfully Submitted

  
\_\_\_\_\_  
Valerie A Egan Borough Clerk