



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES  
NOVEMBER 27, 2023  
HELD AT ML HIGH SCHOOL, 96 POWERVILLE ROAD, MOUNTAIN LAKES, NJ 07046**

**CALL TO ORDER AND OPEN PUBLIC MEETINGS ACT STATEMENT**

This meeting is being held in compliance with Public Law 1975, Chapter 231, Sections 4 and 13, as notice of this meeting has been reported to The Citizen and the Morris County Daily Record and The Star Ledger on January 9, 2023 and posted in the municipal building.

Mayor Sheikh called the meeting to order at 7:00p.m.

**ROLL CALL ATTENDANCE**

<b>Roll Call</b>	<b>Present</b>	<b>Absent</b>		<b>Present</b>	<b>Absent</b>
Cannon	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Richter	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Korman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barnett	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Menard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sheikh	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Muilenburg	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

Councilmember Korman arrived at 7:01pm.

**FLAG SALUTE**

Mayor Sheikh led the salute to the flag.

**EXECUTIVE SESSION**

There was no executive session.

**COMMUNITY ANNOUNCEMENTS**

Councilmember Muilenburg reported the following: she thanked the Mountain Lakes Fire and Police departments for their response to the house fire at 190 Laurel Hill Road; the annual Christmas tree lighting will be held on December 3rd at Kaufmann Park at 5pm; the annual menorah lighting will be held on December 10th at 5pm at Kaufmann Park.

Mayor Sheikh reported the following: on behalf of all council members, he thanked everyone who responded and assisted with the house fire at 190 Laurel Hill Road on Thanksgiving Day including Mountain Lakes Fire Department (Chief Joe Mullaney, Senior and Junior members), Mountain Lakes Police Department, neighbors, friends, Par-troy EMS, Rehab Bus, air truck to refill cylinders, Morris County Mutual Aid Coordinator and fire departments from the Town of Boonton, Boonton Township, Rainbow Lakes, Mount Tabor, Denville, and Lake Hiawatha; he congratulated the Mountain Lakes Herd Football Team for winning the Group One State Championship game; Wawa's grand opening ribbon cutting will be held on December 1<sup>st</sup> at 8:30am.

**SPECIAL PRESENTATIONS**

There were no presentations.

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

Finance Advisory Committee (FAC) Overview & Debt Discussion

FAC members John Kaplan and Bob Dewing provided an overview of the committee and FAC's recommendations to manage the Borough's debt which includes the following: maintain an exemplary credit rating, incur debt for non-discretionary capital expenditures, incur debt for discretionary capital expenditures in an orderly and measured manner so as to maintain a judicious fiscal reputation, and establish a metric(s) to provide a benchmark for managing overall debt obligations.

Mayor Sheikh, Deputy Mayor Barnett, and Councilmember Korman thanked FAC for all of their hard work.

**BOROUGH COUNCIL DISCUSSION ITEMS**

There were no discussion items.



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES  
NOVEMBER 27, 2023  
HELD AT ML HIGH SCHOOL, 96 POWERVILLE ROAD, MOUNTAIN LAKES, NJ 07046**

**PUBLIC COMMENT**

Mayor Sheikh opened the meeting to the public.

Suzanne Atkin-Platt requested status on her request (from the 6/26/23 Council meeting) to revise the current Residential RAA zoning ordinance which would make schools, houses of worship and other entities conditional uses, and impose conditions on them. She provided suggestions of the conditions to place on non-residential entities and expressed concern over the Craig School potentially purchasing the adjacent home that just burned down at 190 Laurel Hill Road. Mrs. Atkin-Platt provided her written public comment to Borough Clerk Fox so she can distribute it to the Council.

George Jackson requested that the Council be cautious when changing land use ordinances involving conditional uses and also requested that the Borough notify all those that would be affected by any proposed ordinance change.

Steve Castellucci thanked the Council for their careful deliberation when deciding to change the Borough's land use ordinances.

Abram Kirshenbaum expressed support of Suzanne Platt-Atkin's request for the Borough to revise the current Residential RAA zoning ordinance which would make schools, houses of worship and other entities conditional uses, and impose conditions on them. Mr. Kirshenbaum requested that the Council withdraw support that they have given previously to organizations that seek to expand schools in a manner that would further encroach on Borough residential neighborhoods.

Mayor Sheikh, Councilmember Richter, Councilmember Menard, Councilmember Korman, Councilmember Muilenburg, and Borough Attorney Oostdyk responded to the public's comment.

Land Use Ordinance Subcommittee Members Councilmember Richter and Councilmember Menard provided the status of the committee's review of the Borough's land use ordinances and advised that the subcommittee will be meeting on November 30<sup>th</sup> to discuss the Borough Planner's findings and recommendations. Councilmembers Richter and Menard agreed to follow up with Mrs. Atkin-Platt after the meeting.

Borough Attorney Oostdyk advised that any new ordinance changes would have to wait until 2024 because State law requires ordinances to be introduced and adopted in the same year; and there is only one more Council meeting scheduled in 2023.

Borough Attorney Oostdyk advised that the Borough would notice all those required by law for ordinance changes.

**ATTORNEY'S REPORT**

Mr. Oostdyk had nothing to report.

**MANAGER'S REPORT**

Borough Manager Stern provided his report (attached).

**RESOLUTIONS**

There were no resolutions.



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES**  
**NOVEMBER 27, 2023**  
**HELD AT ML HIGH SCHOOL, 96 POWERVILLE ROAD, MOUNTAIN LAKES, NJ 07046**

**ORDINANCES TO INTRODUCE**

**16-23, Ordinance Authorizing the Execution of a Rental Agreement to the Borough of Mountain Lakes from The Community Church of Mountain Lakes**

Introduced: 11/27/23

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

**ORDINANCES TO ADOPT**

**15-23, An Ordinance of the Borough of Mountain Lakes, County of Morris, State of New Jersey, Providing for the Establishment of Stormwater Control, of the Borough Code to Establish NJDEP-Mandated Regulations for Privately Owned Salt Storage**

Introduced: 11/13/23

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

**PUBLIC COMMENT/HEARING**

Mayor Sheikh opened the meeting to the public.

There was no one from the public wishing to speak.

Adopted: 11/27/23

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

**\*CONSENT AGENDA ITEMS**

Matters listed as Consent Agenda Items are considered routine and will be enacted by one motion of the Council and one roll call vote. There will be no separate discussion of these items unless a Council member requests an item be removed for consideration.



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES**  
**NOVEMBER 27, 2023**  
**HELD AT ML HIGH SCHOOL, 96 POWERVILLE ROAD, MOUNTAIN LAKES, NJ 07046**

**\*RESOLUTIONS**

- a. R204-23, Authorizing the Payment of Bills
- b. R205-23, Authorizing the Acceptance of a Performance Guarantee Submitted by Wawa, Inc.
- c. R206-23, Authorizing Contracts with Certain Approved State Contract Vendors for Contracting Units Pursuant to N.J.S.A. 40A:11-12A
- d. R207-23, Resolution of the Borough Council of the Borough of Mountain Lakes of Its Intention to Revise Master Plan and Development Regulations for Plan Conformance for Land in the Planning Area
- e. R208-23, Authorizing the Transfer of Appropriations
- f. R209-23, Resolution Authorizing the Release of a Performance Guarantee and Acceptance of a Maintenance Guarantee Submitted by Highview Commercial. L.L.C.
- g. R210-23, Authorizing the Award of Contract for Annual Lake Management Services

**\*APPROVAL OF MINUTES**

11/13/23 (Regular)

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

**\*Approval of the Consent Agenda**

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

**DEPARTMENT REPORTS SUBMITTED FOR FILING** (reports are included only if checked)

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

**COUNCIL REPORTS**

Historic Preservation Committee – Councilmember Menard reported the following: the committee will have a table at the holiday bazaar being held at the Mountain Lakes Club on December 3<sup>rd</sup>; the committee discussed the Boulevard trolley plaques; the committee is excited to move their archives into their new space at the Community Church and the committee discussed a potential Eagle Scout project that would outfit the space.

Recreation Commission – Councilmember Muilenburg reported the following: the commission welcomed the new Borough Recreation Director, Laurie Stepper; the commission discussed the Borough's tree lighting and menorah lighting; the commission is looking for additional volunteers to help at the tree lighting on December 3<sup>rd</sup>.

Borough Hall Renovation Project - Borough Manager Stern reported that the Borough is still on target to obtain a certificate of occupancy by the end of the year and once received employees will move in.



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES  
NOVEMBER 27, 2023  
HELD AT ML HIGH SCHOOL, 96 POWERVILLE ROAD, MOUNTAIN LAKES, NJ 07046**

Lakes Management Advisory Committee – Councilmember Richter reported that the committee discussed the state of the lakes presentation and is inquiring if the Borough's new lakes management vendor, Black Lagoon, is capable of presenting it this year.

Deputy Mayor Barnett requested that the Borough take photographs of Sunset Lake Dam during its renovation. Police Chief Bennett agreed to take photographs.

**PUBLIC COMMENT**

Mayor Sheikh opened the meeting to the public.

There was no one from the public wishing to speak.

**NEXT STEPS AND PRIORITIES**


Mayor Sheikh reviewed the following next steps and priorities:

Next Step	Completed by	Completion date
Provide Update After 11/30/23 Ordinance Subcommittee Meeting to Suzanne Atkins-Platt	Councilmembers Menard & Richter	
Status of Annual Year End Lake Report Presentation	Borough Manager	
Photograph Sunset Lake Dam Renovation	Police Chief	

**ADJOURNMENT at 8:20P.M.**

Motion made by Councilmember Muilenburg, second by Councilmember Richter to adjourn the meeting at 8:20p.m., with all members in favor signifying by "Aye".

Respectfully Submitted,

  
\_\_\_\_\_  
Cara Fox, Borough Clerk





**BOROUGH OF MOUNTAIN LAKES**

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

## Borough Debt Funding

### Premise

Current Borough residents benefit from the capital expenditures of previous generations

Current Borough residents make capital expenditures that benefit themselves and future generations





**BOROUGH OF MOUNTAIN LAKES**

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

## Debt Characteristics

- Borough term-debt can be used to transfer capital expenditure payments across periods better aligned with the enjoyment of the capital expenditures as opposed to simply period(s) of incurrence
- Debt payments are non-discretionary in the annual budget and can reduce the Borough's financial flexibility in adverse situations
- Debt payments or debt service consists of interest and principal payments and are appropriations in the current fund annual budget





# BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

## Debt Capacity

- Mountain Lakes has an equivalent AA+ credit rating, primarily based upon a modest debt burden, a solid assessed property valuation base, a relatively wealthy population base, a prudent financial budget and demonstrably sufficient cash flow to comfortably meet current debt obligations
- Debt payment obligations are correlated with credit ratings – better ratings have lower interest costs and often longer maturities (where allowed by State regulations) and thus lower burdens on taxpayers
- 2022 audited statutory debt limit \$46,862,712, 3.5% of Borough's 3-year average assessed property valuation
- 2022 audited net debt (debt issued + debt authorized but not issued) \$14,452,724 or 1.1% of Borough's 3-year average assessed property valuation
- Mountain Lakes school district debt is not included in these calculations but could influence our overall credit rating. 2022 audited MLSD debt was \$19,935,000





**BOROUGH OF MOUNTAIN LAKES**

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

## Borough Debt Management

- Annual capital ordinance less 5% minimum down payment plus any grants determines maximum annual funding amount
- Annual capital expenditures typically financed with short term notes, Bond Anticipation Notes ("BANs"), maturing in 1-year or less
- Outstanding BANs refinanced annually along with current year funding requirement
- Policy: Borough retires 10% of outstanding BAN annually
- Once outstanding BANs rollover amount totals \$5.0mm or more, BANs typically refinanced with longer term Bond
- Bond maturity determined based on statutory useful life of underlying capital improvements or purchases and structured with roughly equivalent serial maturities



# BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

## Borough Debt Obligations

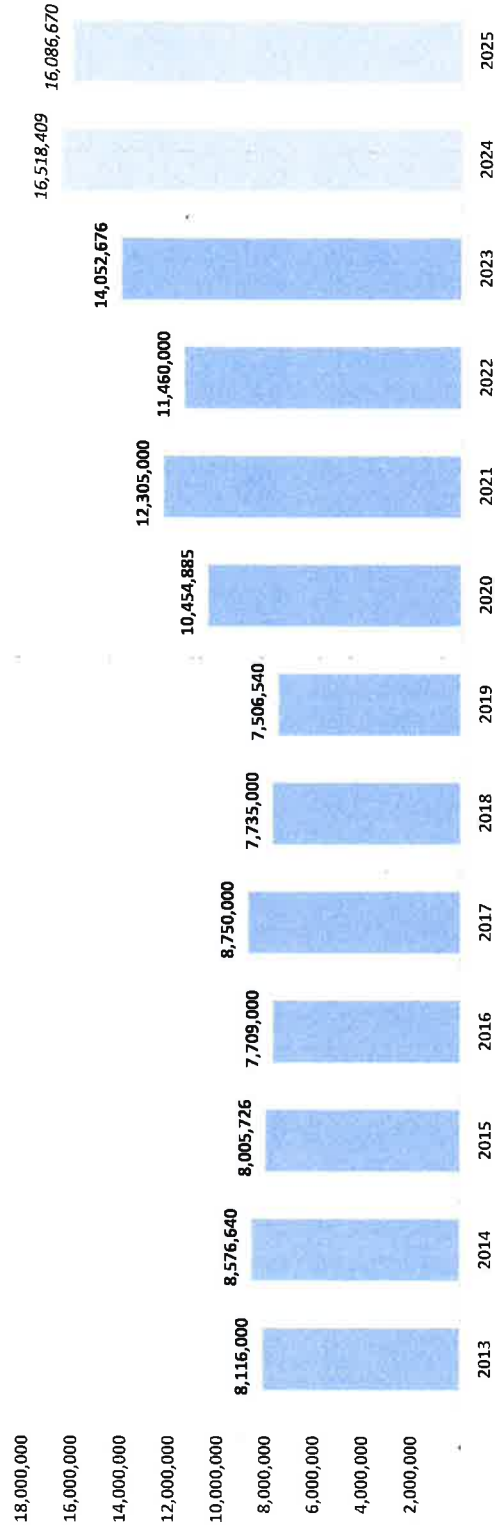
- From 2019 to 2023, Borough debt outstanding increased \$6.3mm driven by:
  - Three significant capital projects: Borough hall renovation (\$5.243mm), water meter replacement (\$743k) and Sunset dam (\$809mm)
  - Average annual funding of \$776k for "regular" capital expenditures (excludes \$791.5k funding for 2018 ordinances funded in 2019), e.g. paving, sidewalks, curbing, vehicle & equipment replacement, parks & recreation facilities, etc.
  - Average annual debt retirement of \$1.03mm
- 2024 funding obligations include fire truck replacement (\$650k) and Sunset dam (\$2.0mm)
- Since 2019, debt service (interest and principal payments) fell as debt amortization declined and the borough benefited from low interest rates
- Future debt service impacted by:
  - Changes in annual debt repayments commensurate with changes in debt levels
  - Future capital expenditures, regular and one-off needs offset in part by grants if available
  - Changes in interest rates
  - Debt maturity selection, i.e. short-term BANs and long-term bonds



# BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

## Actual and Projected Debt Outstanding at Year-end



### Assumptions:

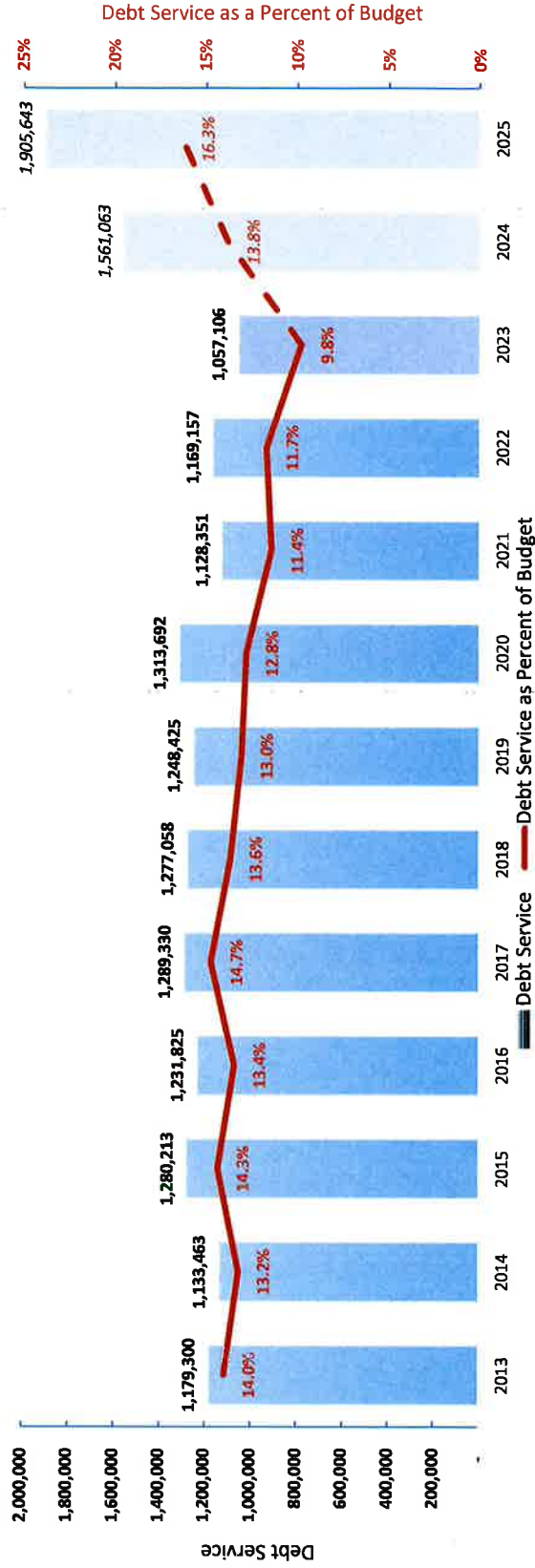
- 2023 debt increase - \$2.59mm (New debt - \$3.35mm. Debt retirement - \$755k)
- 2024 debt increase - \$2.47mm (New debt - \$3.59mm. Debt retirement - \$1.12mm)
- 2025 debt decrease - \$432k (New debt - \$959k. Debt retirement - \$1.39mm)
- 2024 capex net of any NJ DoT Grants - \$990k (\$940.5k funded after 5% down payment) and grows at 2% thereafter
- Firetruck funded in 2024 - \$650k
- Dam loan fully drawn on 7/15/2024 - \$2.0mm



# BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

## Historical and Projected Debt Service & Debt Service as a Percent of Budget



### Assumptions:

- Capital ordinances funded with BANs at 4.5% thru 2025
- Budget based on Fund Balance Analysis as of April 19, 2023



**BOROUGH OF MOUNTAIN LAKES**

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

## Borough Debt Management Recommendations

- Maintain an exemplary credit rating
  - 2023 municipal debt service (principal and interest) is 9.8% of the municipal budget and the 10-year historical average including 2023 is 12.8%
  - Municipal debt (authorized) is 1.1% of the Borough's 3-year average assessed property valuation
- Incur debt for non-discretionary capital expenditures
- Incur debt for discretionary capital expenditures in an orderly and measured manner so as to maintain a judicious fiscal reputation
- Establish a metric(s) to provide a benchmark for managing overall debt obligations. For example, institute a target level or range for debt service as a percent of current operating budget. This metric reflects the cash flow of debt service relative to overall cash spend





# **BOROUGH of MOUNTAIN LAKES**

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

## Q & A





# 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*

TO: Honorable Mayor and Borough Council  
SUBJ: Manager's Report for the Borough Council meeting of November 27, 2023  
CC: Robert Oostdyk, Borough Attorney

**Water Meter Project Update** –As of November 22<sup>nd</sup>, 1,176 water meters have been replaced. Appointments for meter changeout continue to be scheduled with residents. Water service line types identified to date: Copper – 1,083; Galvanized – 88; Iron Pipe – 2; Poly – 2; Lead – 1. Currently, this leaves us with 89 water service lines that will need to be replaced (lead and galvanized). There are approximately 125 meters that still need to be changed out.

Should you have any questions, please feel free to contact me.

Respectfully,

**Mitchell**

**ORDINANCE 16-23**

Name	Motion	Second	Aye	Nay	Absent	Abstain
Cannon					X	
Korman		X	X			
Menard			X			
Muilenburg	X		X			
Richter			X			
Barnett			X			
Sheikh			X			

**BOROUGH OF MOUNTAIN LAKES  
MORRIS COUNTY, NEW JERSEY**

**ORDINANCE 15-23**

**“ORDINANCE OF THE BOROUGH OF MOUNTAIN LAKES, COUNTY OF MORRIS,  
STATE OF NEW JERSEY, PROVIDING FOR THE ESTABLISHMENT OF STORMWATER  
CONTROL, OF THE BOROUGH CODE TO ESTABLISH NJDEP-MANDATED  
REGULATIONS FOR PRIVATELY OWNED SALT STORAGE”**

**WHEREAS**, as part of MS4 Tier A permit stormwater requirements, the New Jersey Department of Environmental Protection (NJDEP) requires municipalities to adopt NJDEP- mandated regulations for privately owned salt storage; and

**WHEREAS**, the Borough Council is required to adopt the NJDEP model ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, as follows:

**SECTION 1.** The Revised General Ordinances of the Borough of Mountain Lakes are hereby amended by the inclusion of new Chapter 200 entitled “Privately Owned Salt Storage,” which shall read in its entirety as follows:

**CHAPTER 200**

**PRIVATELY OWNED SALT STORAGE**

**§ 200-1. Purpose.**

The purpose of this ordinance is to prevent stored salt and other solid de-icing materials from being exposed to stormwater.

This ordinance establishes requirements for the storage of salt and other solid de-icing materials on properties not owned or operated by the municipality (privately-owned), including residences, in Borough of Mountain Lakes to protect the environment, public health, safety and welfare, and to prescribe penalties for failure to comply.

**§ 200-2. Definitions.**

For the purpose of this ordinance, the following terms, phrases, words and their derivations shall have the meanings stated herein unless their use in the text of this Article clearly demonstrates a different meaning. When consistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word “shall” is always mandatory and not merely directory.

- A. “De-icing materials” means any granular or solid material such as melting salt or any other granular solid that assists in the melting of snow.
- B. “Impervious surface” means a surface that has been covered with a layer of material so that it is highly resistant to infiltration by water.

- C. "Storm drain inlet" means the point of entry into the storm sewer system.
- D. "Permanent structure" means a permanent building or permanent structure that is anchored to a permanent foundation with an impermeable floor, and that is completely roofed and walled (new structures require a door or other means of sealing the access way from wind driven rainfall).

A fabric frame structure is a permanent structure if it meets the following specifications:

- (1) Concrete blocks, jersey barriers or other similar material shall be placed around the interior of the structure to protect the side walls during loading and unloading of de-icing materials;
  - (2) The design shall prevent stormwater run-on and run through, and the fabric cannot leak;
  - (3) The structure shall be erected on an impermeable slab;
  - (4) The structure cannot be open sided; and
  - (5) The structure shall have a roll up door or other means of sealing the access way from wind driven rainfall.
- E. "Person" means any individual, corporation, company, partnership, firm, association, or political subdivision of this State subject to municipal jurisdiction.
- F. "Resident" means a person who resides on a residential property where de-icing material is stored.

### **§ 200-3. Deicing Material Storage Requirements.**

- A. Temporary outdoor storage of de-icing materials in accordance with the requirements below is allowed between October 15th and April 15th:
- (1) Loose materials shall be placed on a flat, impervious surface in a manner that prevents stormwater run-through;
  - (2) Loose materials shall be placed at least 50 feet from surface water bodies, storm drain inlets, ditches and/or other stormwater conveyance channels;
  - (3) Loose materials shall be maintained in a cone-shaped storage pile. If loading or unloading activities alter the cone-shape during daily activities, tracked materials shall be swept back into the storage pile, and the storage pile shall be reshaped into a cone after use;
  - (4) Loose materials shall be covered as follows:
    - (a) The cover shall be waterproof, impermeable, and flexible;
    - (b) The cover shall extend to the base of the pile(s);
    - (c) The cover shall be free from holes or tears;
    - (d) The cover shall be secured and weighed down around the perimeter to prevent removal by wind; and



(e) Weight shall be placed on the cover(s) in such a way that minimizes the potential of exposure as materials shift and runoff flows down to the base of the pile.

[1] Sandbags lashed together with rope or cable and placed uniformly over the flexible cover, or poly-cord nets provide a suitable method. Items that can potentially hold water (e.g., old tires) shall not be used;

(5) Containers must be sealed when not in use; and

(6) The site shall be free of all de-icing materials between April 16th and October 14th.

- B. De-icing materials should be stored in a permanent structure if a suitable storage structure is available. For storage of loose de-icing materials in a permanent structure, such storage may be permanent, and thus not restricted to October 15 -April 15.
- C. All such temporary and/or permanent structures must also comply with all other Borough of Mountain Lakes ordinances, including building and zoning regulations.
- D. The property owner, or owner of the de-icing materials if different, shall designate a person(s) responsible for operations at the site where these materials are stored outdoors, and who shall document that weekly inspections are conducted to ensure that the conditions of this ordinance are met. Inspection records shall be kept on site and made available to the municipality upon request.
- (1) Residents who operate businesses from their homes that utilize de-icing materials are required to perform weekly inspections.

#### **§ 200-4. Exemptions.**

Residents may store de-icing materials outside in a solid-walled, closed container that prevents precipitation from entering and exiting the container, and which prevents the de-icing materials from leaking or spilling out. Under these circumstances, weekly inspections are not necessary, but repair or replacement of damaged or inadequate containers shall occur within 2 weeks.

If containerized (in bags or buckets) de-icing materials are stored within a permanent structure, they are not subject to the storage and inspection requirements in § 200-3 above. Piles of de-icing materials are not exempt, even if stored in a permanent structure.

This ordinance does not apply to facilities where the stormwater discharges from de-icing material storage activities are regulated under another NJPDES permit.

#### **§ 200-5. Enforcement.**

This ordinance shall be enforced by the Mountain Lakes Police Department and/or the Property Maintenance Officer or another person designated by the Borough Manager during the course of ordinary enforcement duties.

#### **§ 200-6. Violations and Penalties.**

Any person(s) who is found to be in violation of the provisions of this ordinance shall have 72 hours to complete corrective action. Repeat violations and/or failure to complete corrective action shall subject such person(s) to fines and penalties in accordance with N.J.S.A. 40:49-5.

**SECTION 2.** If any section or provision of this Ordinance shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

**SECTION 3.** All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

**SECTION 4.** This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

XX

**CERTIFICATION:** I hereby certify the foregoing to be a true and correct copy of the ordinance duly adopted by the Borough Council of Mountain Lakes, New Jersey, at a meeting held on November 27, 2023.

  
\_\_\_\_\_  
Cara Fox, Borough Clerk

Introduced: 11/13/23

Adopted: 11/27/23

Name	Motion	Second	Aye	Nay	Absent	Abstain	Motion	Second	Aye	Nay	Absent	Abstain
Cannon			X								X	
Korman			X						X			
Menard			X				X		X			
Muilenburg		X	X						X			
Richter					X				X			
Barnett	X		X					X	X			
Sheikh			X						X			

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

**RESOLUTION 204-23**

**"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 November 27, 2023 and on file and available for public inspection in the Office of the Treasurer and approved by him for payment, be paid.

XX

**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 November 27, 2023.

  
\_\_\_\_\_  
Cara Fox, Borough Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Cannon					X	
Korman			X			
Menard			X			
Muilenburg	X		X			
Richter		X	X			
Barnett			X			
Sheikh			X			

**List of Bills - CLAIMS/CLEARING CHECKING ACCOUNT**

Meeting Date: 11/27/2023 For bills from 11/09/2023 to 11/22/2023

Check#	Vendor	Description	Payment	Check Total
23034	4343 - ALARMAX DISTRIBUTORS, INC	PO 27816 BH: RENOVATIONS	25,517.00	25,517.00
23035	164 - ALERT-ALL CORP.	PO 27670 FIRE DEPT: Fire Prevention Materials	2,130.00	2,130.00
23036	3861 - AMAZON CAPITAL SERVICES	PO 27861 BH RENOVATION: ORDER# 111-3278375-540663	145.19	145.19
23037	189 - ANCHOR ACE HARDWARE	PO 27658 WATER OPERATING - DEPARTEMENTAL SUPPLIES	48.97	
		PO 27732 POLICE: MISC/EQUIPMENT SUPPLIES - BLANKE	4.99	
		PO 27910 BH: RENOVATIONS - SUPPLIES	16.99	
		PO 27934 PARKS/BEACHES - GENERAL MAINTENANCE	109.99	180.94
23038	102 - ANDERSON & DENZLER ASSOC., INC	PO 27952 OCOBER 2023 PROFESSIONAL SERVICES	4,225.58	
		PO 27952 OCOBER 2023 PROFESSIONAL SERVICES	1,434.00	
		PO 27952 OCOBER 2023 PROFESSIONAL SERVICES	179.25	
		PO 27952 OCOBER 2023 PROFESSIONAL SERVICES	244.73	6,083.56
23039	2793 - AP CERTIFIED TESTING, LLC	PO 27865 WATER DEPT: REPAIR/PARTS/LABOR	410.00	410.00
23040	3957 - ATLANTIC COAST RECYLING, LLC	PO 27174 RECYCLING COSTS - 2023 - BLANKET	1,964.60	1,964.60
23041	2636 - ATLANTIC COMMUNICATIONS ELECTRONICS	PO 27897 DPW-VEHICLE RADIO CHECK/REPAIR	620.00	620.00
23042	3617 - BLOOMFIELD HEALTH DEPARTMENT	PO 27901 NOVEMBER 2023 PUBLIC HEALTH SERVICES CON	2,248.67	2,248.67
23043	4368 - BUY WISE AUTO PARTS, INC.	PO 27893 DPW - VEHICLE MAINTENANCE	191.88	191.88
23044	4552 - CALIFORNIA STUCCO PRODUCTS, CORP	PO 27694 BH: RENOVATIONS - STUCCO BLANKET	1,136.98	1,136.98
23045	3650 - CARA FOX	PO 27935 REIMBURSEMENT LEAGUE OF MUNICIPALITIES 2	225.86	225.86
23046	4150 - CLEARY GIACOBBE ALFIERIE JACOBS,	PO 27907 OCTOBER 2023 LEGAL ATTORNEY SERVICES	1,768.00	1,768.00
23047	2902 - CLEMENTE'S AUTO BODY	PO 27822 POLICE: POLICE CARE REPAIR 25-01 - 2023	822.50	822.50
23048	576 - DAVE'S TIRE, LLC	PO 27881 DPW - EQUIPMENT REPAIRS - TIRE FOR TRAIL	198.00	198.00
23049	2971 - DIRECT ENERGY BUSINESS	PO 27954 BORO/WATER/DPW/PARKS - ELECTRIC OCT-NOV	218.16	
		PO 27954 BORO/WATER/DPW/PARKS - ELECTRIC OCT-NOV	30.59	248.75
23050	4215 - ENGINEERED AIR SOLUTIONS, LLC	PO 27866 BH RENO: MATERIALS	475.00	475.00
23051	3109 - FERRIERO ENGINEERING, INC	PO 24412 GRUNDENS POND (A.K.A. RESERVOIR LAKE) DA	3,705.41	
		PO 27716 SUNSET LAKE DAM REHAB PROJECT: PROJECT 1	5,721.25	9,426.66
23052	2517 - FIREFIGHTER ONE, LLC	PO 27425 FIRE DEPT: HELMET FRONTS	575.00	575.00
23053	653 - GANNET NEW YORK/NEW JERSEY LOCALIQ	PO 27023 CLERK - 2023 ADVERTISING - BLANKET	53.72	53.72
23054	2356 - GEAR WASH	PO 27413 FIRE DEPT: CLEANING/REPAIRS	1,002.00	
		PO 27460 FIRE DEPT: CLEANING/REPAIRS	476.00	1,478.00
23055	911 - HOME DEPOT CREDIT SERVICES	PO 24246 BH RENO: SUPPLIES - BLANKET	110.59	
		PO 26825 BH: RENOVATIONS - MISC. SUPPLIES	49.36	
		PO 27290 DPW BATHROOM RENOVATION - BLANKET	204.39	
		PO 27802 BH: RENOVATIONS - MISC SUPPLIES	144.54	
		PO 27843 BH: RENOVATIONS -	1,005.69	
		PO 27853 TENNIS COURTS	282.01	
		PO 27900 BH: RENOVATIONS - MISC SUPPLIES	628.75	2,425.33
23056	911 - HOME DEPOT CREDIT SERVICES	PO 27943 PARKS & BEACHES GENERAL MAINTENANCE & RE	7.88	7.88
23057	4209 - HUNTER CARRIER SERVICES	PO 27055 ADMIN: 2023 PHONES - ACCT BOML- BLANKET	1,028.47	1,028.47
23058	3306 - IBS OF NORTHERN JERSEY	PO 27234 SEWER DEPARTMENT - MAINTENANCE - BLANKET	98.24	98.24
23059	4507 - INFINITY FLOORS	PO 27792 BH: RENOVATIONS -	2,455.20	
		PO 27821 BH: RENOVATIONS - FLOORING	390.00	2,845.20
23060	4234 - JAG CAR WASH HOLDINGS, LLC	PO 26987 POLICE: CAR WASH ETC. - BLANKET	600.00	600.00
23061	801 - JAMES ZYLSTRA ENTERPRISES, INC.	PO 27334 BH RENO: MATERIALS AND RAILINGS	5,408.00	5,408.00
23062	859 - JCP&L	PO 27913 ACCT#100 050 702 156 - BILL PRD: 9/28- 1	6.21	
		PO 27914 MAST ACCT# 200 000 021 275 / BILL DATE:	107.25	
		PO 27915 M/A #200 000 054 011/ BILL DATE: OCT 24	34.00	147.46
23063	859 - JCP&L	PO 27917 MASTER ACCT# 200 000 569 000 - OCT 24, 2	4,166.57	
		PO 27920 ACCT#100 076 421 971/ BILL PRD: 10/06 -	179.49	
		PO 27927 MASTER ACCT#200 000 574 000/ BILL DATE:	36.99	4,383.05
23064	4319 - JMS PRINTING, LLC	PO 27923 PFOA INITIAL LETER - PRINTING, FOLDING &	1,269.72	1,269.72
23065	1090 - KENVIL POWER MOWER	PO 27525 DPW EQUIPMENT REPAIR	259.93	
		PO 27918 S & R - TREE REMOVAL EQUIPMENT	339.98	599.91
23066	2436 - LAKELAND AUTO PARTS	PO 27521 DPW: VEHICLE REPAIR - BLANKET	169.50	169.50
23067	2561 - LIFESAVERS, INC.	PO 27734 POLICE: AED SUPPLIES	417.90	417.90
23068	4252 - LINDE GAS & EQUIPMENT, INC	PO 26931 BH: RENOVATIONS - GAS & EQUIP BLANKET	186.87	186.87
23069	4341 - LUCE, SCHWAB & KASE, INC	PO 26619 BH: RENOVATIONS -HVAC MATERIALS - BLANKE	703.20	703.20
23070	4145 - METRO ACCESS CONTROL, LLC	PO 27674 DPW-RECYCLING DEPOT YARD MAINTENANCE	288.65	288.65
23071	1338 - MGL PRINTING SOLUTIONS, LLC	PO 27921 FINANCE: 2023 1099 FORMS	213.00	213.00
23072	4516 - MILLER ENERGY CO	PO 27757 WATER DEPT: WELL #3	3,082.76	3,082.76
23073	3911 - MORRIS COUNTY CHAMBER OF COMMERCE	PO 27929 ADMIN: ANNUAL MEMBERSHIP DUES - MEMBER I	525.00	
		PO 27936 LEAD MORRIS TRAINING - CARA FOX	2,300.00	2,825.00
23074	1295 - MORRIS CTY MUNICIPAL UTILITIES	PO 26968 SOLID WASTE DISPOSAL - BLANKET	14,786.62	14,786.62
23075	4196 - MOUNTAIN LAKES REALTY, LLC	PO 27836 BH: DEC 2023 LEASE PAYMENTS FOR TEMP BOR	2,575.00	2,575.00
23076	1394 - MTN. LAKES PUBLIC LIBRARY	PO 26924 JUNE - DEC 2023 MTN LAKES PUBLIC LIBRARY	30,938.25	30,938.25
23077	1472 - MURPHY MCKEON P.C.	PO 26891 2023 LEGAL/ RETAINER FEES - BLANKET	4,166.66	
		PO 27906 OCTOBER 2023 LEGAL SERVICES - TAX APPEA	360.00	4,526.66
23078	4235 - NET2PHONE, INC.	PO 26391 2023 DEDICATED EFAX LINE - ACCT# 954962	32.67	32.67
23079	1553 - NEW JERSEY NATURAL GAS	PO 27953 OCT-NOV 2023 SERVICE	942.49	942.49

**List of Bills - CLAIMS/CLEARING CHECKING ACCOUNT**

Meeting Date: 11/27/2023 For bills from 11/09/2023 to 11/22/2023

Check#	Vendor	Description	Payment	Check Total
23080	1517 - NICKEL ARTISTIC SERVICES LLC	PO 27833 BOROUGH WIDE MAILER	465.00	465.00
23081	2676 - NORTH JERSEY COPY	PO 27639 BUSINESS CARDS MAYOR & COUNCIL	494.00	
		PO 27852 BUSINESS CARDS FOR DPW ADMIN AND RECREAT	197.60	691.60
23082	4213 - OPTIMUM	PO 27520 2023 BORO (TEMP SPACE) INTERNET SVCS. AC	170.64	170.64
23083	3113 - PHILLIPS PREISS GRYGIEL LEHENY HUGH	PO 27551 PROFESSIONAL SERVICES FOR ORDINANCE REVI	720.00	
		PO 27902 OCT 2023 - PROFESSIONAL SERVICES - PB	800.00	1,520.00
23084	1734 - READYREFRESH BY NESTLE	PO 26911 2023 BLANKET (2) - ACCT# 0016496903	260.75	260.75
23085	3990 - RICH TREE SERVICE, INC.	PO 27599 PROPOSAL, 2 STUMPS FRONT YARD 10 MAPLE W	350.00	350.00
23086	4174 - RICHVIEW CONSULTING	PO 27930 SHADE TREE: 2023 ARBORIST CONSULTING	480.86	480.86
23087	1948 - SHEAFFER SUPPLY, INC.	PO 27912 DPW - EQUIPMENT REPAIR	12.90	
		PO 27919 S & R - TREE REMOVAL - SAFETY HARNESS	79.00	91.90
23088	1994 - SHERWIN-WILLIAMS COMPANY	PO 27260 BH: RENOVATIONS - HIPERGUARD/HARD - QUOT	379.60	
		PO 27944 BH: RENOVATIONS - PAINTING SUPPLIES	660.64	1,040.24
23089	2277 - STALKER RADAR	PO 27831 POLICE: 2023 DODGE DURANGO RADAR SYSTEM	615.00	615.00
23090	4342 - SUBURBAN CONSULTING ENGINEERS, INC	PO 27718 PROFESSIONAL SERVICES FOR RISK & RESILIE	7,333.75	7,333.75
23091	3292 - TREASURER - STATE OF NJ	PO 27925 DPW/WATER DEPT - SEWAGE AND WATER PERMIT	280.00	280.00
23092	1736 - TWP OF PARSIPPANY - TROY HILLS	PO 26949 2023 SEWER MAINTENANCE CHARGES - BLANKET	37,397.05	37,397.05
23093	2977 - UGI ENERGY SERVICES, INC.	PO 27926 CUST# J0001077, 1078, 1079 - MOUNTAIN LA	107.67	107.67
23094	4480 - VERIZON	PO 27489 PD: 2023 INTERNET SERVICES: ACCT 357-156	294.21	294.21
23095	4481 - VERIZON	PO 27490 DPW: 2023 INTERNET SERVICES ACCT# 457-15	28.71	
		PO 27490 DPW: 2023 INTERNET SERVICES ACCT# 457-15	28.71	
		PO 27490 DPW: 2023 INTERNET SERVICES ACCT# 457-15	41.58	99.00
23096	2135 - VERIZON WIRELESS	PO 27908 ACCT# 882388054-00001 / OCT 05 - NOV 04	664.73	664.73
23097	4489 - WALLINGTON PLUMBING & HEATING SUPPLY CO.	PO 27945 BH: RENOVATIONS - SINKS/FAUCETS	1,504.54	1,504.54
23098	4031 - WAYNE ELECTRICAL SUPPLY CO.	PO 27677 PKS & PLYGRD: TENNIS COURTS	400.64	
		PO 27909 BH: RENOVATIONS - IT/TECH	564.45	965.09
23099	4177 - WEINER LAW GROUP, LLP	PO 26850 Professional Services 2023 Planning Bd A	600.00	600.00
23100	4286 - WINDOOR, LLC	PO 27667 BH: RENOVATIONS - CHANGE ORDER #1 - RESO	9,990.10	9,990.10
TOTAL				201,324.27

## Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-100-020	GENERAL ADMIN - OTHER EXPENSE	2,825.00			
01-201-20-110-020	MAYOR & COUNCIL - OTHER EXP'S	494.00			
01-201-20-120-020	MUNICIPAL CLERK - OTHER EXP'S	279.58			
01-201-20-130-020	FINANCE - OTHER EXPENSES	213.00			
01-201-20-140-020	COMPUTER SERVICES	464.85			
01-201-20-155-020	LEGAL SERVICES - OTHER EXPENSE	6,294.66			
01-201-20-165-020	ENGINEERING SERVICES	4,225.58			
01-201-21-180-020	PLANNING BOARD - OTHER EXPENSE	1,400.00			
01-201-21-185-020	BD OF ADJUST - OTHER EXPENSES	720.00			
01-201-25-240-020	POLICE DEPT - OTHER EXPENSES	1,034.87			
01-201-25-255-020	FIRE DEPT - OTHER EXPENSES	4,183.00			
01-201-26-290-020	STREETS & ROADS - OTHER EXP.	2,000.19			
01-201-26-300-020	SHADE TREE COMMISSION - O/E	837.10			
01-201-26-305-020	SOLID WASTE - OTHER EXPENSES	16,627.22			
01-201-26-306-020	Recycling Tax	412.65			
01-201-26-310-020	BLDG & GROUNDS - MUNIC BLDG	248.77			
01-201-26-315-020	VEHICLE REPAIRS & MAINTENANCE	1,183.88			
01-201-27-330-020	BOARD OF HEALTH - OTHER EXP.	2,248.67			
01-201-27-335-020	ENVIRONMENTAL COMM - OTHER EXP	67.74			
01-201-27-337-020	WOODLAND COMMITTEE - OTHER EXPENSE	41.02			
01-201-28-370-020	PARKS & PLAYGROUNDS OTHER EXP.	781.45			
01-201-28-375-020	MAINT OF PARKS (BEACHES/LAKES)	117.87			
01-201-29-390-020	AID TO PUBLIC LIBRARY	30,938.25			
01-201-31-435-020	ELECTRICITY - ALL DEPARTMENTS	250.29			
01-201-31-436-020	ELECTRICITY - STREET LIGHTING	4,166.57			
01-201-31-437-020	NATURAL GAS	1,050.16			
01-201-31-440-020	TELECOMMUNICATIONS	1,725.87			
01-260-05-100	DUE TO CLEARING			0.00	84,832.24
TOTALS FOR	Current Fund	84,832.24	0.00	0.00	84,832.24



ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
04-215-55-982-000	2016 CAPITAL ORDINANCE 06-16			19,034.78	
04-215-55-989-000	2020 CAPITAL ORD. 8-20 BORO HALL RENOV.			15,207.72	
04-215-55-991-000	2021 CAPITAL ORDINANCE 10-21			3,705.41	
04-215-55-992-000	2022 CAPITAL ORDINANCE 2-22			204.39	
04-215-55-996-000	2023 CAPITAL ORDINANCE 8-23			859.73	
04-215-55-997-000	CAPITAL ORD. 12-23			5,721.25	
04-215-55-998-000	2023 CAPITAL ORD. 13-23 BORO HALL RENOV.			19,805.19	
04-260-05-100	DUE TO CLEARING			0.00	64,538.47
<b>TOTALS FOR</b>	<b>General Capital</b>	<b>0.00</b>	<b>0.00</b>	<b>64,538.47</b>	<b>64,538.47</b>
05-201-55-520-520	Water Operating - Other Expenses	14,213.32			
05-260-05-100	DUE TO CLEARING			0.00	14,213.32
<b>TOTALS FOR</b>	<b>Water Operating</b>	<b>14,213.32</b>	<b>0.00</b>	<b>0.00</b>	<b>14,213.32</b>
07-201-55-520-520	Sewer Operating - Other Expenses	37,740.24			
07-260-05-100	DUE TO CLEARING			0.00	37,740.24
<b>TOTALS FOR</b>	<b>Sewer Operating</b>	<b>37,740.24</b>	<b>0.00</b>	<b>0.00</b>	<b>37,740.24</b>

Total to be paid from Fund 01 Current Fund	84,832.24
Total to be paid from Fund 04 General Capital	64,538.47
Total to be paid from Fund 05 Water Operating	14,213.32
Total to be paid from Fund 07 Sewer Operating	37,740.24
	=====
	201,324.27



**List of Bills - (1210101001001) PAYROLL AGENCY-CASH-PROVIDENT BANK****Payroll Agency Account**

Meeting Date: 11/27/2023 For bills from 11/09/2023 to 11/22/2023

Check#	Vendor	Description	Payment	Check Total
5052	4521 - INTERNATIONAL BROTHERHOOD OF TEAMSTERS L PO 27948	DPW UNION DUES - AUGUST THRU OCT 2023	474.00	474.00
	TOTAL			474.00

**Summary By Account**

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
12-101-01-001-001	PAYROLL AGENCY-CASH-PROVIDENT BANK			0.00	474.00
12-200-00-000-801	DPW UNION DUES			474.00	
TOTALS FOR	Payroll Agency Account	0.00	0.00	474.00	474.00

Total to be paid from Fund 12 Payroll Agency Account

474.00

474.00

# **List of Bills - (1710101001002) Escrow - Developers - Checking** **Developer's Escrow**

Meeting Date: 11/27/2023 For bills from 11/09/2023 to 11/22/2023

Check#	Vendor	Description	Payment	Check Total
5381	102 - ANDERSON & DENZLER ASSOC., INC	PO 27896 OCT 2023 PROFESSIONAL SERVICES - ESCROW	1,254.74	1,254.74
5382	3323 - HORNROCK PROPERTIES, LLC	PO 27345 REFUND OF BOND	5,034.61	5,034.61
5383	3113 - PHILLIPS PREISS GRYGIEL LEHENT HUGH	PO 27903 OCT 2023 PROFESSIONAL SERVICES - ESCROW	160.00	160.00
5384	4177 - WEINER LAW GROUP, LLP	PO 27895 OCT 2023 PROFESSIONAL SERVICES - PB	350.00	350.00
TOTAL				6,799.35

## **Summary By Account**

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
17-101-01-001-002	Escrow - Developers - Checking			0.00	6,799.35
17-500-00-050-236	HORNROCK - SPEED BUMP ESCROW			5,034.61	
17-500-00-091-306	LAWRENCE H. KLEINER - BARKA			439.62	
17-500-00-091-320	CORVELLI SERVICES LLC			80.00	
17-500-00-091-322	BLUE 701, LLC			179.25	
17-500-00-091-412	TFJ MOUNTAIN LAKES, LLC			179.25	
17-500-00-091-419	264 MORRIS AVE. LLC			886.62	
TOTALS FOR	Developer's Escrow	0.00	0.00	6,799.35	6,799.35

Total to be paid from Fund 17 Developer's Escrow

6,799.35

6,799.35

List of Bills - (3310101001001) CASH - RECREATION

Recreation Trust

Meeting Date: 11/27/2023 For bills from 11/09/2023 to 11/22/2023

Check#	Vendor	Description	Payment	Check Total
5591	4232 - SOUNDVIEW PROMOTIONAL	PO 27640 2023 Field Hockey Shirts	375.36	375.36
TOTAL				375.36

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
33-101-01-001-001	CASH - RECREATION			0.00	375.36
33-600-00-090-000	Recreation Trust Reserves			375.36	
TOTALS FOR	Recreation Trust	0.00	0.00	375.36	375.36

Total to be paid from Fund 33 Recreation Trust

375.36

=====

375.36

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

**RESOLUTION 205-23**

**“RESOLUTION AUTHORIZING THE ACCEPTANCE OF A PERFORMANCE GUARANTEE SUBMITTED BY WAWA, INC.”**

**WHEREAS**, Wawa, Inc. the developer of land identified on a certain site plan and/or subdivision plat known as Block 2, Lots 2,01, located on Route 46; was granted approval by the Borough of Mountain Lakes Planning Board; and

**WHEREAS**, the Borough of Mountain Lakes and the original developer (Highview Commercial LLC) entered into a Developer's Agreement which Agreement provided for the completion of various improvements and obligations required by the approvals and provided for the posting of a performance guarantee related to the completion of the improvements; and

**WHEREAS**, Wawa, Inc. provided a performance surety bond issued by Travelers Casualty and Surety Company of America in the amount of \$47,442.66 and a cash guarantee of \$4,351.35 to guarantee the completion of the improvements; and

**WHEREAS**, the Borough Engineer has reviewed the amount and the Borough Attorney has reviewed the form of the bond and recommend the acceptance of the performance guarantee.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, that Performance Surety Bond number 107806947 in the amount of \$47,442.66 issued by Travelers Casualty and Surety Company and posted by Wawa, Inc, together with the cash portion of the guarantee in the amount of \$4,351.35. are hereby accepted by the Borough.

XX

**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 November 27, 2023.

  
\_\_\_\_\_  
Cara Fox, Borough Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Cannon					X	
Korman			X			
Menard			X			
Mullenburg	X		X			
Richter		X	X			
Barnett			X			
Sheikh			X			



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

**RESOLUTION 206-23**

**"RESOLUTION AUTHORIZING CONTRACTS WITH CERTAIN APPROVED STATE CONTRACT VENDORS FOR CONTRACTING  
UNITS PURSUANT TO N.J.S.A. 40A:11-12A"**

**WHEREAS**, the Borough of Mountain Lakes, pursuant to N.J.S.A. 40A:11-12A and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

**WHEREAS**, the Borough of Mountain Lakes has the need on a timely basis to purchase goods or services utilizing State contracts; and

**WHEREAS**, the Borough of Mountain Lakes intends to enter into contracts with the attached Referenced State Contract Vendors through this resolution and properly executed contracts, which shall be subject to all the conditions applicable to the current State contracts.

**NOW, THEREFORE, BE IT RESOLVED**, that the Borough of Mountain Lakes authorizes the Purchasing Agent to purchase certain goods or services from those approved New Jersey State Contract Vendors on the attached list, pursuant to all conditions of the individual State contracts; and

**BE IT FURTHER RESOLVED**, that the governing body of the Borough of Mountain Lakes pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds, shall either certify the full maximum amount against the budget at the time the contract is awarded, or no contract amount shall be chargeable or certified until such time as the goods or services are ordered or otherwise called for prior to placing the order, and a certification of availability of funds is made by the Chief Finance Officer; and

**BE IT FURTHER RESOLVED**, that the duration of the contracts between the Borough of Mountain Lakes and the Referenced State Contract Vendors shall be from January 1, 2023 to December 31, 2023.

XX

**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 November 27, 2023.

  
\_\_\_\_\_  
Cara Fox, Borough Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Cannon					X	
Korman			X			
Menard			X			
Muilenburg	X		X			
Richter		X	X			
Barnett			X			
Sheikh			X			

## Referenced State Contract Vendors

<u>Commodity/Service</u>	<u>Vendor</u>	<u>State Contract #</u>
Body-worn cameras	Motorola Solutions, Inc.	23-FLEET-33791

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

**RESOLUTION 207-23**

**“RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES OF ITS INTENTION TO  
REVISE MASTER PLAN AND DEVELOPMENT REGULATIONS FOR PLAN CONFORMANCE FOR LAND IN THE  
PLANNING AREA”**

**WHEREAS**, the Highlands Water Protection and Planning Act (Highlands Act), N.J.S.A. 13:20-1 et seq., finds and declares that protection of the New Jersey Highlands is an issue of State level importance because of its vital link to the future of the State's drinking water supplies and other significant natural resources; and

**WHEREAS**, the Highlands Act creates a coordinated land use planning system requiring the Highlands Water Protection and Planning Council (Highlands Council) to prepare and adopt a Regional Master Plan for the Highlands Region; and

**WHEREAS**, Section 13:20-15.a, of the Highlands Act states that for any municipality located wholly in the Planning Area or for the portion of a municipality lying within the Planning Area, the municipality may, by ordinance, petition the Highlands Council of its intention to revise its master plan, development regulations and other regulations, as applicable to the development and use of land in the Planning Area, to conform them with the goals, requirements and provisions of the Regional Master Plan (Plan Conformance); and

**WHEREAS**, the Borough of Mountain Lakes (the “Borough”) is located in the Highlands Region with lands lying within the Planning Area, as defined by Section 7 of the Highlands Act; and

**WHEREAS**, the Highlands Council prepared and distributed to the Highlands municipalities Plan Conformance Guidelines outlining the process and procedures for petitioning the Highlands Council for Plan Conformance which includes a comprehensive package of planning and implementation documents that meet the requirements of the Highlands Act, the Regional Master Plan and the Highlands Plan Conformance Guidelines; and

**WHEREAS**, Plan Conformance by a municipality is strictly voluntary for lands in the Planning Area, and the Borough may at any time voluntarily revise its master plan, development regulations and other regulations, as applicable to the development and use of land in the Planning Area, to conform them to the Regional Master Plan; and

**WHEREAS**, at any time during the Plan Conformance process, the Borough may withdraw from the Plan Conformance process and any approvals, rejections or conditions of revised municipal master plan or development regulations recommended by the Highlands Council during the Plan Conformance process, will not be binding on the Borough; and the Borough may choose not to obtain conformance with the Regional Master Plan for the lands lying within the Planning Area; and

**WHEREAS**, should the Borough make the determination that the Borough shall petition the Highlands Council of its intention to revise its master plan, development regulations and other regulations, as applicable to the development and use of land in the Planning Area, to conform them with the goals, requirements and provisions of the Regional Master Plan and Plan Conformance Guidelines, the Borough shall enact an ordinance setting forth such intention, as required by the Highlands Act; and

**WHEREAS**, upon application of the Borough, the Highlands Council has made, or will make, grant funding and other financial and technical assistance available to the Borough for the reasonable costs associated with the revision of the master plan, development regulations or other regulations, as applicable to the development and use of land in the Planning Area, which are designed to bring those plans and regulations into conformance with the Regional Master Plan and the Highlands Council shall provide grant funds for all mandatory aspects of Plan Conformance in accordance with the Plan Conformance Grant Program, and may also provide grant funds for the discretionary aspects of Plan Conformance as determined by the Highlands Council; and

**WHEREAS**, should the Borough formally withdraw from the Plan Conformance process, grant funding awarded to the Borough up to the date of withdrawal that has been appropriately utilized in accordance with the Plan Conformance Grant Program and applicable grant agreement shall not be reimbursable to the Highlands Council;

**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 hereby submits this resolution of intention to revise its master plan and development regulations for Plan Conformance to the Highlands Council for that portion of our jurisdiction lying within the Planning Area in accordance with the Highlands Act, the Regional Master Plan, and the Highlands Plan Conformance Guidelines.

**BE IT FURTHER RESOLVED**, that all Borough officials and employees are hereby authorized and directed to take all action necessary to effectuate the terms of this Resolution.

XX

**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 November 27, 2023.

  
\_\_\_\_\_  
Cara Fox, Borough Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Cannon					X	
Korman			X			
Menard			X			
Muilenburg	X		X			
Richter		X	X			
Barnett			X			
Sheikh			X			

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

**RESOLUTION 208-23**

**"RESOLUTION AUTHORIZING THE TRANSFER OF APPROPRIATIONS"**

**WHEREAS**, there were excess appropriations to the 2023 Appropriation Budget for the Current Fund; and

**WHEREAS**, other appropriations are insufficient to meet current needs.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Mountain Lakes, in the County of Morris and State of New Jersey that, as authorized by N.J.S.A. 40A:4-58, the Chief Financial Officer (CFO) is hereby authorized and directed to make the following transfers effective December 31, 2022:

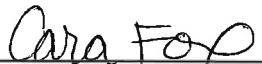
**FROM:**

<u>ACCOUNT NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
<u>SALARY &amp; WAGES:</u>		
01-201-22-195-001	UNIFORM CONSTRUCTION CODE S&W	\$10,000.00
01-201-28-370-001	RECREATION S&W	\$25,000.00
01-201-31-456-010	RESERVE FOR SALARY ADJUSTMENT	\$50,000.00
<u>OTHER EXPENSES:</u>		
01-201-28-375-020	MAINTENANCE OF PARKS	\$22,300.00
<b>TOTAL</b>		<b><u>\$107,300.00</u></b>

**TO:**

<u>ACCOUNT NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
<u>SALARY &amp; WAGES:</u>		
01-201-20-145-001	TAX COLLECTION S&W	\$ 1,500.00
01-201-25-240-001	POLICE S&W	\$80,000.00
<u>OTHER EXPENSES:</u>		
01-201-27-340-020	DOG REGULATION	\$ 800.00
01-201-26-305-020	SOLID WASTE O/E	\$20,000.00
01-201-26-315-020	VEHICLE REPAIRS & MAINT. O/E	\$ 5,000.00
<b>TOTAL</b>		<b><u>\$107,300.00</u></b>

**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 November 27, 2023.

  
\_\_\_\_\_  
Cara Fox, Borough Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Cannon					X	
Korman			X			
Menard			X			
Mullenburg	X		X			
Richter		X	X			
Barnett			X			
Sheikh			X			

BOROUGH OF MOUNTAIN LAKES  
BUDGET TRANSFERS 2023  
EXPLANATION OF TRANSFERS

**Current Budget:**

**Funds Available**

**SALARIES & WAGES**

Uniform Construction Code S&W – There were additional funds budgeted in salaries and wages in case extra inspections were needed throughout the year. These funds were not needed so they are available for transfer. \$10,000

Recreation S&W – Funds are remaining in the lifeguard and beach director line items. \$25,000

Reserve for Salary Adjustment – Funds were budgeted for any salary adjustments that might have been needed during 2023. There are funds remaining in this account and are needed towards this transfer. \$50,000

**OTHER EXPENSES**

Maintenance of Parks – Funds are remaining in the account for ground maintenance, lake treatment program, and goose management. \$22,300

**Funds Needed**

**SALARIES & WAGES**

Tax Collection S&W – Due to the tax collector retiring the Borough has a new employee doing the day-to-day work but we had to also hire a certified tax collector until the current employee becomes certified. Additional funds are needed to cover the added expense. \$ 1,500

Police S&W – The staffing levels in the department are currently down 1 employee. In order to maintain minimum staffing levels overtime was needed to cover vacation, sick, and mandatory training for the officers. Overtime exceeded the budget amount. \$80,000

Dog Regulation – Expenses are greater than the license fees we received so additional funds are needed. \$ 800

Solid Waste O/E – Due to increased costs to pay for removal of the recyclables and the increased tipping fees due to increased tonnage additional funds are needed in this account. \$20,000

Vehicle Repairs & Maintenance O/E – The budget will be slightly over budget due to repairs on a couple of police vehicles not expected and one of the fire engines. \$ 5,000

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

**RESOLUTION 209-23**

**“RESOLUTION AUTHORIZING THE RELEASE OF A PERFORMANCE GUARANTEE AND ACCEPTANCE OF A  
MAINTENANCE GUARANTEE SUBMITTED BY HIGHVIEW COMMERCIAL L.L.C.”**

**WHEREAS**, Highview Commercial, LLC the developer of land identified on a certain site plan and/or subdivision plat known as Block 2, Lots 2.5. and 5.01, located at 732 Route 46; was granted approval by the Borough of Mountain Lakes Planning Board pursuant to Resolution dated July 22, 2021; and

**WHEREAS**, the Borough of Mountain Lakes and the developer entered into a Developer's Agreement which Agreement provided for the completion of various improvements and obligations required by the approvals and provided for the posting of performance guarantees related to the completion of the improvements; and

**WHEREAS**, Highview Commercial, LLC provided a performance surety bond issued by Service Insurance Company, Inc. in the amount of \$24,721.61 and a cash guarantee of \$2,746.85 to guarantee the completion of the improvements; and

**WHEREAS**, Highview Commercial L.L.C. has requested the release of the performance guarantee and acceptance of a Maintenance Bond issued by The Service Insurance Company, Inc.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, that Performance Bond number 52468 in the amount of \$24,721.61 issued by Service Insurance Company and posted by Highview Commercial LLC, together with the cash portion of the guarantee in the amount of \$2,746. are hereby released; and

**BE IT FURTHER RESOLVED** that a Maintenance Bond for Subdivision issued by the Service Insurance Company, Inc. in the amount of \$3,708.24 under Bond No. 58175 is hereby accepted in satisfaction of the maintenance guarantee requirement.

XX

**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 November 27, 2023.

  
\_\_\_\_\_  
Cara Fox, Borough Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Cannon					X	
Korman			X			
Menard			X			
Muilenburg	X		X			
Richter		X	X			
Barnett			X			
Sheikh			X			



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

**RESOLUTION 210-23**

**“RESOLUTION AUTHORIZING THE AWARD OF CONTRACT FOR ANNUAL LAKE MANAGEMENT SERVICES”**

**WHEREAS**, the Borough published specifications and solicited requests for proposals for annual lake management services; and

**WHEREAS**, one (1) proposal was received on June 27, 2023 from Black Lagoon Pond Management of Hamilton, New Jersey; and

**WHEREAS**, the proposal is within the budgeted amount for this service and has been reviewed by the Borough Manager, and recommended for approval; and

**WHEREAS**, the Chief Finance Officer has determined that sufficient funds are available as evidenced by the Certification attached hereto; and

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, Black Lagoon Pond Management of Hamilton, New Jersey, shall be awarded the Contract for lake management services in an amount not to exceed \$25,000.

XX

**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 November 27, 2023.

  
\_\_\_\_\_  
Cara Fox, Borough Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Cannon					X	
Korman			X			
Menard			X			
Muilenburg	X		X			
Richter		X	X			
Barnett			X			
Sheikh			X			

**CERTIFICATION OF THE AVAILABILITY OF FUNDS**

01-201-28-375-023 PARKS/BEACHES - LAKE TREAT PRG \$25,000

  
\_\_\_\_\_  
Monica Goscicki, CFO



**BOROUGH OF MOUNTAIN LAKES**

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

# **CONSTRUCTION OFFICE**

## **MONTHLY ACTIVITY REPORT**

**OCTOBER 2023**

### **ADMINISTRATIVE SUMMARY**

Much progress has been made in the fit-out of the Wawa facility. Interior and exterior finishes are being completed and the developer has begun scheduling final construction inspections. Reports from testing agencies are being submitted in preparation of the occupation of the building. Work on the intersection improvements are continuing. The anticipated opening of the facility is now scheduled for the end of November.

The four-unit veterans housing project has entered the final stages of construction. The interior finishes are being completed and the exterior site improvements are continuing. The driveway access point to Route 46 has been installed and is expected to be paved by the end of November.

The surge in applications for mechanical unit replacements is being seen ahead of the upcoming winter season. This is a typical and expected occurrence. Homeowners are also pushing to complete their interior alteration projects before the holiday season.



Mountain Lakes Borough  
400 BOULEVARD  
MOUNTAIN LAKES, NJ 07046

## Construction Permit Activity Report

10/1/2023 -> 10/31/2023

### Summary

	Cost:	Count:				
New:	\$0.00	0	Cubic Footage:	0 Cu.ft	Permits Issued:	20
Addition:	\$0.00	0	Square Footage:	0 Sq.ft	Updates Issued:	3
Alteration:	\$185,295.00	23				
Demolition:	\$0.00	0				
Total:	\$185,295.00	23				

Permits	Count	Permit Fees	Admin Fees	Total	Inspections	Passed	Failed	Other
Building:	5	\$425.00	\$0.00	\$425.00	B 24	16 %66.7	5 %20.8	3 %12.5
Plumbing:	5	\$440.00	\$0.00	\$440.00	P 19	19 %100	0 %0	0 %0
Electrical:	14	\$2,120.00	\$0.00	\$2,120.00	E 57	38 %66.7	8 %14	11 %19.3
Fire:	1	\$125.00	\$0.00	\$125.00	F 5	1 %20	2 %40	2 %40
Elevator:	0	\$0.00	\$0.00	\$0.00	V 0	0 %	0 %	0 %
Mechanical:	11	\$1,505.00	\$0.00	\$1,505.00	M 23	23 %100	0 %0	0 %0
	36	\$4,615.00	\$0.00	\$4,615.00	128	97	15	16
DCA Training:	0		0		(Note: Does not include result of none)			
DCA State:	23		354	\$0.00				
DCA Minimum:	0		0					
	23		\$354					

Variations	Total	Paid	Certificates	Issued Total	Paid Total
Building	0	0	CA 4	\$0.00	\$0.00
Plumbing	0	0	CCO 0	\$0.00	\$0.00
Electrical	0	0	CO 0	\$0.00	\$0.00
Fire	0	0	CC 0	\$0.00	\$0.00
Mechanical	0	0	TCO 0	\$0.00	\$0.00
Elevator	0	0	TCC 0	\$0.00	\$0.00
Total:	\$0.00	\$0.00	Total: 4	\$0.00	\$0.00

#### NOTE:

Information gathered is based on the Issue date for that item, ie permit issue date, certificate issue date.

This will cause discrepancies between the payments section which uses Payment date. Example you took in money for a CO but the CO has not been issued yet.

Permit Subcode Exempted (State) Fees			Permit Subcode Waived (Local) Fees		
	Record Count	Total Exempted		Record Count	Total Waived
Building	0	\$0	Building	0	\$0
Plumbing	0	\$0	Plumbing	0	\$0
Electrical	0	\$0	Electrical	0	\$0
Fire	0	\$0	Fire	0	\$0
Mechanical	0	\$0	Mechanical	0	\$0
Elevator	0	\$0	Elevator	0	\$0
Total:		\$0	Total:		\$0
Violations			Fines		
	Record Count	Total Exempted		Record Count	Total Fined
DCA Fees	0	\$0	Issued	0	\$0.00

Payments (Based on Payment Date)	
Permit (50)	\$5,309.00
NON-UCC (0)	\$0.00
Variation Payments	\$0.00
Penalty (0)	\$0.00
Inspection Payments	\$0.00
Ongoing Invoice	\$0.00
Test Payments	\$0.00
Other Payments	\$0.00
Grand Total	\$5,309.00



Mountain Lakes Borough  
400 BOULEVARD  
MOUNTAIN LAKES, NJ 07046

## Building Summary Report Comparison

Building Summary between the dates of 10/1/2023 and 10/31/2023.

Permit Summary	10/1/2023-10/31/2023	10/1/2022-10/31/2022	Month Diff %	YTD	YTD last Year	YTD Diff %
Permits Issued:	20	35	-42.9%	239	278	-14%
Updates Issued:	3	1	200%	38	44	-13.6%
Inspections Scheduled:	128	101	26.7%	1118	1397	-20%
Inspections Passed:	97	87	11.5%	896	1130	-20.7%
Inspections Failed	15	14	7.1%	128	225	-43.1%
Certificates Of Occupancy Issued:	0	0	NA	9	19	-52.6%
Certificates of Approval Issued:	4	20	-80%	153	306	-50%
Cert Continuing Occupancy Issued:	0	0	NA	0	0	NA
Permit Payments Count:	50	73	-31.5%	561	680	-17.5%
Fee Collected:	\$4,969	\$33,262	-85.1%	\$109,819	\$136,141	-19.3%
Fee Collected (Subcodes Only):	\$4,615	\$31,120	-79.7%	\$98,583	\$124,612	-19.1%
Violations	0	0	NA	8	7	14.3%
Violation Payments	\$0.00	\$0.00	NA	\$1,250.00	\$600.00	108.3%
Ongoing Location Payments	\$0.00	\$0.00	NA	\$0.00	\$0.00	NA
Ongoing Test Payments	\$0.00	\$0.00	NA	\$0.00	\$0.00	NA



# BOROUGH of MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

## CONSTRUCTION OFFICE SUMMARY OF FEES COLLECTED

PERIOD	2021 COLLECTED	YEAR TO DATE	COMMENTS	AMOUNT
JANUARY	11,663.00	11,663.00		
FEBRUARY	40,193.00	51,856.00	Enclave fees	27,748.00
MARCH	37,128.00	88,984.00	Enclave fees	28,144.00
APRIL	10,024.00	99,008.00		
MAY	26,651.00	125,659.00		
JUNE	11,789.00	137,448.00		
JULY	12,009.00	149,457.00		
AUGUST	9,533.50	158,990.00		
SEPTEMBER	24,580.00	183,570.00		
OCTOBER	12,533.00	196,103.00		
NOVEMBER	16,916.00	213,019.00		
DECEMBER	9,126.00	222,145.00		

PERIOD	2022 COLLECTED	YEAR TO DATE	COMMENTS	AMOUNT
JANUARY	13,661.00	13,661.00		
FEBRUARY	6,934.00	20,595.00		
MARCH	13,951.00	34,546.00		
APRIL	8,038.00	42,584.00		
MAY	11,802.00	54,386.00		
JUNE	13,103.00	67,489.00		
JULY	15,811.00	83,300.00		
AUGUST	14,815.00	98,115.00		
SEPTEMBER	8,189.00	106,304.00		
OCTOBER	33,312.00	139,616.00	Wawa fees	26,104.00
NOVEMBER	5,991.00	145,607.00		
DECEMBER	8,991.00	154,598.00		

PERIOD	2023 COLLECTED	YEAR TO DATE	COMMENTS	AMOUNT
JANUARY	6,040.00	6,040.00		
FEBRUARY	18,631.00	24,671.00		
MARCH	17,114.00	41,785.00		
APRIL	7,334.00	49,119.00		
MAY	11,092.00	60,211.00		
JUNE	12,920.00	73,131.00		
JULY	21,403.00	94,534.00		
AUGUST	7,709.00	102,243.00		
SEPTEMBER	5,562.00	107,805.00		
OCTOBER	5,309.00	113,114.00		
NOVEMBER				
DECEMBER				

**BOROUGH OF MOUNTAIN LAKES**  
**DEPARTMENT OF PUBLIC WORKS**  
**DEPARTMENT ACTIVITY**  
**OCTOBER 2023**

**Streets & Roads Department:**

- Leaf clean - up at Borough owned parks, beaches, playgrounds, and along walking paths.
- Entrance gate lights were repaired, and fall ornaments displayed.
- Tree removal and tree trimming on Maple Way and Hanover Road. Tree removal from Mountain Lake by The Cove.
- Roadway restriping and parking lines repainted on Martins Lane, N. Glen and Lake Road, Pollard Rd and Midvale Rd.
- Curb repair on Ball Road – from service leak.
- Manhole repair on Laurelwood Drive.

**Water Department**

- Installing outside meter readers at Albie Road & Lakeland Court.
- Service repair on Pocono Road.
- Service repair on Laurel Hill Road.
- Service repair on Hanover Road

**Recreation Department**

- Portable lights and barricades delivered and set up on Midvale for Halloween trick or treaters.
- Benches refurbished and reinstalled at the tennis courts.
- Stump removal and grading at tennis courts.
- Top soiled and seeding at tennis courts.



# BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

**Joe Mullaney**  
**Fire Chief**  
[info@mlvfd.com](mailto:info@mlvfd.com)

400 Boulevard  
Mountain Lakes, NJ 07046  
P -973-394-1094

TO: Mitchell Stern  
DATE: 10/23/23  
SUBJECT: September 2023 Report

The following lists the activity for the Mountain Lakes Volunteer Fire Department during the month of September 2023:

## FIRE CALLS (13)

LOCATION	DATE	TIME	DESCRIPTION
11 Crystal Rd	9/1	1:11 PM	Fire Alarm-Malfunction
11 Crystal Rd	9/1	2:14 PM	Fire Alarm-Malfunction
2 Esplanade Rd	9/11	3:26 AM	Fire Alarm-Malfunction
420 Boulevard	9/13	9:53 AM	Elevator Emergency.
25 Hillcrest Rd	9/13	4:02 PM	Fire Alarm-Malfunction
60 Spilt Rock Rd BT	9/18	11:02 AM	Assist BT-Alarm
325 Morris Ave	9/22	8:09 AM	Fire Alarm-Malfunction
84 Crestview Rd	9/24	5:53 AM	Fire Alarm-Malfunction
23 Old Bloomfield Ave	9/25	7:45 AM	Smoke Condition. Motor on Washing machine overheated.
77 Cobb Rd	9/25	12:04 AM	Fire Alarm-Malfunction
77 Cobb Rd	9/26	3:00 PM	Fire Alarm-Malfunction
325 Morris Ave	9/28	8:28 PM	Fire Alarm-Malfunction
81 Morris Ave	9/28	2:18 PM	Oven Fire

## DRILLS/TRAINING (8)

LOCATION	DATE	TIME	DESCRIPTION
High School	9/10	1:00 PM	JFD Drill
Birchwood Lake	9/12	8:00 PM	Driver Training
Borough	9/14	3:30 PM	Driver Training-Rescue 1
High School	9/20	8:00 PM	Senior Drill
Firehouse	9/20	7:00 PM	JFD Drill
Borough	9/21	3:30 PM	Driver Training-Rescue 1
High School	9/24	1:00 PM	JFD Drill



Borough	9/25	3:30 PM	Driver Training-Rescue 1
---------	------	---------	--------------------------

MEETINGS (1)

LOCATION	DATE	TIME	DESCRIPTION
Firehouse	9/25	8:00 PM	Monthly Business Meeting

WORK DETAILS (0)

LOCATION	DATE	TIME	DESCRIPTION
----------	------	------	-------------

COMMUNITY EVENTS (2)

LOCATION	DATE	TIME	DESCRIPTION
Boonton	9/2	1:30 PM	Boonton Labor Day parade
Boonton High School	9/3	7:30 PM	Assist BFD-Fireworks detail

ANNOUNCEMENTS-None

Breakdown of Manhours

Calls- 125

Drills 250

Meetings 20

Community/Miscellaneous 30

Total- 425



# BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

**Joe Mullaney**  
**Fire Chief**  
[info@mlvfd.com](mailto:info@mlvfd.com)

400 Boulevard  
Mountain Lakes, NJ 07046  
P -973-394-1094

TO: Mitchell Stern  
DATE: 11/20/23  
SUBJECT: October 2023 Report

The following lists the activity for the Mountain Lakes Volunteer Fire Department during the month of October 2023:

## FIRE CALLS (13)

LOCATION	DATE	TIME	DESCRIPTION
120 Morris Ave	10/1	6:06 PM	Fire Alarm-Malfunction
14 Barton Rd	10/2	7:30 PM	CO Alarm-Malfunction
15 Melrose Rd	10/3	5:22 PM	Fire Alarm-Malfunction
23 Old Bloomfield Ave	10/7	11:54 PM	Fire Alarm-Malfunction
109 Ball Rd	10/7	12:00 PM	CO Alarm- Malfunction
17 Maple Way	10/17	10:20 AM	Fluid spill-Gasoline
2 Warwick Rd	10/14	2:10 PM	Fire Alarm- False
85 Cobb Rd	10/17	12:40 PM	Fire Alarm-Construction
Wildwood School	10/18	6:02 AM	Fire Alarm-Malfunction
Wildwood School	10/19	6:02 AM	Fire Alarm-Malfunction
10 Lookout Rd	10/20	6:17 PM	Fire Alarm-Culinary Mishap
310 Rt 46	10/26	6:20 AM	Fire Alarm-Malfunction
47 Cobb Rd	10/26	9:01 AM	Fire Alarm-Construction

## DRILLS/TRAINING (4)

LOCATION	DATE	TIME	DESCRIPTION
Firehouse	10/3	7:00 PM	JFD Drill
High School	10/8	1:00 PM	JFD Drill
Firehouse	10/18	7:00 PM	Truck Checks
Briarcliff School	10/22	1:00 PM	JFD Drill

## MEETINGS (1)

LOCATION	DATE	TIME	DESCRIPTION
----------	------	------	-------------

Firehouse	10/24	8:00 PM	Monthly Business Meeting
-----------	-------	---------	--------------------------

WORK DETAILS (0)

LOCATION	DATE	TIME	DESCRIPTION
----------	------	------	-------------

COMMUNITY EVENTS (8)

LOCATION	DATE	TIME	DESCRIPTION
Lake Dr School	10/9	9:00 AM	Fire Prevention
King of Kings Pre School	10/10	9:30 AM	Fire Prevention
YMCA	10/10	10:00 AM	Fire Prevention
Academy for Children	10/11	10:00 AM	Fire Prevention
Scribbles	10/11	9:30 AM	Fire Prevention
Wildwood School	10/12	9:00 A-11 A	Fire Prevention
		12:45-2:15	Fire Prevention
Craig School	10/13	9:30 AM	Fire Prevention
Light Bridge Academy	10/13	10:00 AM	Fire Prevention

ANNOUNCEMENTS-None

Breakdown of Manhours

Calls- 130

Drills 300

Meetings 20

Community/Miscellaneous 95

Total- 545

### **October 2023 Health Department Activity Report – Mountain Lakes**

This October 2023 report identifies the activities of the Health Officer, Health Department, and staff and provides an overview of the various tasks completed by the department during the previous months. Additional supplemental reports from Environmental, Nursing, and Health Education are provided to detail those activities.

#### **Health Education:**

- October Newsletter was printed on 10/2 and distribution began on 10/3. Topics: Healthy Lung Month, nutrition to support lung health, information on protection against West Nile Virus, upcoming health screening and programs/ events, details regarding COVID-19 testing, registering for vaccines
- Developed November newsletter; Topics: Diabetes Awareness Month, gestational diabetes and related nutrition, information on Respiratory Syncytial Virus, upcoming health screening and programs/ events, as well as information on county specific (Essex/ Morris/ Union) details regarding COVID-19 testing, registering for vaccines. Completed Spanish translation of newsletter.
- Developed informational flyer on Prostate Cancer for “Movember” (November) – English & Spanish
- Distributed breast cancer awareness flyer in English and Spanish

#### **Vaccinations & Communicable Diseases:**

- The Health Dept. has COVID-19 vaccines available for both adults and pediatrics.
- Homebound individuals can call the Health Department to schedule an appointment to receive a COVID vaccine at home.
- Adult & Child Vaccination Clinic: Held most Wednesdays in the clinic room of the Bloomfield Health Department by appointment only.
- For the week ending October 21st, 2023, the COVID-19 Community Activity Level Report for Morris County is low. The Community transmission level for Healthcare settings is low (green).
- For the week ending October 21st, 2023 the influenza surveillance report for the Northwest region continues to be low. Influenza activity throughout the State remains low.

**Registered Environmental Health Specialist**  
**Monthly Activities Report for:**

**MUNICIPALITY: MOUNTAIN BOROUGH**

**DATE: OCTOBER 2023**

1. Retail Food Establishments Plan Reviews

Establishment	Date	S/C/U	Risk Type	Inspected by
Wawa	10/24/23	Pre-op	3	SM

2. Inspections / Re-inspections

Establishment	Risk Type	S/C/U	Date of Inspection	Inspector

**KEY : Satisfactory/S**  
**Conditional/C**  
**Unsatisfactory/U**  
**Risk Type – see end of report**

3. Food Complaints and Conferrals

Establishment	Statement	Date

4. General Inspections (Bathing Sites, Youth Camps, Kennels, Pet Shops)

Establishment	Category	Statement	S/C	Date
NONE				

5. Housing  
Heat and Water Supply

Address	Statement	Status	Date
NONE			

6. Structural, Maintenance, and Other.

Address	Statement	Status	Date	Inspected By

7. Property Maintenance

Structural, Vegetative overgrowth, Garbage, and Debris

Address	Statement	Status	Date
NONE			

8. Sanitary Complaints (Vermin, Noise, Odor, Pollution, Litter, etc.)

Address/ Inspector	Statement	Status	Date
NONE			

9. Lead Paint Inspections

Address	Statement	Status	Date
NONE			

10. Miscellaneous (Seminars, DEPE, reports, Meetings, Sampling, Court)

Activity	Explanation/Location	Date
NONE		

**Definitions as per N.J.A.C. 8:24, SANITATION IN RETAIL FOOD ESTABLISHMENTS AND FOOD AND BEVERAGE VENDING MACHINES:**

**Satisfactory** – The establishment is found to be operating in substantial compliance with the Code and food service personnel have demonstrated that they are aware of and are practicing sanitation and food safety principles as outlined in the Code

**Conditionally Satisfactory** – At the time of the inspection the establishment was found not to be operating in substantial compliance with the Code and was in violation of one or more provisions of the Code. Due to the nature of these violations, a re-inspection shall be scheduled. The re-inspection shall be conducted at an unannounced time. A full inspection shall be conducted. Opportunity for re-inspection shall be offered within a reasonable time and shall be determined by the nature of the violation.

**Unsatisfactory** – Whenever a retail food establishment is operating in violation of this Code, with one or more violations that constitute gross insanitary or unsafe conditions, which pose an imminent health hazard, the health authority shall issue an unsatisfactory evaluation. The health authority shall immediately request the person in charge to voluntarily cease operation until it is shown on re-inspection that conditions which warrant an unsatisfactory evaluation no longer exists. The health authority shall institute necessary measures provided by law to assure that the establishment does not prepare or serve food until the establishment is reevaluated. These measures may include embargo, condemnation and injunctive relief.

**Risk Type 1 Establishment** – means any retail food establishment that:

1. Serves or sells only pre-packaged, non-potentially hazardous foods.
2. Prepares only non-potentially hazardous foods.
3. Heats only commercially processed, potentially hazardous foods for hot holding and does not cool potentially hazardous foods.

Such retail establishments may include, but are not limited to, convenience store operations, hot dog carts, and coffee shops.

**Risk Type 2 Establishment** – means any retail food establishment that:

1. Has a limited menu.
2. Prepares, cooks, and serves most products immediately.
3. Exercises hot and cold holding of potentially hazardous foods after preparation or cooking.
4. Limits the complex preparation of potentially hazardous foods, including the cooking, cooling, and reheating for hot holding, to two or fewer items.

Such retail establishments may include, but are not limited to, retail food store operations, schools that do not serve a highly susceptible population, and quick service operations, depending on the menu and preparation procedures.

**Risk Type 3 Establishment** – means any retail food establishment that:

1. Has an extensive menu, which requires the handling of raw ingredients; and is involved in complex preparation of menu items that includes the cooking, cooling, and reheating of at least three or more potentially hazardous foods.
2. Prepares and serves potentially hazardous foods including the extensive handling of raw ingredients; and whose primary service population is a highly susceptible population.

Such establishments may include, but are not limited, full service restaurants, diners, commissaries, and catering operations; or hospitals, nursing homes, and pre-schools preparing and serving potentially hazardous foods.

**Risk Type 4 Establishment** – means a retail food establishment that:

1. Conducts specialized processes such as smoking, curing, canning, bottling, acidification designed to control pathogen proliferation, or any reduced oxygen packaging intended for extended shelf-life where such activities may require the assistance of a trained food technologist.



**Public Health Nursing Division  
October 2023**

**Public Health Update****NJ Rabies Vaccination Clinic Reminders Date:** October 23, 2023**Public Health Message Type:** ☒ Information**Intended Audience:** ☒ Local health departments ☒ ACOs ☒ Animal health professionals ☒ Other: Municipal government

Dear Health Officers and Municipal Clerks, Rabies vaccination clinics are an important public health service for New Jersey residents- the rabies vaccination clinics allow NJ residents to have their cats and dogs vaccinated for free, thus helping to prevent cases of rabies and potential rabies exposures in NJ. Local Boards of Health must provide rabies vaccination clinics at least once a year, in accordance with the Public Health Practice Standards of Performance for Local Boards of Health in New Jersey (N.J.A.C 8:52). The New Jersey Department of Health provides free rabies vaccines for use at these rabies clinics. NJDOH would like to remind local health departments and municipalities of several items to ensure the success of rabies vaccination clinics.

- The **VPH-23 Notice of Intent** forms for rabies vaccination clinics are due by **December 1st for all clinics being conducted between January 1st and June 30th**. Please use the updated forms found at the link on the NJDOH CDS Rabies information page. The direct link is here: <https://www.nj.gov/health/forms/vph-23.pdf>. NJDOH requests that these Notices of Intent are submitted as soon as possible, and no later than December 1st. o Timely receipt of the Notice of Intent forms is necessary so that NJDOH can ensure sufficient procurement and distribution of rabies vaccines.
  - o Late submission of Notice of Intent forms may result in the inability for NJDOH to provide the requested vaccine in time and therefore a need to cancel the scheduled clinic.
- Municipalities planning to conduct public rabies vaccination clinics between **July 1st and December 31st** should notify this office by **June 1st**.
- The **VPH-25 Rabies Clinic Report** form is required to be sent to this office **within 10 days of the clinic** and vaccine returned to the distribution center within 5 days of the clinics.
  - o Please ensure that the updated VPH-25 form is used: <https://www.nj.gov/health/forms/vph-25.pdf>
  - o **The Vaccine lot number must be completed on the VPH-25 form.**
- The VPH-23 Notice of Intent and VPH-23 Rabies Clinic Report forms can be **faxed to 609-826-4874 or emailed to [zoonoticrn@doh.nj.gov](mailto:zoonoticrn@doh.nj.gov)**.
- Rabies vaccines need to be stored at **2-7°C (35-45°F)** and should be stored in standard refrigerators that meet this temperature range. Vaccine must always be maintained under refrigeration (between 35 and 45 degrees F), including during transit and during the rabies vaccination clinic. Do not freeze the vaccine.
- **Do not prefill syringes.** Prefilling syringes may compromise the safety of the vaccine and sterility and viability of vaccine stored in syringes cannot be guaranteed. The vaccine is only to be drawn at the time of the clinic and only for the number of animals that are currently present at the clinic. The vaccine is to be administered at the time it is drawn from the vial. Any punctured vials are to be disposed of and not returned to the distribution center. The vaccine in punctured vials is to be recorded as breakage or loss on the VPH-25 Rabies Clinic Report form.
- NJDOH recommends that municipalities promote the free rabies vaccine clinic that are being held to increase awareness and turnout at the clinics in their area. Thank you for your continued cooperation and participation in this valuable program. If you have any questions, please contact the rabies vaccination clinic coordinator, Linda Frese at [Linda.Frese@doh.nj.gov](mailto:Linda.Frese@doh.nj.gov) or 609-826-4872.

## Monthly Activities

Communicable Disease Reporting and Surveillance System (CDRSS) is checked, at minimum, twice daily to review for newly listed communicable diseases. This is accomplished by all nursing division staff. Upon the listing of a new disease, investigation of disease is initiated by Public Health Nurses (PHNs)/Communicable Disease Investigator.

NJLINCS checked daily. Health alerts and advisories are reviewed by all Public Health Nurses. Health alerts, recalls, and specific health advisories are forwarded to the Health Educator for dissemination of information to the public if action is warranted as per NJLINCS.

## COVID Activities

The Health Department currently has COVID-19 vaccines available for adults and children. If a homebound person is in need of a COVID-19 vaccine, the Nursing Division will schedule and provide a homebound visit.

For the week ending October 21st, 2023, the COVID-19 Community Activity Level Report for Morris County is **low**. The Community transmission level for Healthcare settings is **low (green)**.

## Seasonal Flu Activities

The influenza data collection is conducted every month, however, during the summer months weekly reports are not disseminated. No unusual activity detected during the month of July.

For the week ending October 21st, 2023 (MMWR Week 42) the Influenza surveillance activity level for New Jersey Northwest Region is **low**.

## Vaccines and TB Control Program

No patients received vaccines from the weekly vaccine clinic at Bloomfield Health Department. No Mantoux tests were administered this month.

## Childhood Lead Poisoning Prevention Program

No new cases reported for this month. Lead case management monitoring occurs twice daily at a minimum for jurisdiction within the NJDOH Lead Monitoring system.

## Communicable Disease

The classifications for the cases listed below are based on the investigation conducted by the PHN and Communicable Disease Investigator, laboratory evaluation and NJDOH case definition. All investigation information is entered into CDRSS; NJDOH reads entries, comments on individual cases or will send PHN/ Communicable Disease Investigator email requesting more data. Once NJDOH is satisfied with investigation methods, the case is approved and closed.

*Patient Status is based on pt s/s, lab result interpretation and NJDOH Case Definition, which is found in the NJDOH Communicable Disease Manual*

### **October 2023**

<b>New Cases:</b> <b>1- Confirmed Influenza Type H1N1</b> <b>2- Confirmed COVID-19</b>	<b>Ongoing Cases:</b> <b>None</b>
--	--------------------------------------

## BOROUGH OF MOUNTAIN LAKES MONTHLY REPORT

<b>6- Probable COVID-19</b>	
-----------------------------	--

**\*Sunrise of Mountain Lakes has an ongoing COVID-19 Outbreak under investigation.**

Respectfully submitted,  
Anamaría Valencia MD, MPH(c)  
Communicable Disease Investigator Nursing Division- Bloomfield Health Department





## Mountain Lakes Health Education Report **October 2023**

### Month's Health Topic

- October Newsletter was printed on 10/2 and distribution began on 10/3. Topics: Healthy Lung Month, nutrition to support lung health, information on protection against West Nile Virus, upcoming health screening and programs/ events, as well as information on county specific (Essex/ Morris/ Union) details regarding COVID-19 testing, registering for vaccines.

### Committee Meetings

- Health Ed Meetings 10/16, 10/23, 10/31
- NJPHA meeting 10/18
- MHASAB meeting 10/12 (Morris County – Mental Health Addictions Services Advisory Board)

### Programs in Planning

- Quarterly webinar: update/ information on COVID vaccines

### Programs Executed

- No programs executed in October

### Continuing Education/ Other

- Developed November newsletter; Topics: Diabetes Awareness Month, gestational diabetes and related nutrition, information on Respiratory Syncytial Virus, upcoming health screening and programs/ events, as well as information on county specific (Essex/ Morris/ Union) details regarding COVID-19 testing, registering for vaccines. Completed Spanish translation of newsletter.
- Weekly Health Education Resources sent out 10/20 to contacts at all towns.
- Distributed breast cancer awareness flyer in English and Spanish
- Developed informational flyer on Prostate Cancer for "Movember" (November) – English & Spanish



# BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

**Joe Mullaney**  
**Code Enforcement Officer**  
[jmullaney@mtnlakes.org](mailto:jmullaney@mtnlakes.org)

400 Boulevard  
Mountain Lakes, NJ 07046  
P -973-334-3131 ext.2014  
F -973-402-3466

TO: Borough Manager Mitchell Stern  
DATE: 10/23/23  
SUBJECT: Monthly Report September 2023

The following lists code enforcement/property maintenance issues for the month of September 2023:

9/16: Follow on citizen complaint about trees being taken down without proper permit at a Point View Place address. Tree vendor produced permit issued by the Borough  
9/20: Property maintenance notice sent to Elm Road resident  
9/27: Follow up on citizen complaint about work being done at a Yorke Road residence without proper permits. Investigation revealed no permits had been issued for the work being done. TOT Construction official for follow up  
9/28: Follow up on citizen complaint about property maintenance violation at a Lake Drive address. Corrective action taken.

## Smoke and Carbon Monoxide Detector Inspections

DATE	LOCATION	PASS/FAIL
9/5	28 Park Place	Pass
9/12	97 Kenilworth Rd	Pass
9/12	127 Morris Ave	Pass
9/12	25 Hillcrest Rd	Pass
9/25	78 Lookout Rd	Pass

**SIGN ENFORCEMENT** –Monitor placement of temporary signs for compliance with ordinance.

**Parking Enforcement:** Monitor parking of landscaping trucks on Boulevard and around town to ensure compliance.



# BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

**Joe Mullaney**  
**Code Enforcement Officer**  
[jmullaney@mtnlakes.org](mailto:jmullaney@mtnlakes.org)

400 Boulevard  
Mountain Lakes, NJ 07046  
P -973-334-3131 ext .2014  
F -973-402-3466

TO: Borough Manager Mitchell Stern  
DATE: 11/20/23  
SUBJECT: Monthly Report October 2023

The following lists code enforcement/property maintenance issues for the month of October 2023:

10/12: Follow up on citizen complaint about tree being taken down on Lookout Road without a permit. Follow up investigation revealed that the proper permits had been received from town office.

10/15: Signs removed from Borough ROW on Old Bloomfield Ave

10/17: Follow up on citizen complaint about dead tree creating a hazardous condition on Laurel Hill Road.

10/25: Signs removed from Rt 46

## Smoke and Carbon Monoxide Detector Inspections

DATE	LOCATION	PASS/FAIL
10/7	8 Littlewood Ct	Pass
10/10	11 Fox Hill Lane	Pass
10/11	7 Powerville Rd	Pass
10/17	34 Arden Rd	Pass
10/27	183 Laurel Hill Rd	Pass
10/31	3 Grove Place	Pass
10/31	24 Hillcrest Rd	Pass

**SIGN ENFORCEMENT** –Monitor placement of temporary signs for compliance with ordinance.

**Parking Enforcement:** Monitor parking of landscaping trucks on Boulevard and around town to ensure compliance.