

**MOUNTAIN LAKES DISTRICT
PLANNING BOARD MEETING
January 18, 2018
*UNAPPROVED***

Call to Order: Chairman Robert Roudebush called the meeting to order at 6:00 pm.

Roll Call: Robert Roudebush, Mike Bonanno, Mike Roberts, Mark Johanson and Don Dubrule were present and Robert Roudebush declared a quorum. Also present were alternate Tom Eighmy and Zoning Officer "Fin" Finnegan.

Approval of Minutes

- **December 21, 2017:** Mike Bonanno moved to approve; Don Dubrule seconded and motion passed.

Approval of Agenda: Mike Bonanno moved to approve; Don Dubrule seconded and motion passed.

Zoning Permit Applications: NONE

Review of Zoning Permits Report:

- **Long – New Home** – ZO Report: House shell fully enclosed; inclement weather prevented accurate measurement of setbacks.
- **Krull – Addition** – ZO Report: No exterior progress; will continue to monitor.
- **Correnti – Entry Overhang** – ZO Report: No exterior progress; will continue to monitor.
- **Gilbertson – Deck** – ZO Report: No exterior progress; will continue to monitor.
- **Sjolander – Porch Enclosure** – ZO Report: Frame and roof of structure complete (permanent windows not yet installed); will continue to monitor.
- **Smith – New Home** – ZO Report: Excavation work in progress; will continue to monitor.

Review of Incident Reports:

- **Weeks – Pawtuckaway Drive – Shed Finish:** ZO Report: No change to structure exterior; will continue to monitor.
- **Doody – French Pond Road – Shed Building:** ZO Report: Homeowner not present; will work to make time during work week to make contact with homeowner.
- **FHL Property Management – Lakeside Drive – Exterior Renovation** – ZO Report: No one present at residence during rounds on 1/6/18 or 1/14/18. Officer Finnegan reported he spoke to the property owner the day of the meeting and thought a representative for the owners was going to attend the meeting. Kristi Garofalo reported she also spoke to one of the property owners who said she would be unable to make the meeting because of a prior commitment. Kristi Garofalo also reported the property owner asked about the need for a permit for window replacement; the Board agreed permits were not necessary for window replacement. The Board agreed a permit was needed for the demolishing of an existing deck and building a new one. Kristi Garofalo said the property owner planned to complete online permit application forms and turn them in by the deadline for the February meeting.

The Board previously asked ZO Finnegan to speak to the Madison Drive homeowner regarding the Board's concerns about a car with a "For Sale" sign parked on the road. Officer Finnegan said he was not able to speak to the homeowner and the Board agreed to continue to monitor the property informally.

Old Business:

- **Zoning Ordinance Revision:** The Board agreed to table this topic until the next meeting.

New Business:

- **Master Plan Recommendations:** Robert Roudebush reported the Mountain Lakes Commissioners requested the Planning Board create a prioritized list of three to five goals or topics they consider most important from the newly updated Master Plan and recommend them to the Commissioners for review and action.

The Board members agreed their plan was to handle zoning ordinance changes with outside professional help and so zoning ordinance concerns would not be included in the Commissioners' list. Each member of the Board then shared a list of non-zoning related topics they considered important. After discussion and tabulation to determine the topics most often mentioned, the Board agreed to recommend the following topics (in order of priority):

1. **Water Distribution System** – specifically the recommendation on Master Plan Page 34, #3 to “Develop a plan for systematic replacement of the distribution system.”
2. **Improve Roads/Reduce Runoff** – as noted in Master Plan Goals, Page 7, #8 to “Improve the roads and improve the management of the storm water runoff associated with the roads.” [also Pg. 21, #4]
3. **Recreational Improvements** – specifically the recommendations on Master Plan Page 30, #10 to “Investigate the development of a recreational complex at the Lodge area” with support noted for all sub categories (A-C) of #10.
4. **Cell Phone Coverage** – specifically the recommendation on Master Plan Page 36, #2 to “Explore possibilities for increasing cell phone coverage to improve communications in an emergency.”
5. **District Facilities** – specifically the recommendation on Master Plan Page 30, #5 to “Investigate gas inserts in both the District Office and Lodge fireplaces, and associated repairs to the chimneys that would be necessary.”

Comments of the Zoning Officer: No additional comments.

Comments of Planning Board Members: No additional comments.

Comments of the Public: NONE

Next Meeting Date and Time: The next meeting will be Thursday, February 15 at 6:00 pm.

Adjournment: Mike Roberts moved to adjourn; Mike Bonanno seconded. The meeting adjourned at 6:55 pm.

Respectfully submitted,
Kristi Garofalo