

BOROUGH OF MOUNT ARLINGTON
LAND USE BOARD MEETING MINUTES
September 28, 2022

Meeting called to order at 7:01 p.m.

“Pledge of Allegiance to the Flag” recited.

This meeting was advertised in the Daily Record and the Roxbury Register.

Attendance Roll Call:

Hallowich, Foley, Driscoll, BaRoss, Van den Hende, Fostle, Rinaldi, Mayor Stanzilis, Karpman, Fuller

Absent: Green, Roldan

Motion to approve May 25, 2022 Meeting Minutes by BaRoss, second by Foley

Roll Call: Hallowich, Foley, Rinaldi, Fostle, Mayor Stanzilis, Karpman

Motion to approve Vouchers by Foley, second by Fostle

Roll Call: Hallowich, Foley, Driscoll, Van den Hende, Fostle, BaRoss, Rinaldi, Mayor Stanzilis, Karpman, Fuller

Presentation: Lee’s Park Pavilion

Denise Chaplick with the Morris County Park Commission introduces

Trista Kuna - Resident Engineer and Kristin Biasi - Director of Recreation

Ms. Chaplick states that the Park Commission has been working on many aspects to renovate the Lee’s Park Pavilion. Marty Kane was recognized as he has been part of these efforts and particularly the 2014 Feasibility Study.

The Commission did some Outreach as part of advancement of the Feasibility Study in 2017 and 2018. The Town, the LHC, the Lake Hopatcong Foundation Andy’s and staff weighed in about what was needed at the site. In 2019 the Commission went forward with ideas related to construction documents to rehab the Pavilion and redesign the Marina. Everything is in the idea stage with planning and engineering.

The stakeholders for the Outreach also made suggestions on beautification, landscaping, renovations to the full site, transportation and circulation, additional drive isles and parking spaces, gas, electric and utility features.

Another element moving forward was adding a Historic Architect (Connolly and Hickey), they are close to completing construction documents to put out to bid to rehab the Pavilion.

Ms. Chaplick showed slides of the existing Pavilion layout and a proposed plan. It will have a caterer’s kitchen, no long-term food storage. The space will be used for meetings, weddings, showers, parties, etc. There will be breakaway features in the basement due to being in the flood zone. The building will be established as an “Assembly Use” (A3).

The first scenario for an event with tables and chairs will accommodate 137 people and second scenario with chairs only will accommodate 294 people. Entire square footage of space is 3,300. Cost is estimated at \$2.5 to \$3 million.

Construction docs are nearly complete, the plan going forward is to do bidding and awards in November and December 2022 and pre-construction in beginning of the new year. They expect construction to take 10 – 12 months.

In addition to the Pavilion, they will be doing Site improvements. Main features are access management, safety and circulation and orientation of the site. \$5 to \$7 million in funding is needed for the site improvements. There are many funding sources that they have been going after but have not been successful thus far. They did receive a HAB (Harmful Algae Bloom) Grant from DEP that specifically funded bio retention swales and inlet improvements. They are waiting on an announcement of other grants one of which being DEP Stormwater.

Ms. Chaplick introduced Trista Kuna, Engineer Manager.

Ms. Kuna explains the proposed entry and exit to the site. There is one access for both that does not handle the flow well. The proposed plan is to enter through the driveway by the pavilion to the north and exit to the south. The Board had concerns of the proposed south exit on to Howard Blvd.

Mayor Stanzilis asks if the Boards questions and concerns matter in the County's Improvement Plan. Ms. Chaplick states that they are here to hear the Boards feedback and take it back to the County Commission with hopes the County will consider recommendations and concerns of the Board.

Vice-Chairwoman Fostle has concerns that there is not going to be adequate parking. Tom Foley states that the back up of trailers and cars on the weekends of the South exit on that hill will create a problem. When pulling out of that south exit you have to enter onto the northbound lane across the street. It will be a problem exiting from that exit with a trailer. There is not sufficient turn radius. The Commission has looked into the sight distance on the south exit and are planning to widen that exit. Chairman suggests changing the entrance and exit entirely by using the grass area to the south of the pavilion and using the existing driveway as parking for the pavilion so there will be no pedestrians crossing the entry and exit traffic.

Chairman suggests sidewalks be installed along the county park property to integrate the sidewalks for safety. Board member Dave BaRoss states that there is nothing linking the park to downtown and that the improvement plan is about the Pavilion and parking lot, is there going to be improvements to the park for pedestrians/residents like park benches, seating areas. Ms. Chaplick states the Park Commission's primary use is a Marina. There is a long-term plan to develop a green area with views of the lake for people that are renting the Pavilion. Chairman asks if there will be access for the general public to use that space.

Hours of operation for the Pavilion in season will be weeknights only because of marina volume. In the off season, weekend rentals will be allowed as the marina is closed for boating.

Chairman has concerns about lighting from parking area being a disturbance to surrounding residents.

Mayor asks for an update of the rowing club building. Ms. Chaplick commented that the rowing building is part of the last phase of the project. Long term is that that structure will be placed in a different area where the house is located to the north of the property. Mayor commented that having the Rowing building moved will be the perfect area for additional parking for the pavilion.

Mayor asks how much money does the marina bring in? Kristin Biasi commented that the marina makes approximately \$200,000/year, that money goes back in to general funding and used to support the Park Commission the following year. None of the money goes back to this project specifically. Mayor asks about the use of alcohol and smoking on the premises, Ms. Biasi states that there is no tobacco smoking allowed in county parks. In regards to Marijuana use, they are looking into adding "marijuana use along with tobacco use is prohibited" to their Park rules. The facility will obtain a permit for alcohol which is for inside the building only. There is always a staff person for the duration of an event.

Mayor stated that he wants to make sure the Park Commission understands that this area is in the heart of the town and the concerns of the residents are very important to him and hopes the Park Commission considers that with the planning of this project.

Marty Kane, states that it would be nice to see the next steps taken to make this a useful park for the community and not just a marina. Vice Chair Melisa Fostle comments that if the Park Commission considers the sidewalk improvements, they can coordinate with the town to possibly work out the issue of maintaining those sidewalks. Mayor asks Carolyn Rinaldi elaborate on the McGregor Trail system that will connect that end of town with the town center.

Application:

23 Windemere Ave.

Block 18, Lot 5.02

Construct New Deck

Rear Yard Set Back Variance

Dennis and Barbara Dondero are sworn in

23 Windemere Ave.

Mt. Arlington, NJ

Applicant has owned the property for over two (2) years and have been renovating the home since. The home is near completion, and the last part of the project is to add a deck that would over look the lake. Mr. Dondero testified that the deck would extend approximately sixteen (16) feet from the rear of the home. That would result in the deck encroaching into the rear yard and reducing the setback from 34.6 feet to approximately 18.6 feet.

Mr. Dondero stated that the deck would be accessible from two doors in the rear of their home and it would not have steps into their back yard. The slope of their lot would not allow

them to use the area beneath the deck and the use of their rear yard was limited by a common driveway.

Chairman Van den Hende asks if the driveway is asphalt, Mr. Dondero comments that it is part asphalt and part stone.

Dave Clark Borough engineer confirms that the deck is not considered impervious as there is no patio beneath the deck.

Open to public:

No public comment

Closed

Motion to approve Application by Foley, Second by BaRoss

Vote:

Yes: 8

No: 0

Abstained: 0

Roll Call: Hallowich, Foley, Driscoll, Van den Hende, Fostle, BaRoss, Rinaldi, Mayor Stanzilis

Meeting Adjourned 8:31pm