

Mountain Lakes Environmental Commission Meeting Minutes

June 17, 2025

Members Present: Jackie Bay, Mimi Kaplan, Cy Korman and Robert Platt.

BC Liaison:

HS Liaisons: Hania Shafqat

Public - Mark Stuart

- May Meeting Minutes – Approved with corrected date for next council meeting date.
- MLHS Liaison Update – Recycling program – No update on progress. Comments from meeting on May Minutes action steps below.
 - Evan will try putting lids on recycling cans, with signage that tells students what to do. Committee members suggested the following actions that may be helpful.
 - Reach out to Ryan Dunn. Mimi confirmed that he is “on board.”
 - Reach out to Holly Gallegan DPW. She has left the Borough. New person needs to be identified.
 - Reach out to Anthony Marrone, District Recycling Coordinator for the Morris County Municipal Utilities Authority (MCMUA). Cynthia had some stickers from the MCMUA that can be used for the high school, and provided them to Evan after the April EC meeting, for testing on a container or two.
 - Principal at Briarcliff Middle School is doing an outstanding job enforcing recycling. The MLHS Environmental Club should speak to him.
- Highlands Regional Master Plan Conformance Update
 - May 22, 2025 the ML Planning Board voted for approval of the Borough Master Plan to reflect Highlands conformance.
 - Next step will be Borough Council’s adoption of the ordinance for Mountain Lakes conformance to the New Jersey Highlands Regional Master Plan. The meeting is June 23rd and Josh Hawley, EC representative, will recuse himself.
 - POST Minutes Update: Conformance ordinance was approved by Borough Council. Congratulations!
- ERI Update: Dan is waiting for response from J. Caldwell Associates about doing an ERI for Mountain Lakes. He will follow up.
- Borough E-blast: Group discussed desirability to coordinate environmental messages with the Green Team and potentially other Committees. Jackie volunteered to create a schedule. Cynthia will provide Dan with material re: proper disposal of batteries, which are a hazard to our recycling and municipal solid waste (MSW) providers when they’re mistakenly included with recycling or regular trash
- Birchwood Rain Garden – Dan is in charge of June; Bob is in charge of August. Dan is asked to re-issue the schedule to the group.

- Other Business

- Status of 49 Bloomfield Avenue development. The developer is proposing 32 residential units. Project has been vetted by EDAC and discussed at Borough Council. This development is included in the Fourth round Affordable housing plan presented to Borough Council June 23rd.
- Cynthia proposed that when the time comes, the EC ask for details about the planned recycling methodology and for EV chargers in the lot.
- POST Minutes Update: Borough Council approved R126-25 Housing Element and Fair Share Plan for 2025-2035.
 - The 4th round housing plan contains the following in relation to 49 Bloomfield: Paraphrase: Based on Highlands Build Out Analysis, there are zero acres in ML suitable for inclusionary multifamily residential development. We have an RDP of zero. The Borough intends to expand the overlay zoning for affordable housing by 5.44 acres to encompass 49 Bloomfield Ave. Property currently hosts a 2-story office building and parking lot constructed in 1980. Overlay permits the redevelopment into townhomes and/or stacked townhomes at a density of 14 units/acre. 20% would be set aside for affordable housing. Proposal is to build ~40 units and there is no conflict with the Highlands Regional Master Plan conformance.



Figure 1: Proposed New Overlay Zone for 49 Bloomfield Avenue/Block 118.04, Lot 1

Borough of Monticello June 2025 Housing Element and Fair Share Plan

- Meeting adjourned @ 8:45pm. Next MLEC meeting is scheduled for 8/19/25 (no July meeting!) @7:30pm via Zoom.