



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES  
MAY 11, 2020  
HELD AS A REMOTE MEETING ON ZOOM**

**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 Shepherd called the meeting to order at 7:32p.m.

**ROLL CALL ATTENDANCE**

**Roll Call**

Barnett  
Happer  
Horst  
Korman

**Present**

☒  
☒  
☒  
☒

**Absent**

☐  
☐  
☐  
☐

**Present**

☒  
☒  
☒

**Absent**

☐  
☐  
☐

Lane  
Menard  
Shepherd

**FLAG**

Mayor Shepherd led the salute to the flag.

**COMMUNITY ANNOUNCEMENTS**

Mountain Lakes Fire Department Chief Bender announced that John Von Sternberg had passed away from complications of Covid-19, and he acknowledged him for his 60 years of service to the Borough. The Council held a moment of silence to honor Mr. Von Sternberg.

Mayor Shepherd announced that Governor Murphy signed Executive Order 138 which extended New Jersey's public health emergency for another 30 days.

Mayor Shepherd reminded everyone to complete the United States Census.

Mayor Shepherd announced that the Memorial Day Parade Committee is working on a virtual ceremony that will be available online at 10am on Memorial Day.

Councilmember Korman recognized the Mountain Lakes Club for providing dinners to the Boonton Fireman's home and offering complimentary meals to Mountain Lakes residents who have been financially impacted by Covid-19.

**SPECIAL PRESENTATIONS**

There were no special presentations.

**REPORTS OF BOROUGH ESTABLISHED BOARDS, COMMISSIONS AND COMMITTEES**

There were no reports.

**PUBLIC COMMENT**

Mayor Shepherd opened the meeting to the public.

Anthony Joseph – Manager of the Mountain Lakes Club, requested that the Council reconsider keeping the public tennis courts closed when the State of New Jersey allows public tennis courts to be open. OEM Coordinator Shawn Bennett responded to Mr. Joseph and gave him an overview of the basis of the Borough's decision to keep the tennis court closed.



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**BOROUGH COUNCIL DISCUSSION ITEMS**

**First Quarter 2020 Current Budget Report; First Quarter 2020 Water Budget Report and First Quarter 2020 Sewer Budget Report; Trust Balances; Capital Account Balances**

Chief Financial Officer (CFO), Monica Goscicki discussed the 2020 first quarter budget reports with the Council. CFO Goscicki explained in detail the first quarter current fund budget, the first quarter water and sewer budget, the trust balances and the capital account balances. The Council asked questions to Ms. Goscicki and she answered them.

**Westbound Rt. 46 Zone Change Proposal**

Joe Di Pompeo, chair of the Economic Development Advisory Committee, gave a presentation to the Council on the proposed zone changes for Route 46 Westbound. The Council asked numerous questions of Mr. Di Pompeo and he answered them.

**ATTORNEY'S REPORT**

Mr. Oostdyk requested that the Council have a closed session at the next Council meeting to discuss legal and contractual issues of revaluation and reassessment.

**MANAGER'S REPORT**

**Borough Fee Schedule Review**

Mr. Stern reported that the Borough's fee schedule has been reviewed and it has been determined that fees need to be adjusted for the Construction Office, Planning Board and Tax Collector. Mr. Stern advised that the Department heads will be at the Council meeting for questions when the Fee Ordinance is introduced.

**Estimated Tax Bill Resolution**

Mr. Stern reported that the Borough is requesting authorization via resolution to prepare estimated tax bills for the third quarter of 2020 due to a delay, caused by the Covid-19 pandemic, in receiving the certified tax rate.

**Borough Hall Renovation Architect**

Mr. Stern reported that the Borough Hall renovation architect has completed the Schematic Design phase. The Design Development phase will be completed next. It is expected to take approximately two months and cost \$58,000 which will be paid for by using funds available in the prior year's capital budget for Facility Improvements.

**Postage Machine Lease**

Mr. Stern reported that the Borough needs to lease a postage machine because the Borough will lose the use of the Mountain Lakes Board of Education's machine when they move out.

**ORDINANCES**

**Adoption/Final Hearing of Ordinance 3-20**

**AUTHORIZING CHAPTERS 40 AND 245 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF MOUNTAIN LAKES (EAST-BOUND RT. 46 ORDINANCE)**

Mayor Shepherd opened the meeting to the public.

Cathy Hadjiloucas – 5 Lakewood Drive, questioned what changes were made in the ordinance and if the notice requirements could be changed. Borough Attorney Oostdyk explained the changes to the ordinance and advised that the State of New Jersey determines the notice requirements. Ms. Hadjiloucas requested that the Council reconsider changing the zoning which would allow additional gas stations.

Michael Hallock - 9 Lakewood Drive, stated that he agrees with resident Cathy Hadjiloucas's public comment and he is opposed to the development of a gas station on Eastbound Route 46. Mr. Hallock is also opposed to commercial development on Westbound Route 46.

Anastasia Rivken – 38 Lakewood Drive, expressed concern of the development of a gas station on Route 46.



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Steve Castellucci – 2 Laurelwood Drive, questioned if proper notice was given. Borough Attorney Oostdyk responded that proper notice was given.

The ordinance was adopted with the change recommended by the Planning Board.

**Introduced: February 24, 2020**

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

**Adopted: May 11, 2020**

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

**\*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**

- a. R103-20, Authorizing the Payment of Bills
- b. R104-20, Awarding a Lease Agreement with Pitney Bowes for Borough Mail Machine
- c. R105-20, Authorizing Estimated Property Tax Billing for the 3<sup>rd</sup> Quarter of 2020

Resolution R104-20 was approved with the understanding that the Borough Manager will research cheaper options and is authorized to enter into a lease agreement that does not exceed \$10,431.60.

**\*APPROVAL OF MINUTES**

4/27/20 (Regular)



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

- ☐ Construction Department
- ☐ Department of Public Works
- ☐ Fire Department
- ☐ Health Department
- ☐ Police Department
- ☐ Recreation Department
- ☐ Code Enforcement/Property maintenance report

**\*Approval of the Consent Agenda**

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

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

- a. *Mark Hoffman to the Historic Preservation Committee as a Member with a term expiring 12/31/2020 (previously appointed, moving positions)*
- b. *Tom Dagger to the Historic Preservation Committee as Alternate #1 Member with a term expiring 12/31/20 (previously appointed, moving positions)*
- c. *Ranjan Bose to the Historic Preservation Committee as Alternate #2 Member with a term expiring 12/31/20*

**COUNCIL REPORTS**

Finance Committee- Councilmember Happer reported that the committee discussed funding for future capital projects.

Planning Board – Mayor Shepherd reported that the Planning Board reviewed Ordinance #03-20 which was found to be consistent with the Master Plan. Deputy Mayor Menard reported that the board approved a new sign for 333 Rt. 46 and advised that the board needs to review a sign ordinance for the “OL” zone.

Whippany River Watershed Action Committee - Councilmember Korman reported that 20 municipalities have approved single use plastic ban ordinances since the Covid-19 pandemic.

Health Commission – Councilmember Horst welcomed Deb Shertzer to the Health Commission. Ms. Horst thanked the Commission and Health Officer Mike Fitzpatrick for their work on the Covid-19 letter that was sent to residents. Ms. Horst reported that the commission had a discussion on the Covid-19 pandemic which resulted in the following suggestions: Encourage people to go outside, continue to social distance and wear masks. Ms. Horst advised that when the Sunrise Living project is completed the Borough will have a senior population that will have an impact on health statistics.

DPW Committee- Councilmember Barnett reported that the bid opening for the Morris Avenue Road Improvement Project is in June. The Borough is applying for a NJDOT grant for Intervale Road and North Glen Road. The Island Beach Project is continuing to move forward.



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**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 Shepherd opened the meeting to the public.

Mary Mola – 361 Route 46, requested that the Council change the zoning of her property on Route 46 Westbound to allow commercial development. Please note that due to health issues, Ms. Mola could not be present at the meeting, so she sent in her comment to Mayor Shepherd to relay.

Anthony Joseph – Manager of the Mountain Lakes Club, encouraged the Borough to be proactive and create a plan for when Governor Murphy allows reopening from the Covid-19 pandemic.

Steve Castellucci – 2 Laurelwood Drive, requested that the Council be mindful of the residential homes when changing the zone on Route 46 Westbound.

Sandy Batty – 15 Lockley Court, gave the Council suggestions for the Westbound Rt. 46 Zone Change Proposal.

Zora Lehrer – 31 Howell Road, asked Borough Manager Stern and Office of Emergency Management (OEM) Coordinator Shawn Bennett to review a reopening plan for the Mountain Lakes Club so they are prepared when the State of New Jersey says they can reopen from the Covid-19 pandemic. Mr. Stern and Mr. Bennett agreed to review the plan.

**NEXT STEPS AND PRIORITIES**

Mayor Shepherd reviewed the following next steps and priorities:

Next Step	Completed by	Completion date
Postage Machine Lease Review	Borough Manager	
Architect Report & Schematic to Borough Council	Borough Manager	
EDAC Update to Westbound Route 46 Zoning Proposal	EDAC	

**ADJOURNMENT at 10:29P.M.**

Motion made by Councilmember Korman, second by Deputy Mayor Menard to adjourn the meeting at 10:29p.m., with all members in favor signifying by "Aye".

Respectfully Submitted

Mitchell Stern, Acting Borough Clerk