



**AGENDA FOR THE COUNCIL MEETING OF THE BOROUGH OF MOUNTAIN LAKES
HELD AT ML HIGH SCHOOL, 96 POWERVILLE ROAD, MOUNTAIN LAKES, NJ 07046**

JUNE 13, 2022

PUBLIC SESSION – BEGINS AT 7:30 PM

1) CALL TO ORDER AND OPEN PUBLIC MEETINGS ACT STATEMENT – Mayor

This meeting is being held in compliance with Public Law 1975, Chapter 231, Sections 4 and 13, as notice of this meeting has been reported to The Citizen and the Morris County Daily Record and The Star Ledger on January 4, 2022 and posted in the municipal building.

2) ROLL CALL ATTENDANCE - Clerk

3) FLAG SALUTE – Mayor

4) EXECUTIVE SESSION

5) COMMUNITY ANNOUNCEMENTS

6) SPECIAL PRESENTATIONS

- a. New Jersey Highlands Council

7) REPORTS OF BOROUGH ESTABLISHED BOARDS, COMMISSIONS AND COMMITTEES

8) BOROUGH COUNCIL DISCUSSION ITEMS

- a. 2021 Annual Audit
- b. Audit Corrective Action Plan

9) 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.

10) ATTORNEY'S REPORT

11) MANAGER'S REPORT

12) RESOLUTIONS

13) ORDINANCES TO INTRODUCE

14) ORDINANCES TO ADOPT

15) *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. R119-22, Authorizing the Payment of Bills
- b. R120-22, Authorizing Membership in the Mountain Lakes Volunteer Fire Department
- c. R121-22, Renewing Liquor Licenses for 2022-2023 Licensing Term
- d. R122-22, Certifying Compliance with Requirements of Audit

- e. *R123-22, Approving the Corrective Action Plan for the Borough of Mountain Lakes*
- f. *R124-22, Requesting Approval of Item of Revenue & Appropriation Under N.J.S.A. 40A: 4-87 for the American Rescue Plan Grant in the Amount of \$30,000.00*
- g. *R125-22, Authorizing a Professional Services Agreement for Planning Services Between the Borough of Mountain Lakes and Philipps Preiss Grygiel LLC*

***APPROVAL OF MINUTES**

5/23/22 (Regular)

***BOARD, COMMITTEE AND COMMISSION APPOINTMENTS**

- a. Ronald Schornstein to the Green Team as Member with a term expiring 12/31/22
-

16) DEPARTMENT REPORTS SUBMITTED FOR FILING

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

17) COUNCIL REPORTS

18) 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.

19) NEXT STEPS AND PRIORITIES

20) ADJOURNMENT



Partnering with the New Jersey Highlands Council

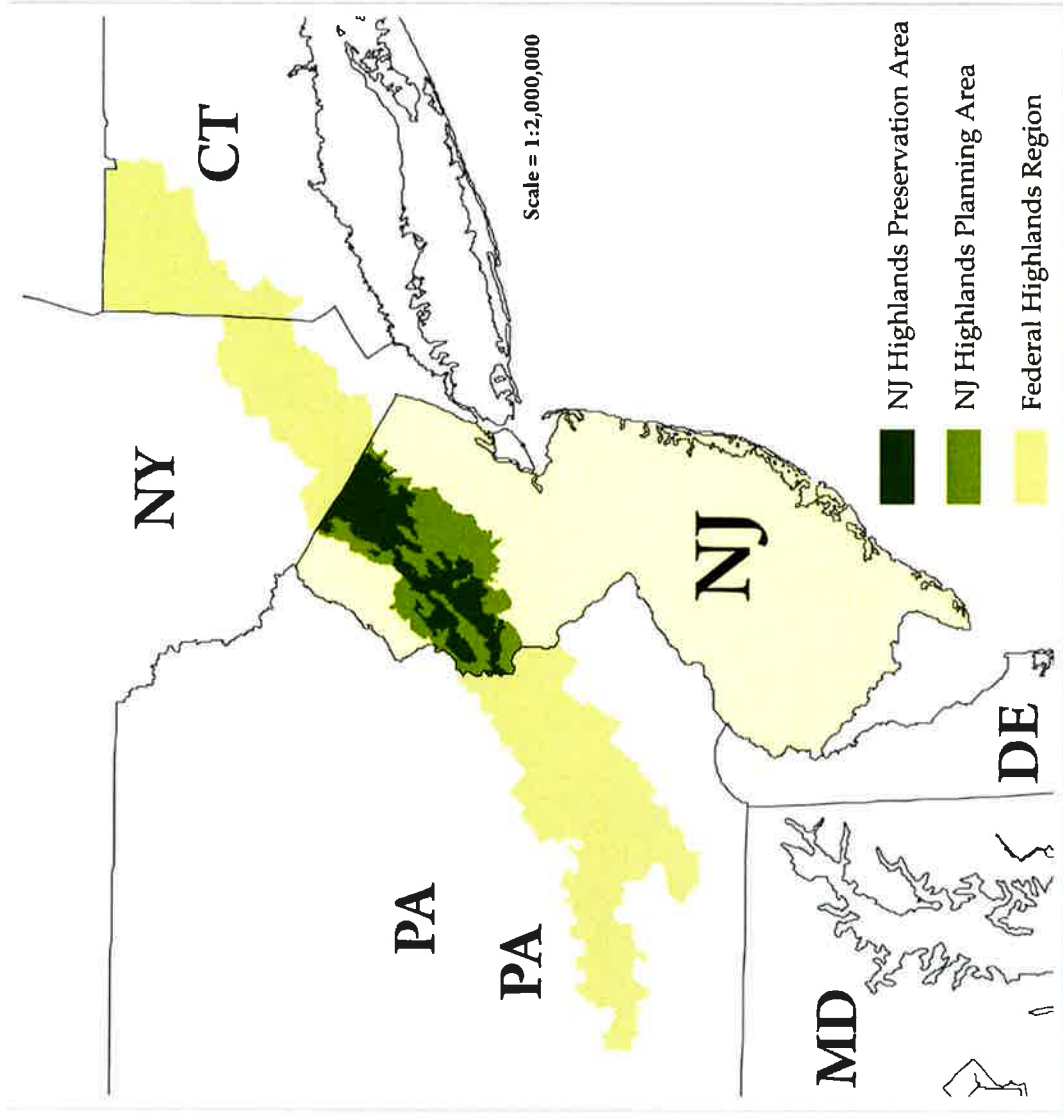
Borough of Mountain Lakes
June 13, 2022

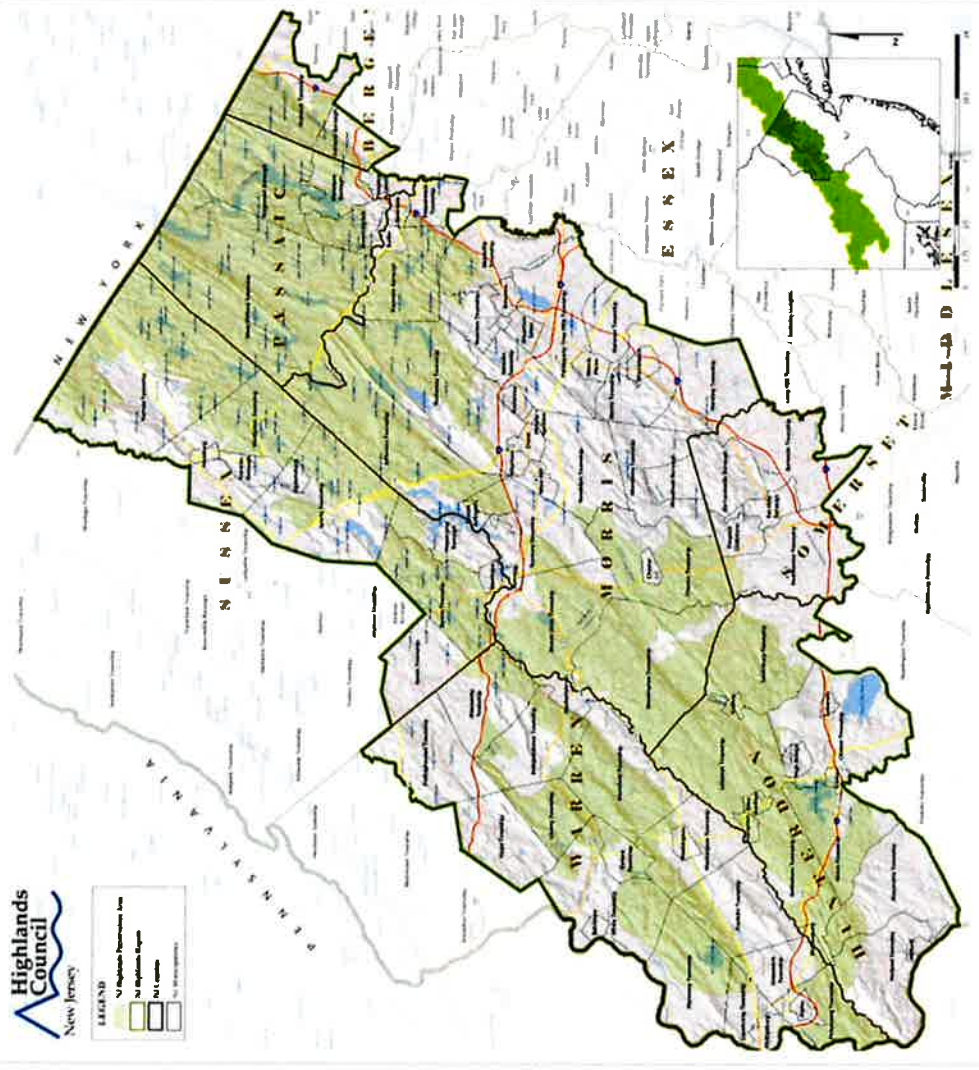


Federal Highlands Region

Highlands Conservation Act

"...to recognize the importance of the water, forest, agricultural, wildlife, recreational, and cultural resources of the Highlands region, and the national significance of the Highlands region to the United States."





New Jersey Highlands Region

88 municipalities; parts of 7 counties.

The New Jersey Highlands Water Protection and Planning Act:

"...the protection of the New Jersey Highlands, because of its vital link to the future of the State's drinking water supplies and other key natural resources, is an issue of State level importance that cannot be left to the uncoordinated land use decisions of 88 municipalities, seven counties, and a myriad of private landowners..."



Since watersheds and other natural resources do not follow municipal boundaries, a regional planning approach is required to protect them.

Regional Planning in New Jersey



Meadowlands
source: [Instagram @ang310210](#)



Pinelands
source: [Instagram @njpinelandscomission](#)



Highlands
source: [Highlands Council](#)

Highlands Act > Highlands Council > RMP



- Natural Resources
- Water Resources
- Agricultural Resources
- Historic, Cultural, Archaeological, and Scenic Resources
- Transportation
- Future Land Use
- Landowner Equity
- Sustainable Economic Development
- Air Quality

For each of these areas, the RMP provides a regional analysis, identifies Goals, Policies, and Objectives (GPOs) and defines programs to implement the GPOs.

Highlands Council Grants

- Non-competitive
- No match required
- Eligible applicants: Highlands municipal and county governments
- Eligible expenses: planning, design and engineering costs
- Reimbursement based
- Requires Highlands Council staff approved Scope of Work



Examples of funded projects



Watershed-Based Assessment of Ringwood's Lakes

- \$87,100
- Ringwood Borough, Passaic County



Open Space & Trails Plan

- \$94,000
- Parsippany-Troy Hills Township, Morris County



Municipal Beach and Watershed Restoration Plan

- \$60,000
- Mount Arlington Borough, Morris County



Build Out Analysis

- \$10,000
- Boonton Township, Morris County



Municipal-wide Drainage Study

- \$160,000
- Wharton Borough, Morris County



Critical Habitat Conservation Management Plan

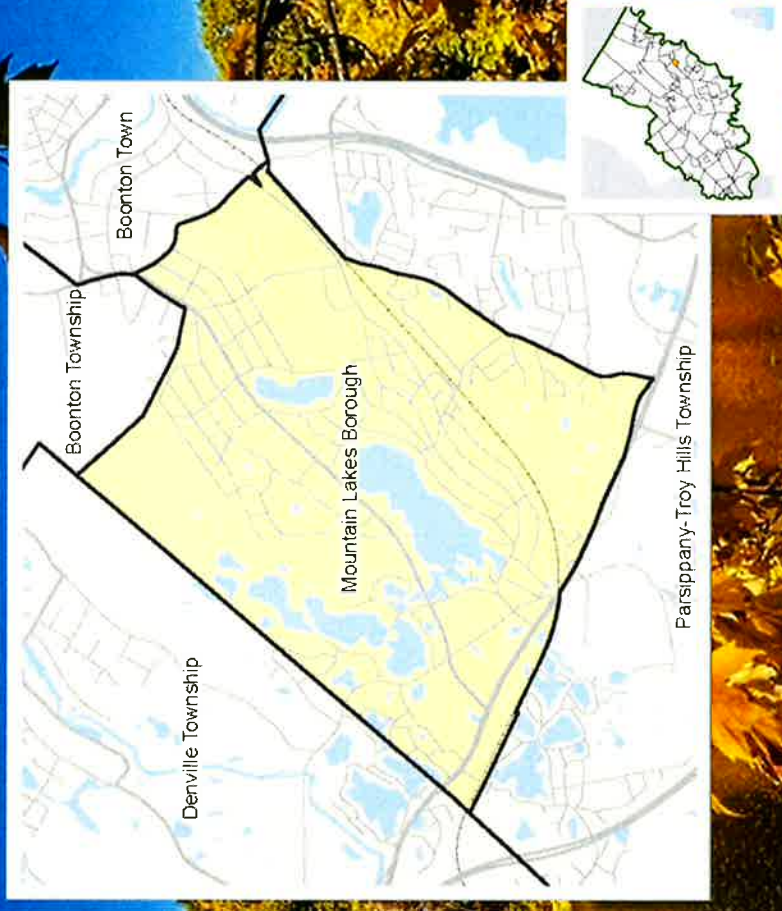
- \$50,000
- Kinnelon Borough, Morris County

The Borough of Mountain Lakes & the Highlands

- 100% Planning Area.
- LULC (NJDEP):
 - More than 50% Developed
 - 30% Forested
 - ~10% Water
- Highlands LUCZ:
 - More than 60% Existing Community Zone (ECZ), or ECZ Environmentally Constrained
 - 17% Lake community

Birchwood Lake

source: Instagram @hanselylcaus



Affordable Housing Considerations

Legal Requirements

- Municipalities must adopt housing element and fair share plan
- RMP must be considered

Highlands Council grant funding

- Development of Housing Element and Fair Share Plans
- Build-out analysis to inform vacant land and durational adjustments
- Mid-point reviews
- Next Round 2025



Why work with the Highlands Council?

- Advance municipal planning vision
- Direct growth to areas most appropriate for growth
- Protect/enhance open spaces and natural resources
- Improve stormwater management (reduce flooding)
- Expand economic development opportunities
- Benefits of Plan Endorsement

Collaborative process, driven by municipal needs.

Potential Next Steps

- Request additional information and continue conversation
- Initial Assessment (Highlands Council funded grant)
- No obligation to proceed after assessment

Questions?

Lisa J. Plevin

Executive Director

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Kelley Curran

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New Jersey Highlands Council

(908) 879-6737

www.nj.gov/njhighlands

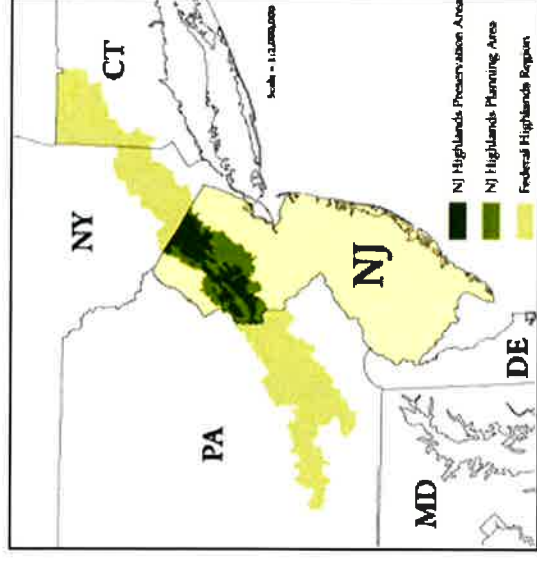


Partnerships for Growth

As a regional planning entity, the Highlands Council works in partnership with municipalities and counties to develop programs and planning initiatives that help ensure the long-term health of the region's natural resources and economies.

Funding and expertise is available to support planning in a variety of areas:

- Water Use & Conservation Management
- Stream and Lake Protection
- Wastewater Management
- Sustainable Economic Development
- Redevelopment
- Agricultural Retention
- Agritourism
- Ecotourism
- Green Building/Environmental
- Sustainability/Alternative Energy
- Transfer of Development Rights



The New Jersey Highlands At a Glance

- Nearly 860,000 acres
- 1,300+ square miles
- Provides drinking water for 70% of New Jersey residents
- 88 municipalities in 7 counties: Bergen, Hunterdon, Morris, Passaic, Somerset, Sussex, Warren
- NJ Highlands Act passed: August 2004
- Regional Master Plan adopted by Highlands Council: July 2008



State of New Jersey

Highlands Water Protection and Planning Council
100 North Road (Route 513)
Chester, New Jersey 07930-2322
(908) 879-6737
(908) 879-4205 (fax)
www.nj.gov/njhighlands

The New Jersey Highlands
Water Protection and Planning Council

Planning for the Future of New Jersey's Water

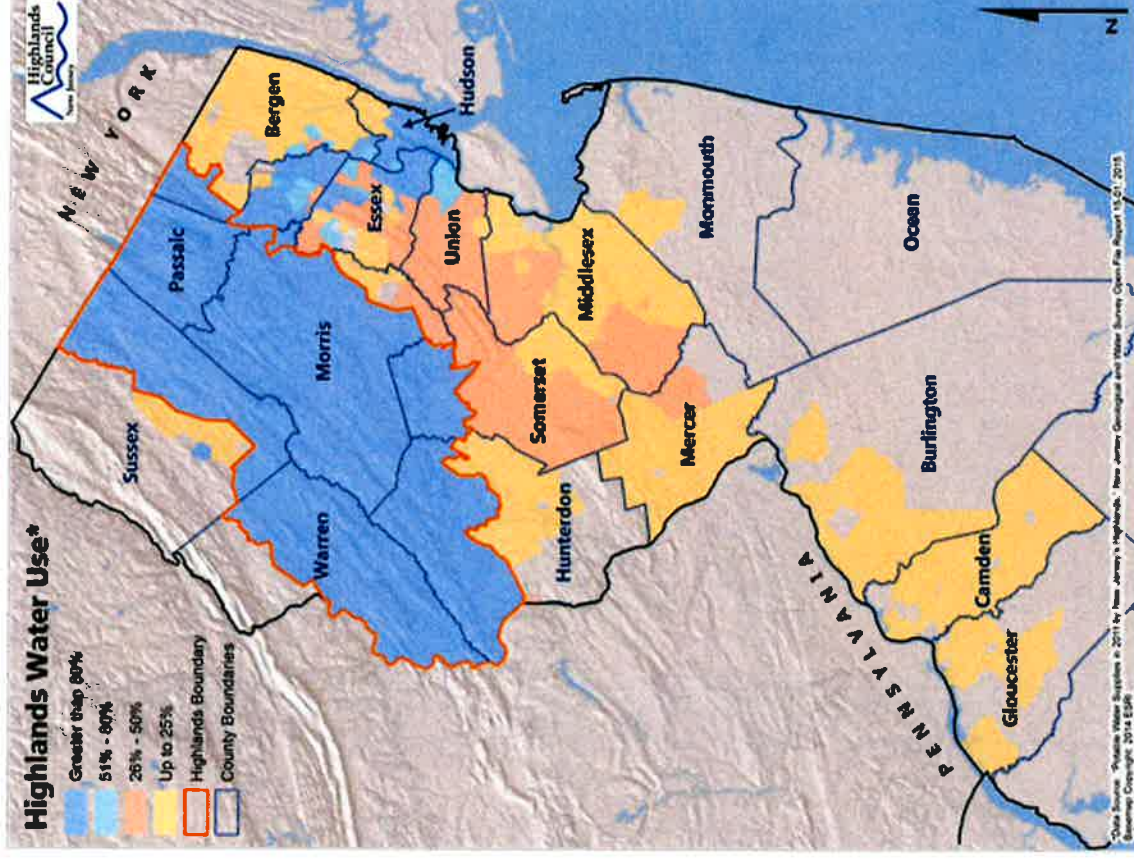


The Highlands Council

The New Jersey Highlands Water Protection and Planning Council holds a view large enough to manage critical issues that cross municipal and county boundaries, while maintaining special expertise in the detailed conditions of the Region. The Council's unique knowledge of Highlands resources and our strong local relationships are key to implementing the required comprehensive approach to land use in the Region.

The Highlands Council was established by the Highlands Water Protection and Planning Act of 2004 (Act). The Act delineated the boundaries of the Highlands Region and required that the Council create a Regional Master Plan (RMP) to guide development in it. The Act divided the Highlands Region into two distinct parts: the Preservation Area, in which conformance with the RMP is required, and the Planning Area in which conformance with the RMP is voluntary.

The 15-member Council created and administers a plan conformance program, authorizes proposed projects, and sets policy on matters related to the Highlands Region. The Council is supported in its efforts by a professional staff of planning, science and GIS experts.



Who's drinking and using Highlands water?

The Highlands Region of New Jersey covers less than 15% of the state's land, but provides drinking water for 70% of its residents. For this reason, the Region was afforded special protections under the 2004 New Jersey Highlands Water Protection and Planning Act. The Highlands Council was established in the Act as a regional planning agency, in the model of the Pinelands Commission and the

former Meadowlands Commission (now part of the Meadowlands Sports and Exposition Authority), and charged with overseeing the protection and stewardship of the natural and cultural resources within the Highlands Region. Because families, farms and businesses all depend on a steady supply of clean water, and because water resources do not follow municipal boundaries, a regional approach is required to protect and conserve the vital natural resources of the Highlands.

Mountain Lakes Borough, Morris County

Plan Conformance Status

- ☐ Planning Area
☐ Preservation Area

	Acres	%
Planning Area	1,861	100%
Preservation Area	0	0%
Municipal Boundaries		

PRESERVED ACREAGE

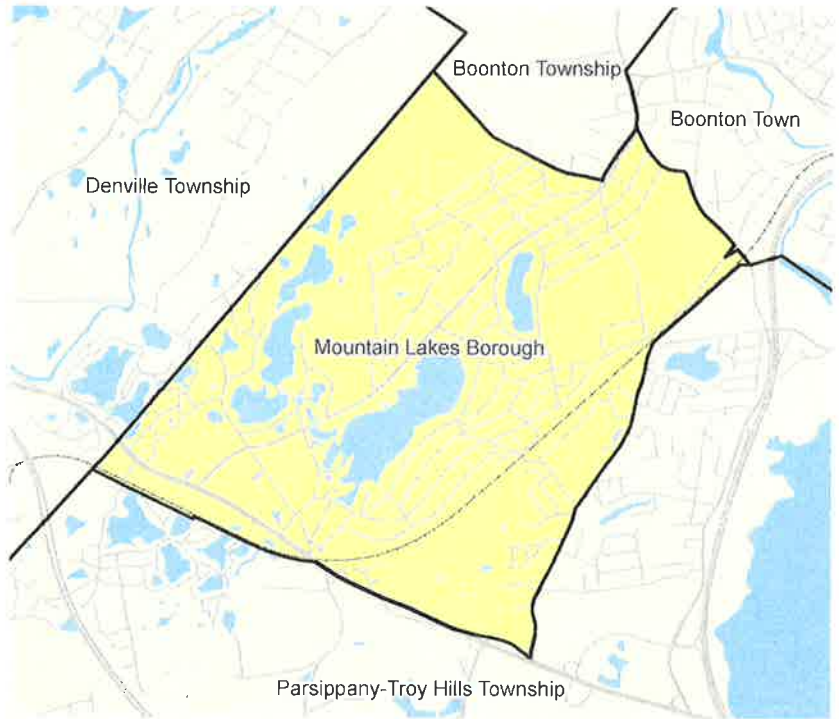
(NJ Highlands Council, 2016)

	Acres	%
Total	667	36%
Muni. preserved acreage per capita	0.16	-
County preserved acreage per capita*	0.23	-

LAND USE CAPABILITY ZONES

(NJ Highlands Council, 2016)

	Acres	%
Protection Zone	256	15%
Wildlife Management Area	0	0%
Conservation Zone	0	0%
Conservation Zone Environmentally Constrained Subzone	0	0%
Existing Community Zone	773	46%
Existing Community Zone Environmentally Constrained Subzone	368	22%
Lake Community Subzone	284	17%

View interactive map online at www.nj.gov/njhighlands/gis/

LAND USE LAND COVER (NJ DEP, 2014)

	Municipality	County*	Highlands Region
Agricultural	0.0%	4.1%	11.9%
Forest	30.1%	41.7%	45.6%
Developed	54.6%	37.8%	27.5%
Water	8.5%	3.9%	4.0%
Other	6.8%	12.5%	10.9%

LAND DEVELOPMENT ACTIVITY

		Municipality		County*		Highlands Region	
Land sales (NJ MOD IV, 2013)		Plan.	Pres.	Plan.	Pres.	Plan.	Pres.
Single Family	Number	43	0	2,577	444	4,526	1,209
Home Sales	Average value	\$733 K	-	\$322 K	\$307 K	\$315 K	\$252 K
Improved Commercial	Number	1	0	50	3	114	13
Property Sales	Average value	\$650 K	-	\$1.52 M	\$1.59 M	\$991 K	\$684 K
Vacant Land Sales	Number	2	0	103	40	224	139
>0.15 acres	Average value per acre	\$715 K	-	\$92 K	\$24 K	\$78 K	\$20 K
Vacant Land Sales	Number	0	0	7	10	21	28
>5 acres	Average value per acre	-	-	\$26 K	\$11 K	\$24 K	\$7 K
Certificates of Occupancy Issued (NJ DCA, 2013-2014)		17	0	776	320	1,693	763



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\$0
Watershed Moratorium
Offset Aid

DEMOGRAPHICS

	Municipality	County	Highlands Region	Municipality Change
Population (U.S. Census ACS, 2010-2014)	4,235	497,103	822,166	+75
Total Employment (U.S. Census LEHD, 2010-2014)	2,443	284,508	357,337	-585
Average Household Size (U.S. Census ACS, 2010-2014)	3.40	2.71	2.67	Increase
Median Household Income (U.S. Census ACS, 2009-2013)	\$166,944	\$98,633	\$96,340 (Muni. Avg.)	Decrease
Median Age (U.S. Census ACS, 2010-2014)	42.4	41.5	42.3	Increase
K-8 School Enrollment (District Average) (NJ DOE, 2010-2016)	759 (District)	1,366 (Districts Avg.)	1,020 (Districts Avg.)	-25

PROPERTY TAXES (NJ DCA, 2010-2016)

	Municipality	County	Highlands Region	Municipality Annual Change
Taxes Collected Per Capita	\$1,334	\$966	\$856	+3%
Total Municipal Equalized Value	\$132 B	\$90.31 B	\$129.82 B	-1%
Average Tax Rate	0.48	0.65	0.65	+6%

*Denotes that this value only includes the area or population of the county within the Highlands Region boundary. All other values are for the full county. More about Plan Conformance Status at www.nj.gov/njhighlands/planconformance/mountain_lakes.html

Layout Key

PLAN CONFORMANCE PETITION STATUS

At the top of each page, there is a box indicating the conformance status of each municipality or county. The color of each box indicates Plan Conformance Petition status:

Red	No petition filed
Yellow	Petition filed, not approved
Light Green	Petition Approved, Preservation Area only
Dark Green	Petition Approved, whole municipality
Gray	No petition filed, petition not required (Planning Area only municipality)

Check marks indicate in which areas a petition was filed and/or approved for each county or municipality. Petition includes Preservation or Planning Area.

☒ = Petition Approved

☐ = Not Approved

The table below the colored Plan Conformance box indicates acreage and percentage of municipality in each Area. Conformance with the Highlands Regional Master Plan is statutorily required in the Preservation Area and voluntary in the Planning Area.

PLANNING AREA AND PRESERVATION AREA ACREAGE

The Highlands Council continues to use the best available information to provide a more accurate accounting of the Planning and Preservation Areas. In July 2016, the New Jersey Office of Information Technology, Office of Geographic Information Systems published Municipalities of New Jersey, New Jersey State Plane NAD83. This data set is a spatial representation of municipalities in New Jersey. This data set improved upon previous versions of municipal boundaries. The Highlands Council used this dataset in calculating acreage within the Highlands Region, Highlands counties and municipalities, and the Planning and Preservation Areas for this Fact Book. Use of this new dataset may result in discrepancies with previously published acreage information from the Highlands Council.

PRESERVED ACREAGE

Includes public parks, wildlife management areas, state forests, reservoir watershed lands, and conservation and agricultural easement holdings, with ownership representing federal, state, county, municipal, nonprofit and private entities.

LAND USE CAPABILITY ZONES

An accounting of Land Use Capability Zone acreage as defined in the Highland Regional Master Plan. Land Use Capability Zones are intended to ensure that the density and intensity of future development does not exceed the capacity of the land, natural resources and existing infrastructure.

LAND USE LAND COVER

Land Use Land Cover is an analysis of current land use as derived from aerial photography compiled by the New Jersey Department of Environmental Protection. Most recent data is compared with the Highlands Region overall. County pages also include comparison with "North Jersey," which is defined as all municipalities in the following counties: Bergen, Essex, Hudson, Hunterdon, Middlesex, Morris, Passaic, Somerset, Sussex, Union, and Warren inclusive of the Highlands Region.

LAND DEVELOPMENT ACTIVITY

An accounting of residential, commercial, and vacant land sales from the most recently available data, as compared with the Highlands Region overall.

DEMOGRAPHICS

A summary of demographic information from the most recently available data, as compared with the Highlands Region overall.

PROPERTY TAXES

A summary of property tax information from the most recently available data, as compared with the Highlands Region overall.

WATERSHED MORATORIUM OFFSET AID

The Highlands Act provided for an "appropriation to municipalities for lands subject to moratorium on conveyance of watershed lands" (P.L. 2004, Chapter 120, C.58:29-8). These funds are managed and administered by the state Department of the Treasury.

New Jersey Highlands Quick Facts

- Total area: 859,267 acres (approximately 1,343 square miles).
- Provides drinking water to more than 300 municipalities that are home to 70% of New Jersey's population.
- 88 municipalities (within 7 counties) have lands within the New Jersey Highlands Region.
- The New Jersey Highlands Water Protection and Planning Act, passed in 2004, divided region into a "Preservation Area" and "Planning Area."
- Development is more strictly regulated in the Preservation Area than the Planning Area.
- Implementation of the N.J. Highlands Act is guided by the *Highlands Regional Master Plan*, adopted in 2006.
- Part of the four-state federal Highlands Region, which also includes Pennsylvania, New York and Connecticut.



All photos by Nathan McLean. (Top) Clinton Township, Hunterdon County; (Second row, 1 to 7) Bedminster Township, Somerset County; Mahwah, Bergen County; (Third row, 1 to 7) Hopatcong Borough, Sussex County; Bloomingdale Borough, Passaic County; Hackensack, Warren County; (Bottom) Chester Township, Morris County.



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The New Jersey Highlands Water Protection and Planning Council

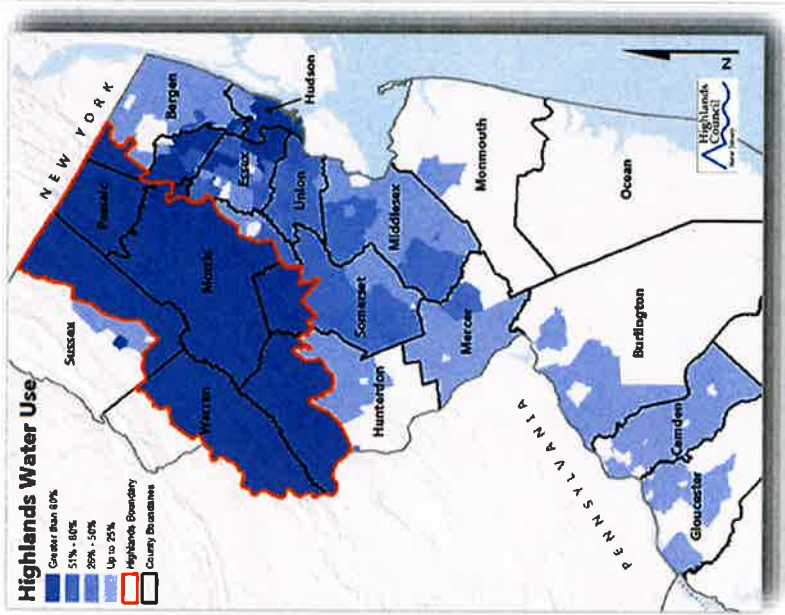
The New Jersey Highlands Region (orange outline on the map below) covers less than 15% of the state, but provides drinking water for 70% of its residents. Recognizing the significance and value of this Region and a desire to ensure protection of both the natural resources and the economic viability of communities within the Region, the State Legislature of New Jersey passed the New Jersey Highlands Water Protection and Planning Act (Highlands Act) in 2004.

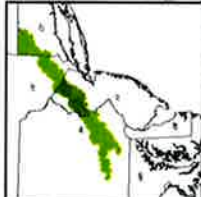
The Highlands Act advocated for a regional approach to land use planning, requiring stringent resource protection policies while acknowledging that development, redevelopment, and economic growth in certain appropriate areas of the Region were also in the best interests of the state.

The New Jersey Highlands Water Protection and Planning Council (Highlands Council) is a regional planning entity established in the Highlands Act and charged with its implementation. The Highlands Council is a 15-member appointed body assisted in its duties by a professional staff of planning, science and GIS experts.

The Highlands Council works in partnership with municipalities and counties in the Region to encourage a

comprehensive regional planning approach to implementation of the Highlands Act. Implementation is guided by the Highlands Regional Master Plan (RMP), adopted by the Council in 2008. The Highlands Council Plan Conformance process provides municipalities and counties with a framework for this implementation. Municipalities and counties associated with this work.





Highlands Municipalities

- | | | | |
|----------------------------|------------------------------------|------------------------------------|----------------------------------|
| Alexandria Township, 7B | Liberty Township, 4B | Peapack-Gladstone Borough, 6D | Phillipsburg, 6A |
| Allamuchy Township, 4C | Lopatcong Township, 6A | Parsippany-Troy Hills Township, 4F | Phlatcong Township, 6A |
| Alpha Borough, 6A | Mahwah Township, 2H | Peapack-Gladstone Borough, 6D | Pompton Lakes Borough, 3G |
| Bedminster Township, 6D | Mansfield Township, 5C | Peapack-Gladstone Borough, 6D | Randolph Township, 5E |
| Belvidere, 5A | Mendham Borough, 5E | Peapack-Gladstone Borough, 6D | Ringwood Borough, 2G |
| Bernards Township, 6E | Milford Borough, 7A | Peapack-Gladstone Borough, 6D | Riverdale Borough, 3G |
| Bethlehem Township, 6B | Milford Township, 5E | Peapack-Gladstone Borough, 6D | Rockaway Township, 4E |
| Bloomington Borough, 3G | Mine Hill Township, 4E | Peapack-Gladstone Borough, 6D | Rockaway Township, 4E |
| Bloomsbury Borough, 6A | Monmouth Township, 4F | Peapack-Gladstone Borough, 6D | Roxbury Township, 4D |
| Boonton, 4F | Morris Plains Borough, 5F | Peapack-Gladstone Borough, 6D | Sparta Township, 3E |
| Boonton Township, 4F | Morris Township, 5E | Peapack-Gladstone Borough, 6D | Stanhope Borough, 4D |
| Butler Borough, 3F | Morris Township, 5E | Peapack-Gladstone Borough, 6D | Tewksbury Township, 6C |
| Byram Township, 4D | Mount Arlington Borough, 4E | Peapack-Gladstone Borough, 6D | Union Township, 7B |
| Calton Borough, 6C | Mount Olive Township, 4D | Peapack-Gladstone Borough, 6D | Vernon Township, 1E |
| Chester Borough, 5D | Mountain Lakes Borough, 4F | Peapack-Gladstone Borough, 6D | Victory Gardens Borough, 4E |
| Chester Township, 5D | Netcong Borough, 4D | Peapack-Gladstone Borough, 6D | Wanaque Borough, 3G |
| Clinton, 6C | Oakland Borough, 3G | Peapack-Gladstone Borough, 6D | Washington Borough, 5B |
| Clinton Township, 7C | Ogdensburg Borough, 3E | Peapack-Gladstone Borough, 6D | Washington Township (Warren), 5B |
| Denville Township, 4E | Oxford Township, 5B | Peapack-Gladstone Borough, 6D | Washington Township (Morris), 5C |
| Dover, 4E | Parsippany-Troy Hills Township, 4F | Peapack-Gladstone Borough, 6D | West Milford Township, 2F |
| Far Hills Borough, 6E | Peapack-Gladstone Borough, 6D | Peapack-Gladstone Borough, 6D | Wharton Borough, 4E |
| Franklin Borough, 2E | Peapack-Gladstone Borough, 6D | Peapack-Gladstone Borough, 6D | White Township, 5B |
| Franklin Township, 6B | Peapack-Gladstone Borough, 6D | Peapack-Gladstone Borough, 6D | |
| Frelinghuysen Township, 4C | Peapack-Gladstone Borough, 6D | Peapack-Gladstone Borough, 6D | |
| Glen Gardner Borough, 6B | Peapack-Gladstone Borough, 6D | Peapack-Gladstone Borough, 6D | |
| Green Township, 3C | Peapack-Gladstone Borough, 6D | Peapack-Gladstone Borough, 6D | |
| Greenwich Township, 6A | Peapack-Gladstone Borough, 6D | Peapack-Gladstone Borough, 6D | |
| Hackettstown, 5C | Peapack-Gladstone Borough, 6D | Peapack-Gladstone Borough, 6D | |
| Hampton Borough, 2E | Peapack-Gladstone Borough, 6D | Peapack-Gladstone Borough, 6D | |
| Hampton Borough, 6B | Peapack-Gladstone Borough, 6D | Peapack-Gladstone Borough, 6D | |
| Harmon Township, 5F | Peapack-Gladstone Borough, 6D | Peapack-Gladstone Borough, 6D | |
| Harding Township, 6E | Peapack-Gladstone Borough, 6D | Peapack-Gladstone Borough, 6D | |
| Hardy Township, 2E | Peapack-Gladstone Borough, 6D | Peapack-Gladstone Borough, 6D | |
| Harmony Township, 5A | Peapack-Gladstone Borough, 6D | Peapack-Gladstone Borough, 6D | |
| High Bridge Borough, 6C | Peapack-Gladstone Borough, 6D | Peapack-Gladstone Borough, 6D | |
| Holland Township, 7A | Peapack-Gladstone Borough, 6D | Peapack-Gladstone Borough, 6D | |
| Hopatcong Borough, 4D | Peapack-Gladstone Borough, 6D | Peapack-Gladstone Borough, 6D | |
| Hope Township, 4B | Peapack-Gladstone Borough, 6D | Peapack-Gladstone Borough, 6D | |
| Independence Township, 4C | Peapack-Gladstone Borough, 6D | Peapack-Gladstone Borough, 6D | |
| Jefferson Township, 3E | Peapack-Gladstone Borough, 6D | Peapack-Gladstone Borough, 6D | |
| Kinnelon Borough, 3F | Peapack-Gladstone Borough, 6D | Peapack-Gladstone Borough, 6D | |
| Lebanon Borough, 6C | Peapack-Gladstone Borough, 6D | Peapack-Gladstone Borough, 6D | |
| Lebanon Township, 6C | Peapack-Gladstone Borough, 6D | Peapack-Gladstone Borough, 6D | |



About the Highlands Council

The New Jersey Highlands Water Protection and Planning Council is a regional planning agency that works in partnership with municipalities and counties to incorporate the land use and resource management requirements of the Highlands Act into local planning and regulatory documents.

The Highlands Council is a 15-member appointed body, advised in its actions by a staff of planning, science, geographic information system (GIS) and administrative professionals, based in Chester, NJ.

The Highlands Water Protection and Planning Act of 2004 directed creation of the Highlands Council, outlining its membership, powers, duties and responsibilities. Council members are appointed by the Governor with the advice and consent of the Senate. [P.L. 2004, c.120 (C.13:20-4, 5, 6)] There are currently three vacancies on the Council.

Current Council Members

Carl J. Richko, <i>Chairman</i> West Milford, Passaic County	Kurt Alstede, <i>Vice Chairman</i> Chester Township, Morris County	Robert F. Holtzaway, <i>Treasurer</i> Bedminster, Somerset County
Timothy P. Dougherty Morristown, Morris County	Dr. Dan van Abs Princeton, Mercer County	
Michael R. Dressler Cresskill, Bergen County	Michael Sebetich Hawthorne, Passaic County	
Michael Francis Hopatcong, Sussex County	James A. Visioli Dover, Morris County	
Bruce James Clifton, Passaic County	Richard Vohden Andover, Sussex County	

Additional information about Highlands Council Members is available at: www.nj.gov/highlands/about/members/



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Highlands Water Protection and Planning Council Media Fact Sheet

Highlands Region

- Total area: 859,267 acres (approximately 1,343 square miles).
- Provides drinking water to more than 300 municipalities that are home to 70% of New Jersey's population.
- Highlands Act, passed in 2004, divided region into Preservation Area and Planning Area.
- Approximately 415,000 acres in the Preservation Area.
- Approximately 444,000 acres in the Planning Area.
- Development is more strictly regulated in the Preservation Area than the Planning Area.
- Implementation of the NJ Highlands Act is guided by the Highlands Regional Master Plan, adopted in 2008.
- The New Jersey Highlands is part of the four-state federal Highlands Region, which also includes Pennsylvania, New York and Connecticut.

Highlands Communities

- 88 municipalities (within 7 counties) have lands within the Highlands Region.
- 47 have lands in both Planning and Preservation Areas.
- 36 have lands only in the Planning Area.
- 5 have lands only within the Preservation Area.

Regional Master Plan Conformance

- The Highlands Act requires counties and municipalities to align local master plans and development regulations with the Highlands Regional Master Plan (RMP) for Preservation Area lands.
- Conformance for Planning Area lands is voluntary.

Municipal & County Plan Conformance Status (see table inside)

- 68 of the 88 municipalities in the Highlands Region have submitted Petitions for Plan Conformance.
- Of the 68, 33 have chosen to voluntarily include Planning Area lands. Of the 33, 12 are entirely within the Planning Area.
- 53 of the 88 municipalities in the Highlands Region have received approval from the Highlands Council for their Plan Conformance Petitions.
- Of the 53 approved petitions:
 - 28 petitions include only Preservation Area lands (including the 5 Preservation Area only-municipalities)
 - 18 petitions include Preservation and Planning Area lands
 - 7 are from municipalities that have only Planning Area lands
- 6 of the 7 counties in the Region have submitted Petitions for Plan Conformance. Of the 6 petitions, 3 have been approved by the Highlands Council.

Plan Conformance Petition Status as of May 2022

Petition Status Indicated by color (see key at end of chart)	Petitioning for:		Exemption Certification	Center Designation
	Preservation Area	Planning Area		
BERGEN COUNTY	✓	✓	✓	✓
Mahwah Township	✓	✓	✓	✓
Oakland Borough	✓	✓	✓	✓
HUNTERDON COUNTY	✓	✓	✓	✓
Alexandria Township	✓	✓	✓	✓
Berkeley Township	✓	✓	✓	✓
Bloombury Borough	✓	N/A	✓	✓
Calton Borough	✓	N/A	✓	✓
Clinton Town	✓	✓	✓	✓
Clinton Township	✓	✓	✓	✓
Glen Gardner Borough	✓	N/A	✓	✓
Hampton Borough	✓	✓	✓	✓
High Bridge Borough	✓	✓	✓	✓
Holland Township	✓	✓	✓	✓
Lebanon Borough	✓	✓	✓	✓
Lebanon Township	✓	✓	✓	✓
Millford Borough	✓	✓	✓	✓
Tewksbury Township	✓	✓	✓	✓
Union Township	✓	✓	✓	✓
MORRIS COUNTY	✓	✓	✓	✓
Bontion Town	✓	✓	✓	✓
Bontion Township	✓	✓	✓	✓
Buller Borough	✓	✓	✓	✓
Chester Borough	✓	✓	✓	✓
Chester Township	✓	✓	✓	✓
Denville Township	✓	✓	✓	✓
Dover Town	✓	✓	✓	✓
Harover Township	✓	✓	✓	✓
Harding Township	✓	✓	✓	✓
Jefferson Township	✓	✓	✓	✓
Kinnelon Borough	✓	✓	✓	✓
Medford Borough	✓	✓	✓	✓
Mendham Township	✓	✓	✓	✓
Nine Hill Township	✓	✓	✓	✓
Monville Township	✓	✓	✓	✓
Morris Plains Borough	✓	✓	✓	✓
Morris Township	✓	✓	✓	✓
Morristown Town	✓	✓	✓	✓
Mountain Lakes	✓	✓	✓	✓
Mount Arlington Borough	✓	✓	✓	✓
Mount Olive Township	✓	✓	✓	✓
Netcong Borough	✓	✓	✓	✓
Parsippany Troy Hills Twp.	✓	✓	✓	✓
Piquanock Township	✓	✓	✓	✓
Randolph Township	✓	✓	✓	✓
Riverdale	✓	✓	✓	✓
Rockaway Borough	✓	✓	✓	✓
Rockaway Township	✓	✓	✓	✓
Rocky Township	✓	✓	✓	✓
Victory Gardens Borough	✓	✓	✓	✓
Washington Township	✓	✓	✓	✓
Wharton Borough	✓	✓	✓	✓

Plan Conformance Petition Status as of May 2022

Petition Status Indicated by color (see key at end of chart)	Petitioning for:		Exemption Certification	Center Designation
	Preservation Area	Planning Area		
PASSAIC COUNTY	✓	✓	✓	✓
Bloomfield Borough	✓	✓	✓	✓
Princeton Lakes Borough	✓	✓	✓	✓
Ringwood Borough	✓	✓	✓	✓
Wanaque Borough	✓	✓	✓	✓
West Milford Township	✓	✓	✓	✓
SOMERSET COUNTY	✓	✓	✓	✓
Bedminster Township	✓	✓	✓	✓
Bernards Township	✓	✓	✓	✓
Bernardsville Borough	✓	✓	✓	✓
Far Hills Borough	✓	✓	✓	✓
Peapack Gladstone Borough	✓	✓	✓	✓
SUSSEX COUNTY	✓	✓	✓	✓
Byram Township	✓	✓	✓	✓
Franklin Borough	✓	✓	✓	✓
Green Township	✓	✓	✓	✓
Hamburg Borough	✓	✓	✓	✓
Hardyston Township	✓	✓	✓	✓
Hopatcong Borough	✓	✓	✓	✓
Ogdensburg Borough	✓	✓	✓	✓
Sparta Township	✓	✓	✓	✓
Stanhope Borough	✓	✓	✓	✓
Verizon Township	✓	✓	✓	✓
WARREN COUNTY	✓	✓	✓	✓
Allamuchy Township	✓	✓	✓	✓
Alpha Borough	✓	✓	✓	✓
Belvidere Town	✓	✓	✓	✓
Franklin Township	✓	✓	✓	✓
Frelinghuysen Township	✓	✓	✓	✓
Greenwich Township	✓	✓	✓	✓
Hackettstown Town	✓	✓	✓	✓
Harmony Township	✓	✓	✓	✓
Hope Township	✓	✓	✓	✓
Independence Township	✓	✓	✓	✓
Liberty Township	✓	✓	✓	✓
Lopatcong Township	✓	✓	✓	✓
Mansfield Township	✓	✓	✓	✓
Oxford Township	✓	✓	✓	✓
Phillipsburg Town	✓	✓	✓	✓
Pohatcong Township	✓	✓	✓	✓
Washington Borough	✓	✓	✓	✓
Washington Township	✓	✓	✓	✓
White Township	✓	✓	✓	✓

Petition approved, whole municipality/county
 Petition approved, Preservation Area only
 Petition filed, not approved
 No petition filed
 No petition filed, petition not required

Additional information, including all petition and implementation materials, is available at: www.nj.gov/nibhlands/plancinfo/maocs/maocs/



State of New Jersey
Highlands Water Protection and Planning Council
100 North Road (Route 513)
Chester, New Jersey 07930-2322
(908) 879-6737
(908) 879-4205 (fax)
www.nj.gov/njhighlands



NEW JERSEY HIGHLANDS COUNCIL

Municipal and County Grant Funding

The Highlands Council offers grant funding and assistance to support the development and implementation of a wide range of planning initiatives. Following are some examples of the types of efforts that can be funded for municipalities and counties interested in working with the Council to bring local planning program documents into alignment with the Highlands Act and Regional Master Plan (RMP). An *Initial Assessment Grant* is also available to review local planning program documents and assess existing alignment with the Highlands RMP. Please note that all Highlands Council grant programs are reimbursement-based, and contingent upon available funding and approved Scopes of Work.

Land Use and Development

- **Sustainable Economic Development Planning:** Identify and promote economic initiatives that are in keeping with community character, environmental protection needs and market conditions (including market feasibility analyses, tourism, downtown revitalization planning).
- **Highlands Redevelopment Area Planning:** Identify potential areas appropriate for redevelopment. The designation of a Highlands Redevelopment Area allows certain waivers from the requirements of the RMP and the NJDEP Highlands Rules.
- **Highlands Center Planning:** Identify and provide planning for a Highlands Center Designation plan. A Highlands Center is an area that is recognized as appropriate for growth to support economic balance in the Highlands Region, while protecting critical natural and cultural resources.
- **Green Building and Environmental Sustainability Planning:** Municipal master plan element that provides for, encourages, and promotes the efficient use of natural resources including low impact development, green infrastructure and green building standards.
- **TDR Feasibility Analysis and Implementation:** Demographic/market/financial analyses to determine the feasibility of establishing a Transfer of Development Rights (TDR) program within a municipality and/or establishing a Highlands TDR Receiving Zone in a municipality. (Available for any municipality in the state)
- **Housing Element and Fair Share Plan:** Prepare and update a municipal Housing Element and Fair Share Plan (not including related legal costs).
- **Municipal Master Plan Reexamination and Updates:** Complete a comprehensive review of municipal master plan and update elements as needed.

Highlands Council Municipal and County Grant Funding

Infrastructure

- **Stormwater Management Planning:** Develop a municipal wide plan incorporating Highlands specific standards, including mapping through the use of an NJDEP app, mitigation and stormwater ordinance provisions.
- **Water Use and Conservation Management Planning:** Identify water usage in the community and offer strategies to reduce consumption and conserve water.
- **Alternative Wastewater Planning:** Develop a wastewater alternative treatment plan, particularly for municipalities currently not served by adequate wastewater treatment facilities or with significant public health and safety issues related to failing individual subsurface disposal systems (septic systems).
- **Wastewater Management Plans:** Develop a Wastewater Management Plan that meets all NJDEP requirements and address all Plan Conformance requirements. In addition, the Highlands Council will interact with NJDEP to expedite their approval of the WMP.
- **Septic System Management/Maintenance Planning:** Address specific water quality issues related to septic density and maintenance, as may be identified in a municipal wastewater management plan.

Resource Management

- **Lake Management Planning:** Identify water quality/quantity issues affecting lakes and develop long- and short-term strategies to protect, restore, and enhance lake aquatic resources to support lake ecosystems, wildlife and human recreational use.
- **Stream Corridor Protection/Restoration Planning:** Identify specific streams and other water bodies that need protection and restoration and provide a plan to implement those initiatives.
- **Water Quality Monitoring:** Provides planning and implementation of water quality monitoring for streams, lakes, rivers or groundwater.
- **Habitat Conservation & Management Planning:** Develop municipal- or county-specific guidance on the protection of endangered and threatened species.
- **Forest Stewardship Planning:** Develop municipal- or county-specific plan for the stewardship and management of forests, both public and privately owned. Can include model ordinances for local adoption.
- **Scenic Resource Management Planning:** Identify and develop protections for scenic resources within the municipality.

Highlands Council Municipal and County Grant Funding

Recreation and Preservation

- **Land Preservation & Stewardship Plan:** Identify lands prioritized for preservation and outline strategies for acquisition and stewardship.
- **Farmland Preservation & Agriculture Retention Plan:** Develop a plan for farmland preservation and for improving the viability of the agriculture industry, including but not limited to integrated pest management, value added facilities, agritourism and marketing.
- **Historic Preservation Planning and Cultural Resource Inventory:** Develop municipal, county, or specific historic district preservation plan, archaeological identification and protection plan or cultural resource inventory.
- **Trails and Recreation Planning:** Planning for trails networks and other recreational facilities that further the goals of the RMP and the Highlands Act.
- **Open Space and Highlands Development Credit Purchase Programs:** Matching grants for land preservation projects and a Highlands Development Credit purchase program for the purchase of property development rights.

For additional information, please contact the Highlands Council at (908) 879-6737.

Borough of Mountain Lakes

COAH-Highlands Subcommittee Report

to

Borough Council

April 26th 2010

Chair Cathy M. Harvey

Mayor Blair Bravo

Deputy Mayor Charles Gormally

Councilman Stephen Shaw

Planning Board Chair Sandy Batty

Planning Board Member Corey Nachsen

Background:

In 2008 the Borough had two ad hoc committees working on evaluating two State programs. One committee was evaluating the Highlands Regional Master Plan (RMP) and the other was had studied the revised COAH 3rd round rules. In October of 2008 Governor Corzine issued an Executive Order (EO 114), which directed the Highlands Council and COAH to work cooperatively to review third round growth projections for consistency with the Highlands RMP. In response to EO 114, COAH and the Highlands entered into a Memorandum of Understanding (MOU) extending the time frame for municipalities in the Highlands Region to submit third round fair share plans until December 8, 2009. (The deadline has since been extended to June 8, 2010).

The purpose of the extension was to allow those municipalities time to evaluate how COAH's growth projections may be adjusted based on conformance to the RMP. In response to the extension and linkage of the two issues, the Borough Council appointed a COAH-Highlands Committee in January of 2009. The committee was charged to *"... work in conjunction with the Borough Manager, Planner and Engineer to evaluate the advantages, disadvantages and impacts to the Borough in participating in the COAH third round and or opting into the Highlands Regional Master Plan. The committee will also facilitate the application for the plan conformance grant funding available from the Highland Council."*

Process:

The COAH-Highlands Committee first met on January 26th of 2009 and designated Cathy Harvey as the chair and Blair Bravo as secretary. Designated members of the committee then met with Borough Engineer Bill Ryden and Planners Susan and Duggan Kimball. The Borough Manager was also present at many of the meetings but three individuals have been in the manager's position since the committee's inception.

The committee successfully applied for a Highlands planning grant, developed a critical timeline, obtained copies of the RMP for each committee member (a 464 page document), and began reviewing all of the guidance documentation in connection with the Highlands Council's rather cumbersome 7 module conformance process. Depending on the module requirements, either the planner or engineer would attend a mandatory orientation session prior to beginning the specified module. These sessions were for professionals only and committee members did not attend. The committee would review and comment on all work generated by the professionals before the completed modules were submitted to Highlands Council.

In most instances, work on the next module could not begin until the preceding module was approved by the Highlands Council. This coupled with confusing guidance on some modules caused some delays in the process necessitating the aforementioned six month extension. Throughout the process, all of the Mountain Lakes submissions were made within the designated timeframes and in some instances ahead of schedule.

Following is a brief description of each module:

Modules 1&2: GIS mapping and analysis of the Borough reviewed by Bill Ryden and the committee. The mapping was used to develop the build out numbers.

Module 3: Highlands based Housing Element and Fair Share Plan developed by Susan Kimball and reviewed by the committee and discussed at Council Meeting of December 14, 2009. (Attached)

Module 4: Highlands Environmental Resources Inventory, a 69 page color document prepared by Bill Ryden and reviewed by the Environmental Commission.

Module 5: Highlands Element, a 67 page document prepared by Duggan Kimball and discussed by Planning Board. (See attached PB submission statement dated 7/23/09) This could be adopted as a free standing addition to our Master Plan.

Module 6: Highlands Area Land Use Ordinance, 133 pages of model ordinances that would have to be adopted to comply with the Highlands. (See attached memo dated August 14, 2009 from Duggan Kimball)

Module 7: A process outlining how to formally petition for plan conformance also known as "opting in"

We have completed all the submissions through Module 6 and have met all requirements for full reimbursement of expenses through the planning grant program as part of the committee's original charge.

The bulk of the committee's work was presented to the Borough Council in a report entitled "*Interim Report to the Borough Council on the Highlands Planning Process*" dated November 30, 2009 and discussed at a council meeting on December 14, 2009. Since this report was previously distributed to all council members and discussed at length, it is not included as a part of this report. The purpose of this report is to update the council on our progress since the last report and to evaluate various options regarding participation in COAH 3rd round and the Highlands Regional Master Plan.

Status of Interim Report Recommendations:

As directed by the Borough Council at the meeting of December 14, 2009, the COAH-Highlands Committee continued participating in the Highlands planning process. Specifically, the committee submitted the required *Summary of Housing Obligations* and *Draft Housing Element and Fair Share Plan*. No committee work was done on the third recommendation to establish a cooperative relationship with an area housing nonprofit group. However, it should be noted that the Borough has entered into a management agreement with the Housing Partnership of Morris County to administer the 8 COAH units at the Park Place development.

Options:

It is important to note that participation in the COAH process is voluntary for any municipality as is conformance to the RMP for municipalities such as Mountain Lakes that are entirely in the Highlands Planning Area. However, the MOU requires that any municipality conforming to the RMP must submit a plan to COAH using Highlands adjusted growth share numbers. Therefore, three basic options are available:

- Take no action at this time
- File a conventional COAH third round plan
- “Opt in” to the RMP and submit a Highlands adjusted COAH plan

Take no action at this time

Since participation is voluntary, it is not necessary for the Borough to take any action. The Borough can pick up the process from where it currently stands at anytime. This option may impede the Borough’s ability to obtain certain state grants and more importantly, as of June 8, 2010 the Borough will no longer have protection from a builder’s remedy lawsuit. This option requires no formal action by the Borough Council. Under this option, the Borough may want to continue working to provide a range of housing opportunity as they have in the past by developing a local plan.

File a Conventional COAH third round plan

The details of this option were outlined in the committee’s November 30th Interim Report. In summary, COAH’s third round growth share projection for the Borough is 89 units with the possibility of getting the number adjusted down to 46 units. The prior round unmet need of 62 units remains. The Borough is responsible for developing a plan to meet and fund the growth share numbers. Protection from Builder’s Remedy litigation is afforded under this option.

“Opt in” to the RMP and submit a Highlands adjusted COAH plan

The COAH implications of this option were fully detailed in the Interim Report. The Highlands adjusted growth share projection is 11 units. As above, the Borough is responsible for developing a plan to meet and fund the growth share numbers and the Borough is protected from a Builder’s Remedy lawsuit.

In addition to the COAH requirements, this option requires the Borough to petition the Highlands Council for Plan Conformance. This process is outlined in a 41 page document on the Highlands Council website (<http://www.highlands.state.nj.us/njhighlands/plan> conformance) and requires public participation through locally held public hearings. Many of the submittal documents have already been prepared in draft form and would need to be reviewed and adopted on a local level.

The Borough Planning Board would be required to amend its local master plan to include the **Highlands Plan Element** developed under module 5. The Planning Board reviewed this document and commented:

The Planning Board has concerns about some of the Model Plan Element boilerplate language, including applicability of certain portions to this Borough, reconciling definitions with conflicting definitions in existing municipal ordinances, and difficulties in evaluating some of the policy issues while not yet decided on the question of "opting in."

The **Highlands based ERI** developed in module 4 would have to be adopted as an addendum to our existing ERI and an integral component of our master plan. This ERI would be used to develop natural resource protection ordinances. The Highlands ERI mirrors the overlay zone scheme developed in the RMP with three overlay zones and four sub-zones. The zones are used to define resource constrained lands and land use capability.

The **Housing Element and Fair Share Plan** developed in Module 3 would have to be adopted and approved by COAH.

Model Highlands Ordinances from module 6 would have to be adopted as an "add on" to the Borough's Land Use Ordinances. A summary of these ordinances are outlined in a memo dated August 14, 2009 from planner Duggan Kimball (attached). There are several exclusions and exemptions built into the act most significant being the one excluding improvements to single-family dwellings existing as of 8/10/04. Other provisions provide for 300 foot buffer around lakes and protection of slopes in excess of 15%.

Conformance to the RMP with adjusted COAH obligations protects the Borough from a builder's remedy lawsuit and gives the Borough the presumption of validity as it relates to land use decisions and litigation. Enhanced grant opportunities are supposed to be available to Highlands's communities. No process is established for "opting out" at a later date.

Other Considerations:

Since its inception, COAH has been embroiled in controversy and lawsuits. Today several challenges to the third round rules are working through the courts. Legislation is also pending that would drastically alter the way NJ approaches affordable housing and eliminate COAH entirely. Additionally Governor Christie's transition report "*finds there is no constitutional obligation for such a state agency to exist*". In all probability any COAH plan developed today will be obsolete before it is approved by COAH.

Conclusions:

The committee is not making a formal recommendation at this time. The issues are complex, fluid and may require significant policy decisions best left to the governing body. This report is intended to present the facts as objectively as possible.

BOROUGH OF MOUNTAIN LAKES
CORRECTIVE ACTION PLAN
2021 AUDIT

Finding 2021-1

The Borough does not maintain an adequate segregation of duties with respect to the recording and treasury functions. Segregation of duties refers to separating those functions that place too much control over a transaction or class of transactions that would enable a person to perpetuate errors and prevent detection within a reasonable period of time. The Chief Financial Officer reviews and approves disbursements of funds, general ledger, and payroll and reconciles the bank accounts for the respective funds or accounts. This is due, in part, to the limited number of personnel of the Borough and the decentralized nature of governmental collection procedures. Accordingly, management and the Borough Council should be aware of this situation and realize that the concentration of duties and responsibilities in a limited number of individuals is not desirable from a control point of view.

Recommendation of Auditor

1. An adequate segregation of duties be maintained with respect to the recording and treasury functions.

Explanation and Corrective Action:

Given the size of the Borough's workforce in the Finance Department, the segregation of duties recommended is not practical. The finance employees' duties are separated as much as possible with only three employees. The cash receipts and disbursements are performed by separate employees and reviewed monthly by the Chief Financial Officer. Any new vendors that are added to our finance system by our Accounts Payable Clerk are reviewed by the Chief Financial Officer. All checks are manually signed by the Borough Manager. The Chief Financial Officer reconciles all bank accounts. For 2021 the Qualifying Purchasing Agent was approving all purchase orders and the Borough Manager was reviewing the trial balances for each account after they were reconciled monthly.

Implementation Date: June 3, 2022



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 the Borough Council meeting of June 13, 2022
CC: Robert Oostdyk, Borough Attorney

Mayor and Council,

Water Service Line Follow Up - From the discussion during the May 23rd Borough Council meeting:

Question: Do threaded galvanized water lines need to be replaced since lead wasn't used to join the pipes together?

Answer: Yes. All galvanized water lines must be replaced regardless of how they are joined together. The replacement of galvanized water lines is required due to materials in the metals that can leach into the water. There are no exceptions to the replacement of galvanized lines.

Question: Does the Health Department have lead test kits available?

Answer: Yes, however the test kits offered by our health department are designed for testing solid surfaces for lead contamination. These kits are not designed for testing liquids.

Respectfully Submitted,
Mitchell

RESOLUTION AND ORDINANCE REVIEW FOR THE JUNE 13, 2022 MEETING

TO: MAYOR AND COUNCIL

FROM: MITCHELL STERN, MANAGER

RESOLUTIONS

R120-22, AUTHORIZING MEMBERSHIP IN THE MOUNTAIN LAKES VOLUNTEER FIRE DEPARTMENT - this resolution authorizes Adam Lalani, David Squeglia and Alicia Rosato for membership in the Mountain Lakes Volunteer Fire Department. The applications were submitted to the Borough Clerk for approval by Joe Mullaney, Mountain Lakes Fire Department Chief.

R121-22, RENEWING LIQUOR LICENSES FOR 2021-2022 LICENSING TERM - this resolution authorizes the approval of the Borough's annual Liquor Licenses for the 2022-2023 licensing term.

R122-22, CERTIFYING COMPLIANCE WITH REQUIREMENTS OF AUDIT – this resolution certifies compliance with the requirements of the Annual Audit and that the Council has reviewed, at a minimum, the report entitled “Comments and Recommendations”. All Council members are required to sign a Group Affidavit as evidence. Passage of this resolution is a requirement of the NJ Local Finance Board.

R123-22, APPROVING THE CORRECTIVE ACTION PLAN FOR THE BOROUGH OF MOUNTAIN LAKES – this resolution approves the Corrective Action Plan of the 2021 Audit as required by the State of New Jersey.

R124-24, REQUESTING APPROVAL OF ITEM OF REVENUE AND APPROPRIATION UNDER N.J.S.A. 40A: 4-87 FOR THE AMERICAN RESCUE PLAN GRANT IN THE AMOUNT OF \$30,000.00 – Passage of this resolution will enable the Borough to accept and utilize \$30,000.00 of the American Rescue Plan Grant for lead line identification.

R125-22, AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT FOR PLANNING SERVICES BETWEEN THE BOROUGH OF MOUNTAIN LAKES AND PHILLIPS PREISS GRYGIEL LLC- this resolution authorizes the Borough to enter into an agreement with Phillips Preiss Grygiel for planning services to update and revise the Borough's land use ordinances. The agreement has been reviewed by the Borough Attorney.

ORDINANCES TO INTRODUCE

None.

ORDINANCES TO ADOPT

None.

If there are any questions prior to the meeting, please feel free to contact me.

**BOROUGH OF MOUNTAIN LAKES
COUNTY OF MORRIS, NJ**

RESOLUTION 119-22

“RESOLUTION AUTHORIZING THE PAYMENT OF BILLS”

WHEREAS, the Borough Manager has reviewed and approved purchase orders requested by the Department Heads; and

WHEREAS, the Finance Office has certified that funds are available in the proper account; and

WHEREAS, the Borough Treasurer has approved payment, upon certification from the Borough Department Heads that the goods and/or services have been rendered to the Borough.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, that the current bills, dated June 13, 2022 and on file and available for public inspection in the Office of the Treasurer and approved by him for payment, be paid.

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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 June 13, 2022.

Mitchell Stern, Acting Municipal Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Barnett						
Happer						
Korman						
Lane						
Richter						
Sheikh						
Menard						

List of Bills - CLAIMS/CLEARING CHECKING ACCOUNT

Meeting Date: 06/13/2022 For bills from 05/19/2022 to 06/09/2022

Check#	Vendor	Description	Payment	Check Total
20473	219 - ACCESS	PO 25084 2022 ARCHIVE SERVICES - CUST# 156NFY0479	66.76	66.76
20474	4051 - ALL TRAFFIC SOLUTIONS	PO 24565 POLICE: RENEWAL - Acct# 240261	1,500.00	1,500.00
20475	196 - ALLIED OIL	PO 25266 DPW - UNLEADED FUEL - BLANKET	5,690.63	5,690.63
20476	203 - ALVA PLASTICS	PO 24957 ADMIN: 2022 BEACH BADGES	1,325.00	1,325.00
20477	189 - ANCHOR ACE HARDWARE	PO 24925 FIRE DEPT: SUPPLIES - BLANKET	161.93	161.93
20478	102 - ANDERSON & DENZLER ASSOC., INC	PO 25293 JAN - MAR 2022 PROFESSIONAL SERVICES	6,115.00	
		PO 25306 APRIL 2022 PROFESSIONAL SERVICES	786.00	
		PO 25306 APRIL 2022 PROFESSIONAL SERVICES	2,052.20	
		PO 25306 APRIL 2022 PROFESSIONAL SERVICES	173.20	9,126.40
20479	4324 - ANDREW CAMMARATA	PO 25304 2022 BOAT RACK/RING REIMBURSEMENT	35.00	35.00
20480	3973 - ARCARI & IOVINO ARCHITECTS, PC	PO 23185 BORO HALL: CONSTRUCTION ADMINISTRATION P	7,577.50	7,577.50
20481	4148 - ATAK TRUCKING, INC.	PO 25130 BEACHES - MAINTENANCE OF SAND	5,735.00	5,735.00
20482	3828 - BOROUGH OF MADISON	PO 25326 IT BILLING FOR JAN - MAR 2022	5,054.80	5,054.80
20483	4135 - CGP&H, LLC	PO 25345 PROFESSIONAL SERVICES FOR MARCH 2022	784.00	784.00
20484	456 - CHADLER SOLUTIONS, LLC	PO 25253 2022 RISK MANAGEMENT FEE - FIRST INSTALL	5,180.00	5,180.00
20485	4090 - CLEAN MAT SERVICES, LLC	PO 24641 FLOOR MATS / DPW - JAN -JUNE 2022 BLANKE	93.17	93.17
20486	4150 - CLEARY GIACOBBE ALFIERIE JACOBS,	PO 25254 APRIL 2022 LEGAL ATTORNEY SERVICES	6,919.02	6,919.02
20487	3851 - CORBAN TECHNOLOGIES, INV	PO 24990 POLICE: EQUIPMENT	708.00	708.00
20488	1481 - CORE & MAIN, LP	PO 24354 FURNISH & INSTALL WATER METERS - RESO# 1	23,107.25	23,107.25
20489	3190 - COUNTY OF MORRIS	PO 25305 TRAFFIC SIGNAL AND INTERSECTION IMPROVEM	103,892.50	103,892.50
20490	2396 - COUNTY WELDING SUPPLY CO.	PO 24694 DPW - PERSONAL SAFETY EQUIPMENT	347.60	
		PO 24867 SPW - EQUIPMENT & TOOLS - BLANKET	34.00	381.60
20491	2358 - DAVE HEINER ASSOCIATES, INC.	PO 25037 WATER DEPARTMENT - EQUIPMENT REPAIR	1,435.43	1,435.43
20492	2971 - DIRECT ENERGY BUSINESS	PO 25300 ACCT#: 614054 - 936656 - APRIL 2022	323.93	323.93
20493	639 - DIXON BROTHERS, INC	PO 25014 DPW - DIESEL FUEL EXPENSE - BLANKET	384.55	384.55
20494	1170 - FERGUSON ENTERPRISES #501	PO 24988 BH: RENOVATIONS/PLUMBING - BLANKET	1,295.46	1,295.46
20495	2517 - FF1 FIREFIGHTER ONE, LLC	PO 25204 FIRE DEPT: HELMETS	444.20	444.20
20496	4269 - FRANK CYRWUS	PO 24228 BH: RENOVATIONS - ROOF INSTALLATION - RE	37,826.63	37,826.63
20497	653 - GANNET NEW JERSEY NEWSPAPERS	PO 24703 PLANNING/ZONING - 2022 ADVERTISING - BLA	51.48	
		PO 25159 CLERK - 2022 ADVERTISING - BLANKET	320.38	371.86
20498	876 - GARDEN STATE LABORATORIES, INC	PO 25112 WATER DEPARTMENT - WATER TESTING - BLANK	288.00	288.00
20499	4214 - GRASS ROOTS TURF PRODUCTS, INC	PO 25208 DPW - DEPARTMENT SUPPLIES	274.00	274.00
20500	3991 - GRM INFORMATION MANAGEMENT SERVICES	PO 25188 2022 ARCHIVE STORAGE - BLANKET- 2-4 QTR	85.00	85.00
20501	152 - HD SUPPLY CONST & INDUST- WHITECAP	PO 25295 BH: RENO SUPPLIES - BLANKET	15.44	15.44
20502	911 - HOME DEPOT CREDIT SERVICES	PO 25172 DPW / WATER DEPT / RECREATION - BLANKET	139.67	
		PO 25172 DPW / WATER DEPT / RECREATION - BLANKET	130.62	270.29
20503	3306 - INTERSTATE BATTERY OF NJ DIST #4573	PO 25071 WATER DEPT - WELL MAINTENANCE / DPW - VE	151.57	151.57
20504	984 - INTL. INSTITUTE OF MUNICIPAL CLERKS	PO 25285 MEMBERSHIP FOR 2022 - MUNICIPAL CLERK	175.00	175.00
20505	4234 - JAG CAR WASH HOLDINGS, LLC	PO 24563 POLICE: 2022 CAR WASHES - BLANKET	267.00	267.00
20506	859 - JCP&L	PO 25296 ACCT#100 141 241 693 BILL PRD: 3/23 - 5/	1.57	
		PO 25307 MASTER ACCT# 200 000 569 000 - MAY 25, 2	3,770.35	3,771.92
20507	4319 - JMS PRINTING, LLC	PO 25241 PERSONNEL POLICY AND PROCEDURE MANUAL PR	819.06	819.06
20508	1090 - KENVIL POWER MOWER	PO 24992 DPW - EQUIPMENT REPAIR - BLANKET	35.11	35.11
20509	1140 - LAWSOFT, INC.	PO 24972 POLICE: ANNUAL SERVER HOSTING	1,200.00	
		PO 25277 POLICE: 2022 ANNUAL SUPPORT FOR LAWSOFT	4,000.00	5,200.00
20510	3093 - LEXIPOL	PO 25315 POLICE: Online Training Service	2,545.92	2,545.92
20511	4061 - LIBERTY BUILDING PRODUCTS	PO 25226 BEACHES - BOAT RACKS	1,572.60	1,572.60
20512	4276 - MESSERCOLA EXCAVATING CO., INC	PO 24268 LOWELL AVENUE DRAINAGE PROJECT - RESO# 1	52,500.00	52,500.00
20513	1338 - MGL PRINTING SOLUTIONS, LLC	PO 25283 TAX COLLECTOR: TAX BILLS	862.00	862.00
20514	3926 - MITCHELL STERN	PO 25280 REIMBURSEMENT 2022	746.09	746.09
20515	3033 - MORRIS COUNTY TAX COLLECTORS	PO 25317 FINANCE: ETHIICS & LEGISLATION - MONICA	36.00	
		PO 25335 TAX COLLECTOR: ETHIICS & LEGISLATION - A	36.00	72.00
20516	1295 - MORRIS CTY MUNICIPAL UTILITIES	PO 25223 SOLID WASTE DISPOSAL - BLANKET	10,617.02	10,617.02
20517	3529 - MOUNTAIN LAKES GARDEN CLUB	PO 25279 REIMBURSEMENT: 2022 GARDEN PROJECT	75.85	75.85
20518	1371 - MTN. LAKES BOARD OF EDUCATION	PO 25308 JUNE 2022 MTN LAKES SCHOOL DISTRICT GENE	1,879,759.83	1,879,759.83
20519	1394 - MTN. LAKES PUBLIC LIBRARY	PO 25294 REIMBURSEMENT FOR EMERGENCY LIBRARY REPA	8,502.10	8,502.10
20520	1472 - MURPHY MCKEON P.C.	PO 25106 2022 LEGAL/ RETAINER FEES - BLANKET	4,166.66	
		PO 25252 APRIL 2022 LEGAL SERVICES - TAX APPEAL	2,445.00	6,611.66
20521	2397 - NAPA AUTO PARTS	PO 25249 POLICE: VEHICLE REPAIR 25B	217.75	217.75
20522	881 - NCX	PO 24638 ADMIN: 2022 DNS HOSTING / ACCT# GTI - BL	21.95	21.95
20523	3367 - NEW JERSEY EZ PASS	PO 24614 POLICE: TOLLS - BLANKET 2022 - Acct# 200	53.00	53.00
20524	479 - NEW JERSEY HILLS MEDIA GROUP	PO 24713 ZBOA/PLANNING BRD - ACCT# 010902 - 2022	42.30	42.30
20525	1553 - NEW JERSEY NATURAL GAS	PO 25287 APR - MAY 2022 SERVICE	1,358.40	1,358.40
20526	4168 - NEW JERSEY RECREATION & PARK ASSOC.	PO 25346 RECREATION: 2022 MEMBERSHIP	140.00	140.00
20527	2595 - NORTH JERSEY MUNICIPAL EMPLOYEE	PO 25083 2022 DENTAL PREMIUMS - GROUP 1624 - MAY	2,830.00	2,830.00
20528	2727 - ONE CALL CONCEPTS, INC.	PO 24705 ACCT# 12-BML / 2022 JAN - DEC BLANKET	95.80	95.80
20529	2968 - OPTIMUM	PO 24602 DPW: 2022 INTERNET SERVICES ACCT# 07876-	161.73	161.73
20530	2968 - OPTIMUM	PO 24603 DPW: 2022 CABLE BOXES ACCT# 07876-414565	11.74	11.74
20531	3173 - OPTIMUM	PO 24706 FIRE: ACCT# 07876-603439-01-8 CABLE - 20	12.07	12.07

List of Bills - CLAIMS/CLEARING CHECKING ACCOUNT

Meeting Date: 06/13/2022 For bills from 05/19/2022 to 06/09/2022

Check#	Vendor	Description	Payment	Check Total
20532	3659 - OPTIMUM	PO 25158 2022 BORO TRAILER INTERNET SERVICES ACCT	161.08	161.08
20533	3431 - PARTIES ARE US RENTALS, LLC	PO 25207 2022 MOUNTAIN LAKES DAY	2,000.00	2,000.00
20534	4317 - PENGAD, INC	PO 25211 PERSONNEL POLICY COVERS	98.00	98.00
20535	1734 - READYREFRESH BY NESTLE	PO 24702 ACCT# 0016496903 - 2022 BLANKET (6 MONTH	248.54	248.54
20536	3990 - RICH TREE SERVICE, INC.	PO 25225 RECREATION - CHRISTMAS TREE	562.50	562.50
20537	3330 - RUTGERS UNIVERSITY	PO 25289 PB: EDUCATION - CINDY SHAW	245.00	245.00
20538	622 - SAFELITE FULFILLMENT, INC.	PO 25337 POLICE: VEHICLE REPAIR	102.97	102.97
20539	285 - SHAWN BENNETT	PO 25286 POLICE: MEETING REIMBURSEMENT	50.00	50.00
20540	1948 - SHEAFFER SUPPLY, INC.	PO 25167 BH: RENOVATIONS - SUPPLIES BLANKET	46.51	46.51
20541	2470 - SKYLANDS AREA FIRE EQUIP & TRAINING	PO 24631 FIRE: HELMET	325.00	325.00
20542	114 - SOLITUDE LAKE MANAGEMENT	PO 25105 2022 LAKE MANAGEMENT - BLANKET - CUST# M	6,896.00	6,896.00
20543	1935 - SPATIAL DATA LOGIC, INC	PO 25313 SDL UCC PERMIT SOFTWARE AND DATA HOSTING	10,300.00	10,300.00
20544	2774 - STAPLES CONTRACT & COMMERCIAL, LLC	PO 25206 POLICE: ORDER# 7356505553	131.08	
		PO 25213 DPW: ORDER# 7356783937	105.32	
		PO 25273 POLICE: ORDER# 7357540897	78.45	314.85
20545	1943 - STRUCTURAL STONE CO., INC.	PO 25248 PARKS & PLAYGROUNDS - KAUFMANN PARK	790.00	790.00
20546	1981 - SUBURBAN DISPOSAL, INC	PO 25232 SOLID WASTE / RECYCLING COLLECTION - 20	36,719.99	36,719.99
20547	2000 - TACTICAL OFFICERS SURVIVAL SCH	PO 25097 POLICE: TRAINING	300.00	300.00
20548	4279 - TANIS CONCRETE, INC	PO 25297 BH: RENOVATION SUPPLIES	2,012.40	2,012.40
20549	4310 - TAYLORED AUTOBODY & SERVICE	PO 25316 POLICE: VEHICLE REPAIR	1,250.00	1,250.00
20550	4191 - TRANSUNION RISK & ALTERNATIVE	PO 24621 POLICE: 2022 SUBSCRIPTION ACCT. ID: 3645	75.00	75.00
20551	1062 - UNITED SITE SERVICES	PO 24650 BH: PORTAJOHNS / TEMP FENCING - BLANKET S	125.00	
		PO 25250 APR - DEC 2022 PORTA JOHNS - CUST ID# 14	819.29	944.29
20552	2536 - UNUM LIFE INSURANCE COMPANY	PO 25282 STD/LTD / LIFE INSURANCE - 2022 BLANKET	2,666.23	2,666.23
20553	2345 - VAN METER & ASSOCIATES INC.	PO 24743 POLICE: TRAINING	190.00	190.00
20554	832 - W.W. GRAINGER, INC	PO 25222 DPW - DEPARTMENT SUPPLIES - BLANKET	144.70	144.70
20555	4003 - WARSHAUER ELECTRIC SUPPLY CO.	PO 25292 RECREATION - TENNIS COURTS	254.01	254.01
20556	4177 - WEINER LAW GROUP, LLP	PO 25259 APRIL 2022 PROFESSIONAL SERVICES - PB	600.00	600.00
20557	4225 - WILLIAMS SCOTSMAN, INC	PO 24661 BH: RENOVATIONS - 2022 TRAILER RENTAL -	224.00	224.00
20558	3753 - WINNER FORD OF CHERRY HILL	PO 24025 FIRE DEPT: COMMAND VEHICLE -N.J. Contrac	32,616.00	32,616.00
20559	2737 - YUCKOS, INC.	PO 25089 CLEAN COMMUNITIES - DOG LITTER BAGS	65.00	
		PO 25089 CLEAN COMMUNITIES - DOG LITTER BAGS	450.00	515.00
TOTAL				2,300,234.89

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-192-08-118-000	RECREATION FEES & INCOME			35.00	
01-201-20-100-020	GENERAL ADMIN - OTHER EXPENSE	2,598.91			
01-201-20-120-020	MUNICIPAL CLERK - OTHER EXP'S	495.38			
01-201-20-130-020	FINANCE - OTHER EXPENSES	36.00			
01-201-20-140-020	COMPUTER SERVICES	7,442.22			
01-201-20-145-020	TAX COLLECTOR - OTHER EXPENSES	898.00			
01-201-20-155-020	LEGAL SERVICES - OTHER EXPENSE	13,530.68			
01-201-20-165-020	ENGINEERING SERVICES	786.00			
01-201-21-180-020	PLANNING BOARD - OTHER EXPENSE	752.11			
01-201-21-185-020	BD OF ADJUST - OTHER EXPENSES	186.67			
01-201-22-195-020	UNIFORM CONST - OTHER EXPENSES	10,300.00			
01-201-23-210-020	INSURANCE - LIABILITY	5,180.00			
01-201-23-220-020	GROUP INSURANCE PLANS-EMPLOYEE	5,496.23			
01-201-25-240-020	POLICE DEPT - OTHER EXPENSES	8,916.78			
01-201-25-255-020	FIRE DEPT - OTHER EXPENSES	943.20			
01-201-26-290-020	STREETS & ROADS - OTHER EXP.	1,273.19			
01-201-26-305-020	SOLID WASTE - OTHER EXPENSES	47,026.21			
01-201-26-306-020	Recycling Tax	310.74			
01-201-26-310-020	BLDG & GROUNDS - MUNIC BLDG	330.73			
01-201-26-315-020	VEHICLE REPAIRS & MAINTENANCE	1,570.72			
01-201-27-335-020	ENVIRONMENTAL COMM - OTHER EXP	75.85			
01-201-28-370-020	PARKS & PLAYGROUNDS OTHER EXP.	5,105.45			
01-201-28-375-020	MAINT OF PARKS (BEACHES/LAKES)	13,450.29			
01-201-31-435-020	ELECTRICITY - ALL DEPARTMENTS	1.57			
01-201-31-436-020	ELECTRICITY - STREET LIGHTING	3,770.35			
01-201-31-437-020	NATURAL GAS	1,682.33			
01-201-31-447-020	PETROLEUM PRODUCTS	6,075.18			
01-203-26-306-020	(2021) Recycling Tax		0.06		
01-203-29-390-020	(2021) AID TO PUBLIC LIBRARY		8,502.10		

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-207-55-000-000	LOCAL SCHOOL TAXES PAYABLE			1,879,759.83	
01-260-05-100	DUE TO CLEARING			0.00	2,026,531.78
TOTALS FOR	Current Fund	138,234.79	8,502.16	1,879,794.83	2,026,531.78
02-200-40-700-340	Clean Communities Grant			450.00	
02-260-05-100	DUE TO CLEARING			0.00	450.00
TOTALS FOR	FEDERAL AND STATE GRANTS	0.00	0.00	450.00	450.00
04-215-55-982-000	2016 CAPITAL ORDINANCE 06-16			1,572.60	
04-215-55-987-000	2020 CAPITAL ORDINANCE 4-20			32,616.00	
04-215-55-989-000	2020 CAPITAL ORD. 8-20 BORO HALL RENOV.			49,822.94	
04-215-55-991-000	2021 CAPTIAL ORDINANCE 10-21			180,851.95	
04-215-55-992-000	2022 CAPITAL ORDINANCE 2-22			6,115.00	
04-260-05-100	DUE TO CLEARING			0.00	270,978.49
TOTALS FOR	General Capital	0.00	0.00	270,978.49	270,978.49
05-201-55-520-520	Water Operating - Other Expenses	2,101.42			
05-260-05-100	DUE TO CLEARING			0.00	2,101.42
TOTALS FOR	Water Operating	2,101.42	0.00	0.00	2,101.42
07-201-55-520-520	Sewer Operating - Other Expenses	173.20			
07-260-05-100	DUE TO CLEARING			0.00	173.20
TOTALS FOR	Sewer Operating	173.20	0.00	0.00	173.20

Total to be paid from Fund 01 Current Fund	2,026,531.78
Total to be paid from Fund 02 FEDERAL AND STATE GRANTS	450.00
Total to be paid from Fund 04 General Capital	270,978.49
Total to be paid from Fund 05 Water Operating	2,101.42
Total to be paid from Fund 07 Sewer Operating	173.20
	2,300,234.89



Checks Previously Disbursed

20469	HILTI, INC.	PO# 24555 BH: RENOVATION- Contract #34HUNCC	313.75	5/26/2022
20470	POLICE PIPES & DRUMS	PO# 25276 2022 MOUNTAIN LAKES MEMORIAL DAY P	1,300.00	5/26/2022
20472	UNITED SITE SERVICES	Multiple:	666.84	5/26/2022
			2,280.59	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 Current Fund	1,966.34	2,026,531.78	2,028,498.12
Fund 02 FEDERAL AND STATE GRANTS		450.00	450.00
Fund 04 General Capital	314.25	270,978.49	271,292.74
Fund 05 Water Operating		2,101.42	2,101.42
Fund 07 Sewer Operating		173.20	173.20
BILLS LIST TOTALS	2,280.59	2,300,234.89	2,302,515.48

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
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List of Bills - (1710101001002) Escrow - Developers - Checking **Developer's Escrow**

Meeting Date: 06/13/2022 For bills from 05/19/2022 to 06/09/2022

Check#	Vendor	Description	Payment	Check Total
5285	102 - ANDERSON & DENZLER ASSOC., INC	PO 25288 APRIL 2022 PROFESSIONAL SERVICES - ESCR	707.20	707.20
5286	4170 - DEWBERRY ENGINEERS, INC	PO 25258 APRIL 2022 PROFESSIONAL SERVICES - ESCRO	1,504.00	1,504.00
5287	3515 - DOLAN & DEAN CONSULTING ENGINEERS	PO 25256 APRIL 2022 PROFESSIONAL SERVICES - ESCR	829.15	829.15
5288	3113 - PHILLIPS PREISS GRYGIEL LEHENY HUGH	PO 25257 APRIL PROFESSIONAL SERVICES - ESCROW	265.00	265.00
TOTAL				3,305.35

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
17-101-01-001-002	Escrow - Developers - Checking			0.00	3,305.35
17-500-00-091-310	PULTE GROUP - ENCLAVE SITE INSPEC. FEE			267.00	
17-500-00-091-316	SUNRISE - INSPECTION FEES			267.00	
17-500-00-091-319	HIGHVIEW HOMES LLC			1,677.20	
17-500-00-091-322	BLUE 701, LLC			1,094.15	
TOTALS FOR	Developer's Escrow	0.00	0.00	3,305.35	3,305.35

Total to be paid from Fund 17 Developer's Escrow

3,305.35

3,305.35

List of Bills - (3310101001001) CASH - RECREATION Recreation Trust

Meeting Date: 06/13/2022 For bills from 05/19/2022 to 06/09/2022

Check#	Vendor	Description	Payment	Check Total
5459	4133 - AMY THOMPSON-HILL	PO 25341 2022 Art at Esplanade mailing	1,588.49	1,588.49
5460	3745 - BRANCHBURG SPORTS COMPLEX, LLC	PO 25275 TEEN ADVENTURE: 2022 LASER TAG	100.00	100.00
5461	3619 - CAMELBACK MOUNTAIN RESORT	PO 25274 2022 TEEN ADVENTURE - WEEK 1	1,232.00	1,232.00
5462	3619 - CAMELBACK MOUNTAIN RESORT	PO 25322 2022 TEEN ADVENTURE - WEEK 2	1,792.00	1,792.00
5463	3619 - CAMELBACK MOUNTAIN RESORT	PO 25323 2022 TEEN ADVENTURE - WEEK 3	1,792.00	1,792.00
5464	3730 - DORNEY PARK & WILDWATER KINGDOM, LL	PO 25328 2022 TEEN CAMP - WEEK 1	1,280.00	1,280.00
5465	3730 - DORNEY PARK & WILDWATER KINGDOM, LL	PO 25329 2022 TEEN CAMP - WEEK 2	1,920.00	1,920.00
5466	3730 - DORNEY PARK & WILDWATER KINGDOM, LL	PO 25330 2022 TEEN CAMP - WEEK 3	1,920.00	1,920.00
5467	3616 - SUMMERTIME SURF, LLC	PO 25340 2022 TEEN ADVENTURE SURF CAME	5,525.00	5,525.00
TOTAL				17,149.49

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
33-101-01-001-001	CASH - RECREATION			0.00	17,149.49
33-600-00-090-000	Recreation Trust Reserves			17,149.49	
TOTALS FOR	Recreation Trust	0.00	0.00	17,149.49	17,149.49

Total to be paid from Fund 33 Recreation Trust 17,149.49

17,149.49

Checks Previously Disbursed

5458	RICK WINOW MUSIC	PO# 25281 ART AT THE ESPLANADE: MUSIC	250.00	6/01/2022
			250.00	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 33 Recreation Trust	250.00	17,149.49	17,399.49
BILLS LIST TOTALS	250.00	17,149.49	17,399.49

**BOROUGH OF MOUNTAIN LAKES
COUNTY OF MORRIS, NJ**

RESOLUTION 120-22

**“RESOLUTION AUTHORIZING MEMBERSHIP IN THE
MOUNTAIN LAKES VOLUNTEER FIRE DEPARTMENT”**

WHEREAS, the following individuals have applied for membership in the Mountain Lakes Volunteer Fire Department and have submitted the required documentation; and

WHEREAS, the Fire Department recommends these individual for membership; and

WHEREAS, a copy of the applications has been filed with the Borough Clerk.

NOW THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, that the Borough of Mountain Lakes approves the applications for the following individuals:

Adam Lalani	74 Ball Road	Mountain Lakes
David Squeglia	8 Dartmouth Road	Mountain Lakes
Alicia Rosato	10 Sheridan Lane	Boonton Township

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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 June 13, 2022.

Mitchell Stern, Acting Municipal Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Barnett						
Happer						
Korman						
Lane						
Richter						
Sheikh						
Menard						

**BOROUGH OF MOUNTAIN LAKES
COUNTY OF MORRIS, NJ**

RESOLUTION 121-22

“RESOLUTION RENEWING LIQUOR LICENSES FOR 2022-2023 LICENSING TERM”

BE IT RESOLVED, that the Borough Council of the Borough of Mountain Lakes, in the County of Morris, State of New Jersey, does hereby approve the renewal of the liquor licenses named below for the licensing term of July 1, 2022 (as per Alcoholic Beverage Control Director’s Order) through June 30, 2023:

PLENARY RETAIL CONSUMPTION LICENSES

<u>License #</u>	<u>Licensee & Location</u>	<u>Trading As</u>
1425-33-003-006	Mansion at ML LLC	Mansion at Mountain Lakes
1425-33-004-008	Shkembi Restaurant, Inc.	Barka

PLENARY RETAIL DISTRIBUTION LICENSES

1425-44-001-015	Mountain Lakes Wine & Liquor LLC	The Wine Salon
1425-44-002-003	Mountain Lakes Liquor LLC	El Dorado Winehouse

CLUB LICENSES

1425-31-006-001	Mountain Lakes Club	Mountain Lakes Club
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XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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 June 13, 2022.

Cara Fox, Deputy Municipal Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Barnett		X	X			
Happer			X			
Korman			X			
Lane					X	
Richter	X		X			
Sheikh			X			
Menard			X			

**BOROUGH OF MOUNTAIN LAKES
COUNTY OF MORRIS, NJ**

RESOLUTION 122-22

"RESOLUTION CERTIFYING COMPLIANCE WITH REQUIREMENTS OF AUDIT"

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

WHEREAS, the Annual Report of Audit for the year 2021 has been filed by a registered Municipal Accountant with the Municipal Clerk pursuant to N.J.S.A 40A:5-6, and a copy has been received by each member of the governing body, and

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs, and

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall by resolution certify to the local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled "General Comments" and Recommendations", and

WHEREAS, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Comments" and Recommendations", as evidenced by the Group Affidavit Form of the governing body attached hereto, and

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5, and

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board, and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local government body to the penalty provisions of R.S. 52:27BB-52 – to wit

R.S. 52:27BB-52 – "A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office."

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Mountain Lakes, in the County of Morris, New Jersey, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board, to show evidence of said compliance.

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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 June 13, 2022.

Mitchell Stern, Acting Municipal Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Barnett						
Happer						
Korman						
Lane						
Richter						
Sheikh						
Menard						

**GROUP AFFIDAVIT FORM
CERTIFICATION OF THE GOVERNING BODY**

STATE OF NEW JERSEY)

) SS.

COUNTY OF MORRIS)

We, members of the governing body of the Borough of Mountain Lakes, County of Morris, of full age, being duly sworn according to law, upon our oath depose and say:

1. We are duly elected (or appointed) members of the governing body of the Borough of Mountain Lakes in the County of Morris.
2. In the performance of our duties, and pursuant to N.J.A.C. 5:30-6.5, we have familiarized ourselves with the contents of the Annual Municipal Audit filed with the Clerk pursuant to N.J.S.A. 40A:5-6 for the year 2021.
3. We certify that we have personally reviewed and are familiar with, as a minimum, the sections of the Annual Report of Audit entitled:

**GENERAL COMMENTS
RECOMMENDATIONS**

_____(L.S.)
Mayor Thomas Menard

_____(L.S.)
Deputy Mayor Khizar Sheikh

_____(L.S.)
Lauren Barnett

_____(L.S.)
Daniel Happer

_____(L.S.)
Cynthia Korman

_____(L.S.)
Audrey Lane

_____(L.S.)
Christopher Richter

Sworn to and subscribed before me this

_____ day of _____

Notary Public of New Jersey

Clerk

The Municipal Clerk shall set forth the reason for the absence of signature of any members of the governing body.

This certificate must be sent to the Division of Local Government Services, PO Box 803, Trenton NJ 08625-0803

**BOROUGH OF MOUNTAIN LAKES
COUNTY OF MORRIS, NJ**

RESOLUTION 123-22

“RESOLUTION APPROVING THE CORRECTIVE ACTION PLAN FOR THE BOROUGH OF MOUNTAIN LAKES”

WHEREAS, a Corrective Action Plan for the Audit Report Year 2021 has been prepared and filed by chief Financial Officer, Monica Gosicki, and

WHEREAS, said Plan has been reviewed by the Borough Council,

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Mountain Lakes that the Corrective Action Plan for the Audit Report Year 2021 is accepted and approved for filing in the Borough Clerk’s Office.

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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 June 13, 2022.

Mitchell Stern, Acting Municipal Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Barnett						
Happer						
Korman						
Lane						
Richter						
Sheikh						
Menard						

**BOROUGH OF MOUNTAIN LAKES
COUNTY OF MORRIS, NJ**

RESOLUTION 124-22

**“RESOLUTION REQUESTING APPROVAL OF ITEM OF REVENUE AND APPROPRIATION UNDER N.J.S.A.
40A: 4-87 FOR THE AMERICAN RESCUE PLAN GRANT IN THE AMOUNT OF \$30,000.00”**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and

NOW, THEREFORE, BE IT RESOLVED, that the Borough of Mountain Lakes hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2022 in the sum of \$30,000.00 which item is now available as a revenue from:

Miscellaneous Revenues

Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services-Public and Private Revenues Off-set with Appropriations:

American Rescue Plan Grant – Lead Line Identification

BE IT FURTHER RESOLVED, that the like sum of \$30,000.00 be and the same is hereby appropriated under the caption of:

(A) Operations – Excluded from “CAPS” Public and Private Programs Offset By
Revenues – American Rescue Plan grant – Lead Line Identification

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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 June 13, 2022.

Mitchell Stern, Acting Municipal Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Barnett						
Happer						
Korman						
Lane						
Richter						
Sheikh						
Menard						

**BOROUGH OF MOUNTAIN LAKES
COUNTY OF MORRIS, NJ**

RESOLUTION 125-22

**“RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT FOR PLANNING SERVICES BETWEEN THE
BOROUGH OF MOUNTAIN LAKES AND PHILLIPS PREISS GRYGIEL LLC”**

WHEREAS, there exists the need for professional planning services for the Borough of Mountain Lakes; and

WHEREAS, Phillips Preiss Grygiel LLC has submitted a proposal dated June 8, 2022 indicating that planning services will be provided for a fee not to exceed \$15,000.00; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for "Professional Services" and the contract itself must be available for public inspection.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey:

Section 1. The Borough Manager and Borough Clerk are hereby authorized and directed to execute an agreement with Phillips Preiss Grygiel LLC for professional planning services for the Borough of Mountain Lakes as set forth in the attached contract, for an annual fee not to exceed \$15,000 per year.

Section 2. This contract is awarded as a "Professional Service" in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law because the contract is for a service performed by a person(s) authorized by law to practice a recognized profession that is regulated by law.

Section 3. A notice of this action shall be printed once in the legal newspaper of the Borough of Mountain Lakes.

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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 January 24, 2022.

Mitchell Stern, Acting Municipal Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Barnett						
Happer						
Korman						
Lane						
Richter						
Sheikh						
Menard						

CERTIFICATION OF THE AVAILABILITY OF FUNDS

01-201-20-155-028 LEGAL SERVICES - EDAC CONSULTANT \$15,000.00

Monica Goscicki, CFO



June 8, 2022

Mitchell Stern, Borough Manager
Borough of Mountain Lakes
400 Boulevard
Mountain Lakes, NJ 07046

Subject: **Proposal to Prepare Comprehensive Zoning Ordinance Amendments
Borough of Mountain Lakes, New Jersey**

Dear Mr. Stern:

Please accept this letter as our proposal to provide professional planning services related to a comprehensive administrative review and overhaul of the Borough of Mountain Lakes land use ordinances, including Chapter 40, Land Use Administration; Chapter 208, Subdivision of Land and Site Plan Review; and Chapter 245, Zoning.

It is our understanding that the Borough Council of Mountain Lakes is seeking to update and revise its land use ordinances to improve ease of use for residents and land use applicants, provide for consistent references between sections, eliminate outdated or superseded ordinances, and reflect current State land use law. This letter outlines our proposed scope of work and budget for this project.

Scope of Work

In our capacity as Borough Planner for nearly 10 years, we have prepared several zoning ordinances, zoning studies, and master plans, including affordable housing zoning and substantial amendments to the Borough's Business Zone B that were adopted in 2020. Using this previous work as a basis for our analysis, we propose to undertake the following tasks at this time:

- Administratively review the structure of the Borough's land use ordinances and, and, if necessary, update the chapters by reorganizing or reclassifying sections.
- Ensure that various chapter and sections are consistently integrated to be user-friendly.
- Modify terminology and procedures to reflect changes in the Municipal Land Use Law (MLUL).
- Clean up outdated or superseded ordinance provisions.
- Identify substantive issues with the contents of the ordinance related to use, bulk, or other land use requirements where policy changes may be appropriate.
- Offer recommendations for next steps to address such substantive zoning and land use policy issues, to be considered as part of future ordinance amendments.



This scope of work also includes attendance at two to three public meetings of the Borough Council. We anticipate the meeting schedule to include introduction and public hearing of the ordinance before the Borough Council and one additional meeting if required. In addition, our scope anticipates periodic conversations with the Borough Engineer, Borough Attorney, and any other relevant professionals or staff prior to completion of the project. Our final work product at this stage will be a repackaging of the Borough's land use chapters that is inclusive of the administrative changes described above.

Staff and Fees

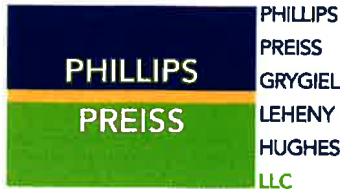
It is anticipated that Managing Principal Paul Phillips will direct the work for this assignment. Mr. Phillips has served as Borough Planner for Mountain Lakes since his initial appointment in 2012. He has extensive experience in the preparation of master plans and zoning ordinances throughout New Jersey, in addition to his work in the Borough. He will be assisted by Kate Keller, Associate Principal, and other staff members as necessary. Mr. Phillips and Ms. Keller are both licensed professional planners in the State of New Jersey.

We would estimate the cost of services to be approximately \$15,000, inclusive of the scope of work above. This estimate does not include implementation of zoning recommendations that are produced as part of this scope. Undertaking substantive policy changes may include a number of public meetings and the preparation of master plan amendments and/or a master plan reexamination, as well as drafting zoning amendments to address all recommendations. If the Borough seeks to implement any zoning recommendations that result from our administrative overhaul and review, the scope and estimated cost of services would be determined following completion of this initial stage.

We propose to bill the Borough of Mountain Lakes for our services based upon the billing rates for Phillips Preiss principals and staff set forth in our 2022 contract with the Borough for planning services, as set forth below:

Paul Phillips, Managing Principal	\$160
Paul Grygiel, Principal	\$160
Elizabeth Leheny, Principal	\$160
Keenan Hughes, Principal	\$160
Kate Keller, Principal	\$140
Senior Urban Designer	\$140
Senior Planner	\$115
Planner	\$115
Director of Graphics	\$110
Support	\$50

The above billing rates have been discounted 20 to 30 percent from our standard billing rates, consistent with company policy. Phillips Preiss will submit monthly



Planning & Real Estate Consultants

invoices to the Borough of Mountain Lakes for work completed to date based upon these hourly rates.

Please feel free to contact me with any questions regarding this proposal. We look forward to assisting the Borough with this project.

Sincerely yours,

Paul A. Phillips, P.P., AICP
Managing Principal

CC: Christopher K. Richter, Borough of Mountain Lakes Councilmember