



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
SPECIAL MEETING JULY 8, 2019
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 9, 2019 and posted in the municipal building.

Mayor Barnett called the meeting to order at 7:30 p.m. in the municipal building.

ROLL CALL ATTENDANCE

Roll Call	Present	Absent		Present	Absent
Happer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Menard	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Horst	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shepherd	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Korman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barnett	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lane	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

Council Member Lane entered the meeting at 7:34 p.m.

FLAG SALUTE

Mayor Barnett led the salute to the flag.

COMMUNITY ANNOUNCEMENTS

Mayor Barnett announced that it was a wonderful Fourth of July. She said that our team did very well with everything that day including the lake races and the fireworks.
Council Member Happer announced that the concert on Friday night by Brothers Wisdom was very nice and an enjoyable night.

BOROUGH COUNCIL DISCUSSION ITEMS

Beach Project – Island Beach Facilities

Mayor Barnett stated that Birchwood Lake is looking very nice and after swim season the finishing touches will be completed. She feels now is the time to talk about Island Beach and getting an architect started and see if we are ready to break ground this fall. The Public Works Committee has been discussing this project.

Manager Mitchell Stern explained that at the early stages of the Birchwood Beach project it was quickly realized the value of engaging an architect because of the need for certified construction documents for the construction permitting process and also for the continuity of work between the various trades on the project. Additionally, the Island Beach project will be significantly different from the original design; therefore the project will need architectural drawings.

Mr. Stern told the Borough Council that the DPW Committee is recommending a single structure design that is similar to Birchwood. The reasons for the single structure approach include cost savings to build one structure instead of two, it would be the best use of the property and it affords us the greatest opportunity for success at Island Beach. Mr. Stern would like to engage the project architect on or before July 10th and he shared with the Borough Council an optimistic project timeline from the architect.

Council Member Happer asked if there were drawings of the project that the Borough Council could look at tonight.

Council Member Menard explained that there is a concept drawing and said the building will be similar in size to Birchwood and maybe a little smaller. He said that what is open for consideration is whether to have a pavilion that is attached or detached to the building. Council Member Menard and the architect agree that it would be more cost effective to have the pavilion attached to the building.



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Mayor Barnett explained that the bathroom configuration at Island Beach can be replicated and the snack shack does not have to be as big as the one at Birchwood. She said the lifeguard quarters have to be about the same size as Birchwood and because of the sailing program the storage needs are unique to Island Beach.

Council Member Lane asked Manager Stern if there was a plan for site work, runoff and storm water management because she said this is a concern. Manager Stern said that the Borough Engineer informed him that there was no concern for storm water runoff because it was existing and runs into the lake. Council Member Happer feels that there is a problem because right after a rain storm there was water sitting right on top of the drain. Council Member Lane feels that the scope of the work for the project should include all of the environmental concerns and should all be part of the budget and conversations about the project.

The Borough Council discussed the Island Beach project as far as the size of the building. They are concerned with the costs of the building and the lack of a better concept plan. The Borough Council also feel that the architect has already been paid a lot of money and that the architect should be finishing the plans at no cost as was stated by him in the past. They feel it is hard to picture the placement of the building and the actual costs of the project without seeing a more realistic plan. The Borough Council will table this discussion and asked Borough Manager Mitchell Stern to renegotiate with the architect. The Borough Council would also like a more detailed scope of work and a better idea of the budget.

PUBLIC COMMENT

Mayor Barnett opened the meeting to the public

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.

Ms. Conlan – 310 Morris Ave, stated that most people she spoke to are not in favor of a gazebo at Island Beach. She feels the existing building would be ideal storage and would like it left in place.

Alyson Pearl - 12 Baldwin Lane, complimented the Borough Council and the DPW saying they did a beautiful job at Birchwood. She feels that a pavilion whether attached or detached will take away from the picnic grove at Island Beach. She thinks people would rather have the picnic tables scattered like they are now rather than have them lined in rows under a covered pavilion. She also does not want any trees taken down because it would eliminate the beauty at Island Beach. She feels that the gazebo at Birchwood serves a purpose and there is no reason to build one at Island Beach.

Holly Daniel – 333 Boulevard, stated that she is part of the Sailing Camp Committee and they are in favor of a gazebo or pavilion. She says when there is a storm everyone has to get off the beach and the children waiting to be picked up need a safe place to go while waiting to be picked up. She feels a gazebo would be a nice place for some shade. The Sailing Camp Committee would like to have some kind of ramp to make it easier for volunteers with the boats.

Pierre Bay – 430 Morris Ave, feels there is not a need for more storage at Island Beach. He also told the Borough Council he feels a concrete ramp is not needed but the wall at Island beach could get fixed and made lower.

Jacob Denooyer - 79 Lake Dr, thanked the Borough Council for the invitation to speak. He feels an easy access to the lake would be great. He would like a six month window May 1st to November 1st to find volunteers to move boats instead of a four month window. He says it is hard to find volunteers to help when it is too cold and windy. Mr. Denooyer would also like to see on the plans for Island Beach the trees that will be taken down in the renovations.

Lisa Lees – 302 Morris Ave, says that she is concerned with safety at Island Beach. She feels a pavilion would block the view of the beach and the sight line to the water from the parking lot while the kids are there. Ms. Lees also stated that at times there are sailors and counselors on the beach but the lifeguards are not on the beach. Ms. Lee is in favor of a small pavilion but would not like to see any trees taken down and she does not want to look at the chain link fence. She also asked about the Snack Shack and who benefits from this. The Borough Council explained that no one profits from the snack shack and if any organizations would like to take it over they may do so.



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Steve Castellucci – 6 Laurelwood Dr, thanked the Borough Council for all the hard work being done. He feels the Borough Council is working too hard to make a proposal tonight for Island Beach when they are confused and the plan lacks specifics. He feels that there are a number of unfinished projects and open issues in the Borough and would like the Borough Council to thoughtfully think the Island Beach project through before making any decisions.

Debra Dewing – 33 Arden Rd, thanked the Borough Council for all of their efforts. She reminded the Borough Council that this project will have a fifty to seventy year time horizon and asked them to think about the quality, size and functionality. In terms of aesthetics Ms. Dewing stated that the building at Island Beach blocks the view of the lake, therefore she would not want the new building on the current sight. She also said she is encouraging of a pavilion for shade to get out of the sun especially for health reasons. She also does not agree with restricting the boat racks for six months and feels that blocking some of the view of the beach from the parking lot may keep certain people off the beach after hours and help with a feeling of privacy.

Jackie Bay – 430 Morris Ave, feels that a pavilion is important and does not have to be big. She would like to see the pavilion tucked away and not blocking any views. Ms. Day is confident that Island Beach could look as good as Birchwood. She also feels that cutting the wall back and making it shorter will help get the boats in the water easier.

Karen Brennfleck, Mountain Lakes Recreation Director, explained that the dates were amended to add two weeks to the beginning and the end of the boating season. The people who have boats on the racks at Island beach were notified.

ORDINANCE TO INTRODUCE

INTRODUCTION OF ORDINANCE 11-19 ORDINANCE AUTHORIZING THE SALARY AND/OR WAGES OF THE OFFICERS AND EMPLOYEES OF THE BOROUGH OF MOUNTAIN LAKES, COUNTY OF MORRIS, NEW JERSEY

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

PUBLIC COMMENT

Mayor Barnett opened the meeting to the public. **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.

There was no one in the public wishing to speak

EXECUTIVE CLOSED SESSION

R118-19 - 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 – Tax Appeals

A motion was made by Council Member Happer, seconded by Deputy Mayor Shepherd to go into Executive Session, with all members in favor signifying by "Aye"

ADJOURNMENT at 9:30 P.M.

Motion made by Council Member Happer, second by Deputy Mayor Shepherd to adjourn the meeting at 9:30 p.m., with all members in favor signifying by "Aye".

Respectfully Submitted


Marcy Gianattasio, Borough Clerk



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Mitchell Stern
Borough Manager
mstern@mtnlakes.org

400 Boulevard
Mountain Lakes, NJ 07046
P -973-334-3131 ext.2006
F -973-402-5595

TO: Honorable Mayor and Borough Council
SUBJ: Manager's Report
CC: Marcy Gianattasio, Borough Clerk
Robert Oostdyk, Borough Attorney

The following represents the Manager's report for the Borough Council meeting of July 8, 2019.

Beach Project Update - Island Beach - Attached to this report is a proposal for architect services for the Island Beach portion of the beach project. In the early phases of Birchwood, we quickly realized the value of engaging an architect at the beginning of the process. Reasons for the architect include the need for certified construction documents for the construction permitting process and also for continuity of work between the various trades on the project. Additionally, because Island Beach will be significantly different from the original design, the project will need to be rebid, which will require architectural drawings.

Currently, the DPW committee is recommending a single structure design that is similar to Birchwood. Replicating the Birchwood design affords us the greatest opportunity for success at Island Beach. Additional reasons for the single structure approach include cost savings to build one structure vs. two and the best use of the property.

Since time is a significant consideration if the project is to finish prior to the start of the 2020 summer season, I am asking that anyone who has any issues proceeding in this manner reach out to me (or a DPW committee councilmember) so questions and / or concerns can be addressed. It is my goal to engage the project architect on or before July 10th.



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Mitchell Stern
Borough Manager
mstern@mtnlakes.org

400 Boulevard
Mountain Lakes, NJ 07046
P -973-334-3131 ext .2006
F -973-402-5595

TO: Honorable Mayor and Borough Council
SUBJ: Manager's Report for meeting of July 8, 2019
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The project timeline shown below is optimistic and assumes Borough Council approval for architect services during the July 8th Borough Council meeting.

Concept Drawings -	July 20 th
Borough Council review of Concept Plans -	July 22 nd (in BC meeting packets July 20 th)
Bid Documents -	August 1 st
Bid #1 Opening -	August 22 nd
Bid #2 Opening -	September 19 th
Bid Award -	September 23 rd

Salary Ordinance Amendment - The restructuring of our DPW Director into a fulltime position creates the need to amend the Borough's Salary Ordinance (5-18) to accommodate the salary range necessary for the fulltime position. The current salary range for part-time position is \$15,000 - \$75,000. I am requesting to amend the salary range from \$90,000 - \$115,000.

Please reach out with questions or concerns.

Mitchell



MEETING MINUTES

PROJECT: Mountain Lakes-Revised Design for Island Beach

DATE: June 10, 2019

Attendees:
Mitchell Stern
Thomas Menard
Jeff Schlecht

Company:
Borough of Mountain Lakes
Borough of Mountain Lakes
RSC Architects

The purpose of this meeting was to review the proposed revisions to the Island Beach Project.

1. The project will consist of a new building at Island Beach and no other improvements.
2. The design of the structure will be similar to the original design with the following revisions.
 - a. The building will be rotated on the site so that the length is running north-south, generally centered between the property lines at the end of the existing parking area. The window openings for the concession and guard areas will face the lake to maintain the sightline between the building and the beach area.
 - b. A pathway from the parking area will lead to the bridge along the north side of the building to provide direct vehicle access for beach maintenance.
 - c. A covered patio will be provided on the east side of the building, centered on the concession area. The covering will be similar to Birchwood Lake with approximate dimensions of 15 ft x 24 ft.
 - d. The toilets will be revised to floor mounted fixtures.
 - e. The outdoor showers will be removed from the building. The showers will be provided as a stand-alone unit located on the site plan.
 - f. The chase walls in the bathrooms and the concession/guard area will be removed.
 - g. The drinking fountain will be removed from the building. The fountain will be provided as a stand-alone fixture on the site plan.
 - h. The overhead coiling doors at the concession and guard openings will be replaced with a double swing door.
 - i. The bathrooms will be the only areas to receive heating. Heating will be provided by radiant floor heating supplied by a tankless water heater.
 - j. The exterior finishes will be similar to Birchwood Lake.
3. The Borough will provide cut sheets and product information on items utilized at the Birchwood Lake site.
4. An Alternate bid will be requested for demolishing the existing structures on the site.
5. The site improvements will be limited to the preparations for situating the building in the middle for the site and the utilities required for the new building.
6. A preliminary schedule of milestones is as follows:
 - a. July 18 : Completed design documents
 - b. July 25 : Advertisement of bids
 - c. Aug 15 : Bid Opening
 - d. Aug Bd Mtg: Contract award
 - e. Sept 10: Construction start

RSC ARCHITECTS

Jeffrey Schlecht, AIA
Sr. Project Manager

A handwritten signature in black ink, appearing to read 'J. Schlecht', is written over the printed name of Jeffrey Schlecht.



June 14, 2019

Mr. Mitchell Stern
Borough of Mountain Lakes
400 Boulevard
Mountain Lakes, NJ 07046

**Re: Proposal for Additional Services
Permit Drawings
Birchwood Lake
RSC Project #08.14.041**

Dear Mr. Stern,

RSC is providing this proposal for additional services for revising the bid documents for the modified design at Island Beach as requested. The revised design will be based on the discussions per our meeting on June 10, 2019. I have attached the minutes for reference. Although the majority of the original design will remain unchanged, the covered patio will require additional structure design, and exterior elevations. The borough engineer will provide the site/civil modifications accordingly.

The scope of services will include revisions to the design, preparation of bidding documents, and basic services for the bidding and construction phases.

RSC shall provide the design revisions described for a lump sum fee of Fifteen Thousand Five Hundred (\$15,500) Dollars.

Should you have any questions or require additional information, please feel free to contact this office.

Very truly yours,

RSC ARCHITECTS

A handwritten signature in black ink, appearing to read "Jeff Schlecht", is written over a light blue horizontal line.

Jeff Schlecht
Sr. Project Manager, AIA

Resolution 118-19
RESOLUTION TO ENTER INTO AN EXECUTIVE SESSION

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist; and

WHEREAS, the Governing Body wishes to discuss:

- Matters made confidential by state, federal law or rule by court
- Matters in which the release of information would impair the right to receive funds from the Government
- Matters involving individual privacy
- Collective bargaining
- Purchase or lease of property, setting of bank rates, investment of public funds if disclosure would harm the public interest
- Public safety
- Pending, ongoing or anticipated litigation or contract negotiation
- Personnel matters
- Civil penalty or loss of license

Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

NOW THEREFORE BE IT RESOLVED that the public be excluded from this meeting.

XX

CERTIFICATION: I hereby certify the foregoing to be a true and correct copy of a resolution duly adopted by the Borough Council of Mountain Lakes, New Jersey, at a meeting held on July 8, 2019.


 Marcy Gianattasio, Municipal Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Happer			X			
Horst		X	X			
Korman			X			
Lane			X			
Menard			X			
Shepherd	X		X			
Barnett			X			