



**AGENDA FOR THE COUNCIL MEETING OF THE BOROUGH OF MOUNTAIN LAKES
HELD AT THE BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ 07046
JANUARY 27, 2025
PUBLIC SESSION – BEGINS AT 7PM**

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

This meeting is being held in compliance with Public Law 1975, Chapter 231, Sections 4 and 13, as notice of this meeting has been reported to The Citizen, the Morris County Daily Record, and The Star Ledger on January 9, 2025 and posted in the municipal building.

2) ROLL CALL ATTENDANCE - Clerk

3) FLAG SALUTE – Mayor

4) EXECUTIVE SESSION

5) COMMUNITY ANNOUNCEMENTS

6) SPECIAL PRESENTATIONS

- a. Special Presentation - PFAS Remediation Wells #3 and #4 – Dewberry Engineers

7) REPORTS OF BOROUGH ESTABLISHED BOARDS, COMMISSIONS AND COMMITTEES

8) BOROUGH COUNCIL DISCUSSION ITEMS

9) PUBLIC COMMENT

Please state your name for the record. Each speaker is limited to one (1) comment of no more than five (5) minutes and no yielding of time to another person.

10) ATTORNEY'S REPORT

11) MANAGER'S REPORT

12) RESOLUTIONS

- a. R76-25, Adopting the Borough's Fair Share Affordable Housing Obligation for the Fourth Round

13) ORDINANCES TO INTRODUCE

14) ORDINANCES TO ADOPT

15) *CONSENT AGENDA ITEMS

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

***RESOLUTIONS**

- a. R71-25, Authorizing the Payment of Bills
- b. R72-25, Authorizing Membership in the Mountain Lakes Volunteer Fire Department
- c. R73-25, Accepting the Boulevard Path Project and Authorizing the Release of Performance Bond and Acceptance of Maintenance Bond

- d. R74-25, Authorizing the Execution of a Grant Agreement between the Borough of Mountain Lakes and Preserve New Jersey Historic Preservation Fund for a Previously Awarded Grant for the Mountain Lakes Historic District*
- e. R75-25, Authorizing the Transfer of Appropriations*

***APPROVAL OF MINUTES**

1/13/25 (Regular)

1/22/25 (Regular)

***BOARD, COMMITTEE AND COMMISSION APPOINTMENTS**

16) DEPARTMENT REPORTS SUBMITTED FOR FILING

- ☒ Construction Department
- ☒ Department of Public Works
- ☒ Fire Department
- ☒ Health Department
- ☒ Police Department
- ☒ Recreation Department
- ☒ Code Enforcement/Property Maintenance
- ☒ Tax Collector

- ☒ Zoning Board of Adjustment Annual Report

17) COUNCIL REPORTS

18) PUBLIC COMMENT

Please state your name for the record. Each speaker is limited to one (1) comment of no more than five (5) minutes and no yielding of time to another person.

19) NEXT STEPS AND PRIORITIES

20) ADJOURNMENT



Dewberry Engineers Inc. | 973.739.9400
600 Parsippany Road, Suite 301 | 973.428.8509 fax
Parsippany, NJ 07054-3715 | www.dewberry.com

January 8, 2025

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

RE: Preliminary Drawing Submission
Remediation of PFOA/PFAS in Drinking Water
Well Number 4

Dear Mr. Stern,

We are enclosing the latest cost estimate and a set of Preliminary Drawings for review by the Borough.

Please note that the Drawing Index on the Cover Sheet shows all of the anticipated drawings for the final bid set. The Preliminary Drawings, which are in the enclosed set, are marked with an asterisk on the Drawing Index.

The proposed Treatment Building is 34 feet wide by 24 feet deep, by approximately 16 feet tall. A 15 foot interior height is required to house and service the treatment equipment. The Treatment Building is located entirely within Borough property 8 feet from the Borough/Rockaway River Country Club property line. The proposed location of the Treatment Building is the only location within Borough property that is at or above the New Jersey Department of Environmental Protection (NJDEP) Regulatory Flood Elevation as per the Inland Flood Protection Rule which was adopted on July 17, 2023.

Other than the proposed Treatment Building there are no additional above grade structures proposed within Borough property. All additional work within Borough property will consist of new and replacement underground water lines.

For the Treatment Building we are proposing a cast in place concrete foundation and a precast concrete building and roof structure. The precast building and roof structure can be installed in two to three days once the foundation is in place. By utilizing precast elements for the building the fabrication work is performed offsite thereby avoiding a prolonged period of delivering and storing materials on site and the time required to build a concrete block structure and roof.

With the proposed precast building multiple finishes are available including split face block, brick, stucco or combinations thereof. There are approximately 30 colors available for the various finishes.

Mr. Mitchell Stern
Borough of Mountain Lakes
PFOA/PFAS Remediation
January 8, 2025

Please let us know if you have any questions or concerns prior to the January 13 Council Meeting.
Otherwise we can address questions and concerns at the meeting.

Sincerely,
Dewberry Engineers Inc.

A handwritten signature in black ink, appearing to be 'P. Black', with a long horizontal stroke extending to the right.

Peter H. Black, PE, CME
Principal Engineer

Cc: William Ryden, P.E. with enclosures

ESTIMATE OF PROBABLE CONSTRUCTION COST

PROJECT NAME: **Mountain Lakes PFOS Treatment Plant - Resin Based System**
 CLIENT: **Borough of Mountain Lakes**
 MUNICIPALITY: **Borough of Mountain Lakes**
 COUNTY: **Morris County (Location of Plant - Denville Township)**



















DATE: **01/07/25**
 PROJECT NO.: **50182139**
 CHECKED BY:
 PREPARED BY: **PB**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL AMOUNT
1	Mobilization and General Conditions	LS	1	\$ 75,000.00	\$ 75,000.00
2	Site Clearing	LS	1	\$ 20,000.00	\$ 20,000.00
3	Soil erosion and sediment control	LS	1	\$ 30,000.00	\$ 30,000.00
4	Temporary Sheet piling for foundation installation (slide rail)	SF	600	\$ 50.00	\$ 30,000.00
5	Concrete footing and below grade foundation walls	CY	50	\$ 1,500.00	\$ 75,000.00
6	Concrete Floor Slab (working slab level)	CY	40	\$ 2,500.00	\$ 100,000.00
7	Two vessel ion exchange treatment, filters, piping and valves, mark-up and install	LS	1	\$ 775,000.00	\$ 775,000.00
8	Pre-fabricated building walls (9" precast conc.R-19)	SF	1,740	\$ 150.00	\$ 261,000.00
9	Pre-fabricated roof planks (14" precast conc. sloped insulation on top)	SF	875	\$ 100.00	\$ 87,500.00
10	No Item	LS			\$ -
11	Exterior finishes	LS	1	\$ 25,000.00	\$ 25,000.00
12	No Item	LS			\$ -
13	Double 3'-0" x 6'-8" metal doors and hardware	LS	1	\$ 7,500.00	\$ 7,500.00
14	Dual 9' wide roll up doors	EA	2	\$ 20,000.00	\$ 40,000.00
15	Gravel driveway w/DGA subbase	SY	90	\$ 65.00	\$ 5,850.00
16	8 and 10 inch buried water main, valves and fittings incl excavation and backfill	LF	1,450	\$ 250.00	\$ 362,500.00
17	6 inch iron piping, fittings, supports and valves	LS	1	\$ 40,000.00	\$ 40,000.00
18	Electrical service including buried conduit and wiring	LS	1	\$ 30,000.00	\$ 30,000.00
19	Building electrical including meter, 200 Amp panel, conduit wiring and outlets	LS	1	\$ 40,000.00	\$ 40,000.00
20	Interior and exterior lighting	LS	1	\$ 6,500.00	\$ 6,500.00
21	Louvers and exhaust and intake fans	LS	1	\$ 8,000.00	\$ 8,000.00
22	Unit heaters and thermostat	LS	1	\$ 15,000.00	\$ 15,000.00
23	Control system, wiring and radio communications	LS	1	\$ 11,000.00	\$ 11,000.00
24	Security and fire alarm systems	LS	1	\$ 3,500.00	\$ 3,500.00
25	Tablet chlorination system	LS	1	\$ 42,000.00	\$ 42,000.00
26	Interior finishes	LS	1	\$ 21,500.00	\$ 21,500.00
27	Site Restoration including temporary construction road and stockpile areas	LS	1	\$ 38,000.00	\$ 38,000.00
28	No. 57 Stone	CY	250	\$ 15.00	\$ 3,750.00
					\$ -
					\$ -
					\$ -
					\$ -
	SUB-TOTAL FOR MATERIAL AND LABOR				\$ 2,153,600.00
	OVERHEAD - 0% OF LABOR & MATERIAL (OVERHEAD INCLUDED IN ABOVE PRICES)				\$ -
	SUB-TOTAL:				\$ 2,153,600.00
	PROFIT - 0% (PROFIT INCLUDED IN ABOVE UNIT PRICES)				\$ -
	TOTAL ESTIMATED COST WITH OVERHEAD & PROFIT				\$ 2,153,600.00
	CONSTRUCTION CONTINGENCY - 10%				\$ 215,360.00
	ESCALATION - 4.0% PER YEAR				\$ 86,144.00
	BUDGET CONSTRUCTION COST				\$ 2,455,104.00
				Rounded Total Construction Cost	\$ 2,455,104.00

General Notes

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, COUNTY AND MUNICIPAL LAWS, ORDINANCES AND REGULATIONS.
2. THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS IS APPROXIMATE. SUBSURFACE CONDITIONS AND LOCATIONS ARE NOT CERTIFIED. ACTUAL CONFIGURATIONS MUST BE FIELD VERIFIED IF NEEDED VIA TEST PITS AND UTILITY COMPANY MARK OUTS. IN ADDITION TO ONE CALL (800.272.1000), CONTACT ALL UTILITY COMPANIES NOT AFFILIATED WITH ONE CALL IN ORDER TO LOCATE ALL OTHER UTILITIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO THE START OF ANY WORK TO DETERMINE IF ANY CONFLICTS WILL OCCUR.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AND SHALL REPAIR OR CAUSE TO BE REPAIRED ANY DAMAGE TO EXISTING UTILITIES AS A RESULT OF HIS ACTIVITY. ALL WORK MUST BE COORDINATED WITH THE UTILITY COMPANIES AS ALL UTILITIES MUST BE MAINTAINED DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY ALL INDICATED CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE COMMENCING ANY FABRICATION, ORDERING OF MATERIALS, OR PERFORMING ANY WORK AND NOTIFY THE ENGINEER OF ANY CONDITIONS OR DIMENSIONS THAT WOULD HAMPER OR PREVENT THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
5. ALL INFORMATION SHOWN OR NOTED FOR EXISTING FACILITIES, GRADES, ROADWAYS AND MATERIALS MAY BE APPROXIMATE AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL INFORMATION WHICH MAY AFFECT HIS WORK. LOCATION AND DEPTH OF EXISTING UTILITIES ARE ONLY INDICATED TO BRING ATTENTION TO POSSIBLE CONFLICT.
6. EXCAVATIONS OR TRENCHING WITHIN CLOSE PROXIMITY TO UNDERGROUND FACILITIES OR UTILITY POLES WILL REQUIRE PROTECTION TO PREVENT DAMAGE OR INTERRUPTION OF SERVICE TO UNDERGROUND FACILITIES. THE COST TO PROVIDE THIS PROTECTION WILL BE BORNE BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL ABIDE BY ALL REQUIREMENTS OF THE "HIGH VOLTAGE PROXIMITY ACT".
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT EXISTING THRUST BLOCKS WHICH ARE RESTRAINING EXISTING UTILITIES. EXISTING THRUST BLOCKS SHALL NOT BE UNDERMINED.
9. TEST PITS SHALL BE MADE AT LOCATIONS OF POSSIBLE CONFLICT AT THE REQUEST OF THE CONTRACTOR AND THE APPROVAL OF THE ENGINEER. FAILURE OF THE CONTRACTOR TO REQUEST TEST PITS SHALL NOT BE GROUNDS FOR ADDITIONAL COMPENSATION FOR CONFLICTS.
10. ANY EXISTING ELEMENTS THAT MAY BE DISTURBED DURING CONSTRUCTION, NOT OTHERWISE COVERED IN THE CONTRACT DOCUMENTS, MUST BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE ENGINEER. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY RESTORATION AND THE COST SHALL BE INCLUDED IN THE VARIOUS ITEMS OF THE PROPOSAL.
11. ALL PROPERTY CORNERS OR MONUMENTS REMOVED OR DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A NEW JERSEY LICENSED LAND SURVEYOR, AT NO ADDITIONAL SEPARATE COST TO THE OWNER.
12. ALL OPEN EXCAVATIONS SHALL BE BACKFILLED AND PROPERLY COMPACTED AT THE END OF EACH WORK DAY WITH SPECIFIED BACKFILL MATERIAL APPROVED BY THE ENGINEER. COMPACTION OF ALL FILL MATERIALS SHALL BE 95% MODIFIED PROCTOR DENSITY (ASTM D-698) IN PAVED AREAS, AND 90% MODIFIED PROCTOR DENSITY IN UNPAVED AREAS.
13. ALL EXCESS EXCAVATED MATERIAL (SOIL, CONCRETE, DEBRIS, ETC.) SHALL BE REMOVED FROM THE WORK AREA AT THE END OF EACH WORK DAY.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL DISPOSAL OF ALL EXCESS MATERIALS EXCAVATED AT HIS OWN EXPENSE. THE OWNER IS NOT OBLIGATED TO SUPPLY A DISPOSAL SITE. THE CONTRACTOR MUST NOT DEPOSIT THE EXCESS MATERIALS IN MUNICIPAL LIMITS WITHOUT EXPRESS PERMISSION OF THE ENGINEER.
15. CONTRACTOR SHALL DEFLECT CONSECUTIVE PIPE JOINTS AS NECESSARY TO MAINTAIN ALIGNMENT SHOWN, IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
16. WHERE THE CONTRACT DRAWINGS INDICATE THE ABANDONMENT OF AN EXISTING PIPE, THE CONTRACTOR SHALL CUT AND THEN PLUG BOTH ENDS OF THE PIPE. EACH PLUG SHALL COVER THE FULL SECTIONAL AREA OF THE PIPE, AND ITS THICKNESS SHALL BE 1/3 OF THE NOMINAL DIAMETER OF THE PIPE BUT NOT LESS THAN 8 INCHES.
17. ALL CONSTRUCTION ACTIVITIES ARE TO BE CONFINED TO THE BOROUGH OF MOUNTAIN LAKES RIGHT-OF-WAY OR TO EASEMENTS.
18. PRIOR TO CONNECTION TO OR RELOCATION OF ANY EXISTING UTILITY COMPANY MAINTAINED FACILITIES, THE CONTRACTOR SHALL NOTIFY THE UTILITY CO. ALL CONNECTIONS TO EXISTING FACILITIES SHALL BE DONE AT THE CONVENIENCE OF THE UTILITY CO.
19. THE CONTRACTOR SHALL PROVIDE AND INSTALL A SYSTEM FOR DEWATERING THE CONSTRUCTION SITE AS REQUIRED TO PROPERLY CONSTRUCT ALL STRUCTURES IN THE DRY. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN SAFE, ADEQUATE TEMPORARY RELIEF MEASURES AGAINST HYDROSTATIC UPLIFT DUE TO A HIGH WATER LEVEL, IF ENCOUNTERED, FOR THE DURATION OF THE WORK UNTIL THE NECESSARY CONSTRUCTION IS COMPLETE. OWNER WILL OBTAIN ALL REQUIRED DEWATERING PERMITS.

Legend

- | | | | |
|--|-------------------------|---|-------------------------|
|  | PROPOSED WATER LINE |  | EXISTING MANHOLE |
|  | EXISTING GAS LINE |  | EXISTING INLET |
|  | EXISTING WATER LINE |  | EXISTING UTILITY POLE |
|  | EXISTING STORM |  | EXISTING WATER VALVE |
|  | EXISTING FENCELINE |  | EXISTING GAS VALVE |
|  | PROPERTY LINE |  | EXISTING FIRE HYDRANT |
|  | EDGE OF WATER LINE |  | PROPOSED WATER VALVE |
|  | WETLAND |  | ENGINEERING SOIL BORING |
|  | WETLAND TRANSITION AREA | | |
|  WL- B1 | WETLAND FLAG | | |

Water Main Construction Notes

1. ALL WATER MAINS SHALL BE PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH AWWA STANDARDS. TESTING AND DISINFECTION SHALL BE WITNESSED BY THE ENGINEER.
2. MINIMUM HORIZONTAL CLEARANCE BETWEEN SANITARY AND WATER MAINS SHALL BE 10 FEET. WHERE IT IS NOT POSSIBLE TO PROVIDE 10 FEET, A MINIMUM VERTICAL CLEARANCE OF 18 INCHES SHALL BE PROVIDED WITH THE WATER MAIN ABOVE THE SANITARY SEWER. ALL PIPES SHALL CROSS AT MIDSPAN—NO PIPE JOINTS SHALL BE NEAR A CROSSING.
3. THE TOP OF WATER MAINS SHALL BE 54 INCHES BELOW FINISHED GRADE UNLESS OTHERWISE SHOWN ON THE CONTRACT DRAWINGS.
4. WATER MAIN TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF NJAC 7:10.
5. CONTRACTOR SHALL DEFLECT CONSECUTIVE PIPE JOINTS AS NECESSARY TO MAINTAIN ALIGNMENT SHOWN. THE MAXIMUM DEFLECTION PERMITTED BY THE CONTRACT SPECIFICATIONS FOR 8-INCH PUSH-ON JOINT DIP IS 5' IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
6. WATER MAIN PIPE SHALL BE:
FOR OPEN CUT TRENCH INSTALLATION: 8-INCH PRESSURE CLASS 52 DUCTILE IRON PIPE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THRUST RESTRAINT FOR ALL WATER MAINS, VALVES, FITTINGS, ETC., FOR ALL NON-WET TAP CONNECTIONS TO EXISTING WATER MAINS. ALL MECHANICAL JOINT FITTINGS AND VALVES ARE TO BE INSTALLED WITH MEGA-LUG RETAINER GLANDS AS MANUFACTURED BY EBAA IRON OR APPROVED EQUAL. THRUST RESTRAINT SHALL BE PROVIDED BY CONCRETE THRUST BLOCKS (SEE CONSTRUCTION DETAILS).

Known Utility Companies

MUNICIPAL UTILITIES
MOUNTAIN LAKES PUBLIC WORKS
55 POCONO ROAD
MOUNTAIN LAKES, NJ 07046
TEL. 973-334-1577

ELECTRIC
JERSEY CENTRAL POWER & LIGHT
DISTRIBUTION ENGINEERING
300 MADISON AVENUE
MORRISTOWN, NJ 07960
TEL: 800-662-3115

CABLE
CABLEVISION OF MORRIS
683 ROUTE 10
RANDOLPH, NJ 07869

GAS
NJ NATURAL GAS
1415 WYCKOFF ROAD
WALL, NJ 07719
TEL: 732-938-1000



Dewberry Engineers Inc.

600 PARSIPPANY ROAD
SUITE 301
PARSIPPANY, NJ 07054
PHONE: 973.739.9400
FAX: 973.739.9710

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Borough of Mountain Lakes

400 Boulevard

Mountain Lakes, NJ 07046

REMEDICATION OF PFOA/PFAS
WELL NUMBER 4

VELL NUMBER 4

CONTRACT 2025.XX
BOROUGH OF MOUNTAIN LAKES

Block 50003, Lot 5

Block 50003, Lot 5

TOWNSHIP OF DENNVILLE

MORRIS COUNTY, NEW JERSEY

SEAL

PETER H. BLACK, PE
NJ License No. GE26358

6358

SCALE

No.	DATE	BY	Description

REVISIONS

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APPROVED BY _____

CHECKED BY _____

DATE _____

TITLE

NOTES
AND LEGEND

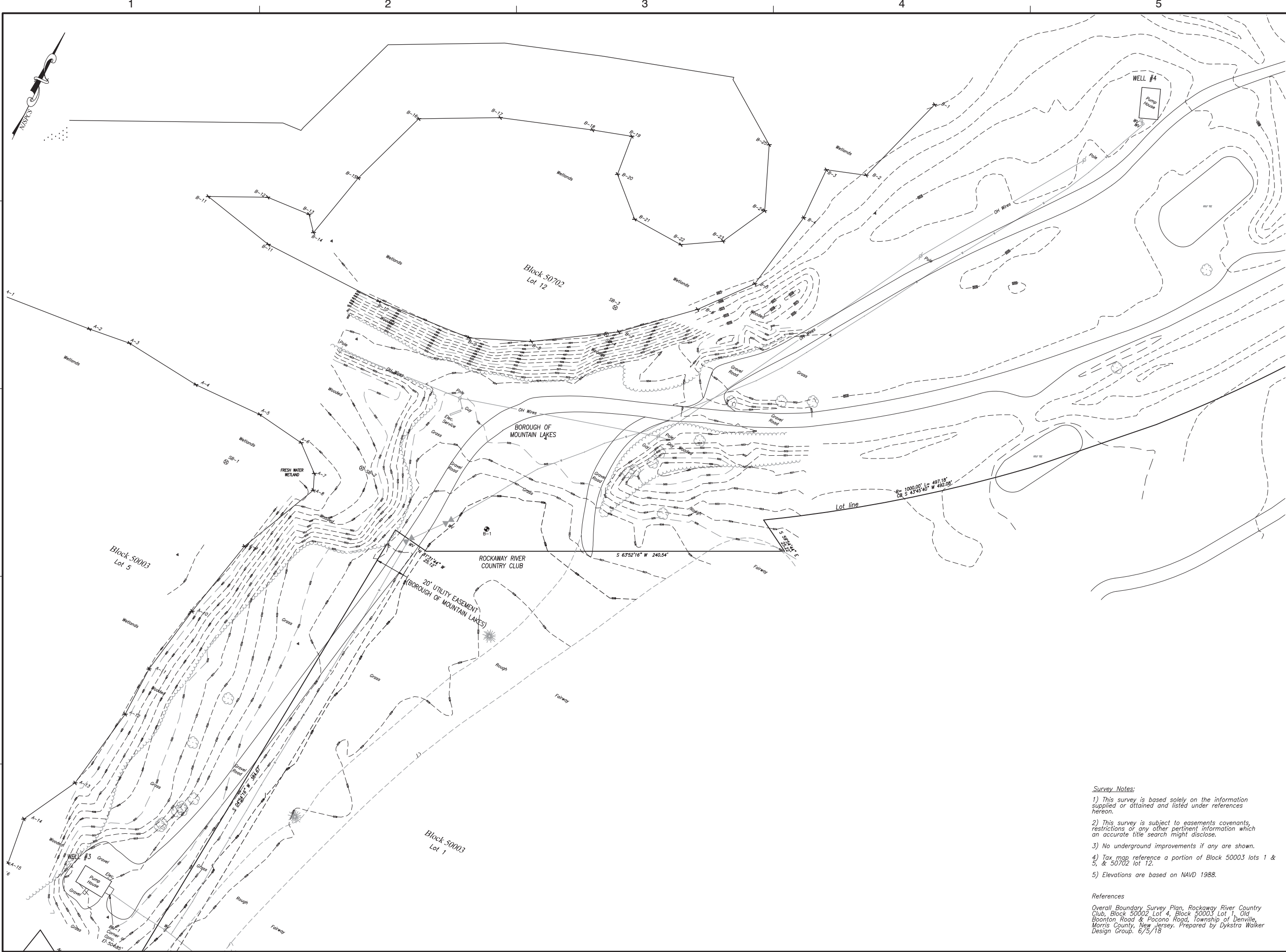
PROJECT NO

50182139

G-02

SHEET NO

XX OF XX



Dewberry Engineers Inc.
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Mountain Lakes, NJ 07046

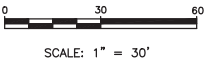
REMEDATION OF PFOA/PFAS
WELL NUMBER 4
CONTRACT 2025.XX
BOROUGH OF MOUNTAIN LAKES
Block 50003, Lot 5
Block 50003, Lot 5
TOWNSHIP OF DENVILLE
MORRIS COUNTY, NEW JERSEY

SEAL

PETER H. BLACK, PE
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SCALE

GRAPHIC SCALE



No.	DATE	BY	Description

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APPROVED BY: --
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DATE: ----

TITLE

EXISTING CONDITIONS
PLAN

PROJECT NO. 50182139

C-01

SHEET NO. XX OF XX

- Survey Notes:
- 1) This survey is based solely on the information supplied or obtained and listed under references hereon.
 - 2) This survey is subject to easements covenants, restrictions of any other pertinent information which an accurate title search might disclose.
 - 3) No underground improvements if any are shown.
 - 4) Tax map reference a portion of Block 50003 lots 1 & 5, & 50702 lot 12.
 - 5) Elevations are based on NAVD 1988.

References
Overall Boundary Survey Plan, Rockaway River Country Club, Block 50002 Lot 4, Block 50003 Lot 1, Old Boonton Road & Pocono Road, Township of Denville, Morris County, New Jersey, Prepared by Dykstra Walker Design Group. 6/5/18

E
D
C
B
A

Legend

REGULATORY FLOOD

FLOODWAY (FEMA PRELIMINARY)

PROPERTY LINE

WETLAND BOUNDARY (DELINEATED AUGUST 2024)

WETLAND TRANSITION AREA BOUNDARY (50' FROM WETLAND)

RIPARIAN ZONE BOUNDARY (300' FROM ROCKAWAY RIVER TOP OF BANK)

NOTES:
1. AERIAL IMAGE REFERENCED FROM SEPTEMBER 14, 2023 IMAGERY BY NEARMAP.
2. PROPERTY LINES SHOWN ARE APPROXIMATE AND ARE REFERENCED FROM GIS DATA OBTAINED FROM MORRIS COUNTY DIGITAL DATA SITE, EXCEPT ADJACENT TO ROCKAWAY RIVER COUNTRY CLUB WHERE LOCATED BY FIELD SURVEY.
3. WETLAND INFORMATION WAS DELINEATED BY DEWBERRY AUGUST, 2024
4. FLOODWAY INFORMATION SHOWN IS REFERENCED FROM A PRELIMINARY FEMA FLOOD MAP, PANEL NO. 34027C0164F, DATED FEBRUARY 26, 2016.



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Mountain Lakes, NJ 07046

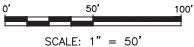
REMEDIATION OF PFOA/PFAS
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BLOCK 50002, LOT 12
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MORRIS COUNTY, NEW JERSEY

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KEY PLAN

SCALE



No.	DATE	BY	Description

REVISIONS

DRAWN BY _____
APPROVED BY _____
CHECKED BY _____
DATE 1/6/2025

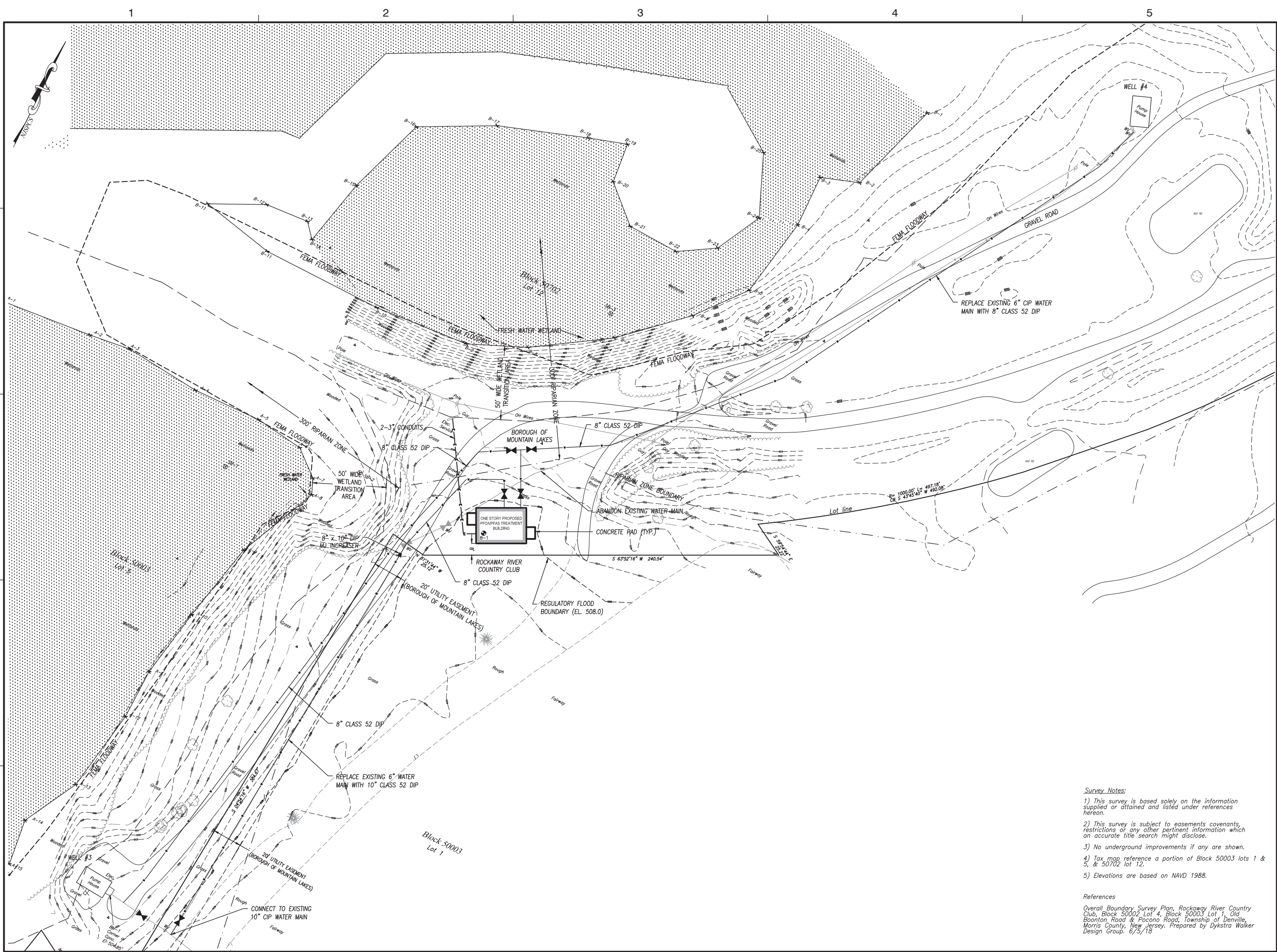
TITLE

ENVIRONMENTAL
PLAN

PROJECT NO. 50182139

C-02

SHEET NO. XX OF XX



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REMEDATION OF PFOA/PFAS
WELL NUMBER 4
CONTRACT 2025-XX
BOROUGH OF MOUNTAIN LAKES

Block 50003, Lot 5
Block 50003, Lot 5
TOWNSHIP OF DENVILLE
MORRIS COUNTY, NEW JERSEY

SEAL

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SCALE

GRAPHIC SCALE

0 30 60

SCALE: 1" = 30'

No.	DATE	BY	Description
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TITLE			

OVERALL
SITE PLAN

PROJECT NO. 50182139

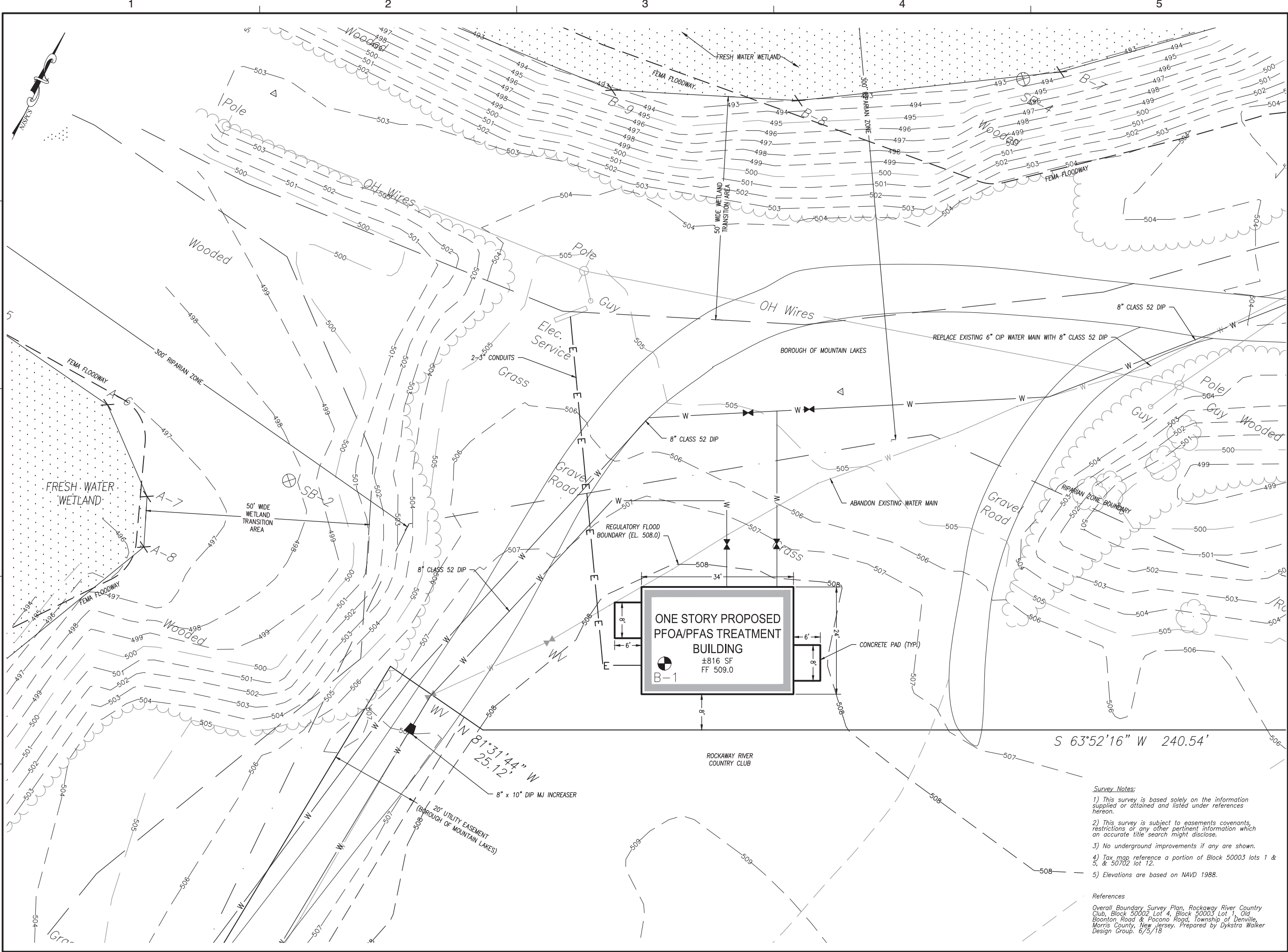
C-03

SHEET NO. XX OF XX

- Survey Notes:
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References

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BOROUGH OF MOUNTAIN LAKES

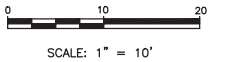
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SCALE

GRAPHIC SCALE



No.	DATE	BY	Description

REVISIONS

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DATE: -

TITLE

TREATMENT
BUILDING
SITE PLAN

PROJECT NO. 50182139

C-04

SHEET NO. XX OF XX

- Survey Notes:
- 1) This survey is based solely on the information supplied or obtained and listed under references hereon.
 - 2) This survey is subject to easements covenants, restrictions or any other pertinent information which an accurate title search might disclose.
 - 3) No underground improvements if any are shown.
 - 4) Tax map reference a portion of Block 50003 lots 1 & 5, & 50702 lot 12.
 - 5) Elevations are based on NAVD 1988.

References
Overall Boundary Survey Plan, Rockaway River Country Club, Block 50002, Lot 4, Block 50003, Lot 1, Old Boonton Road & Pocono Road, Township of Denville, Morris County, New Jersey, Prepared by Dykstra Walker Design Group, 6/5/18

1

2

3

4

5

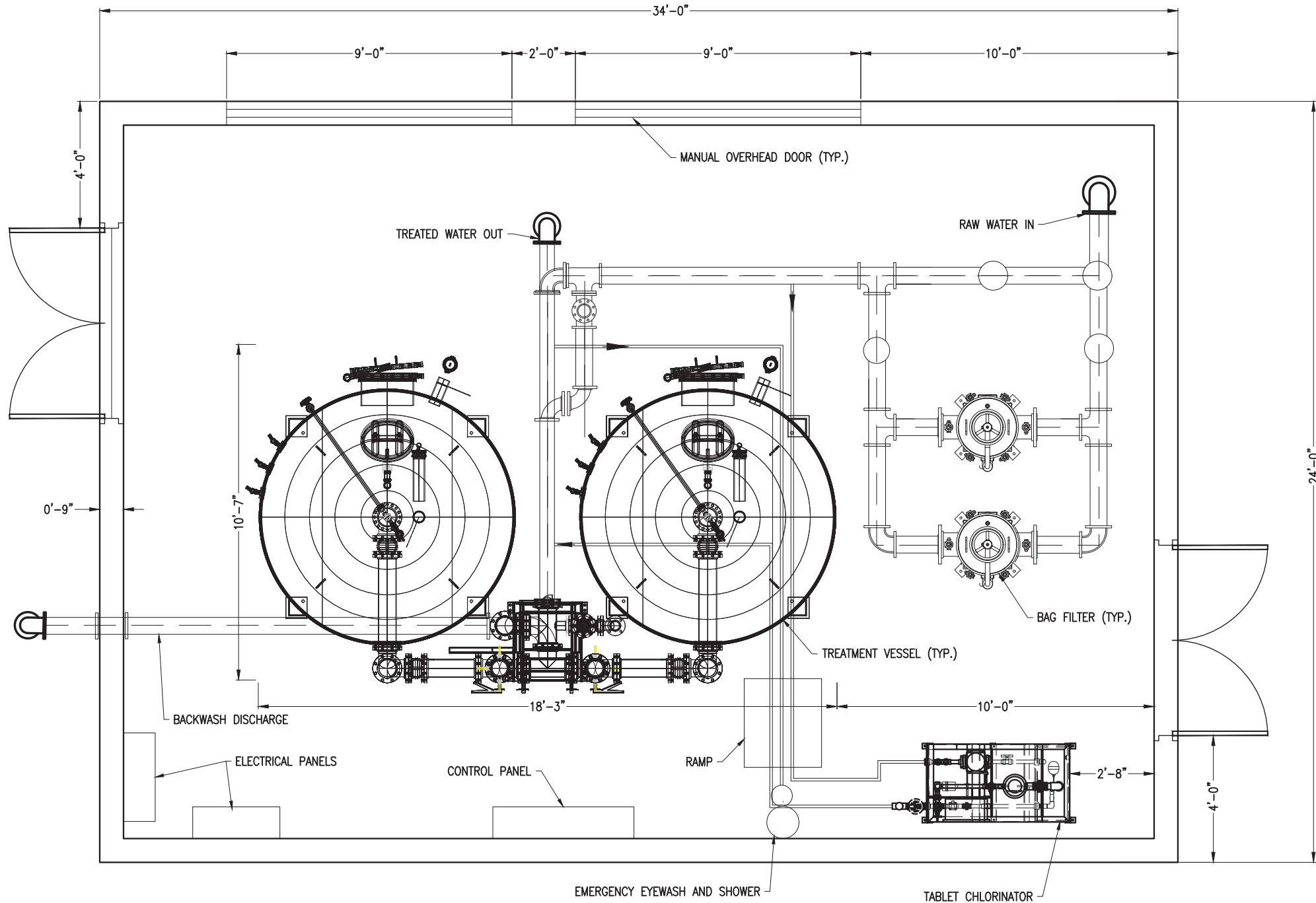
E

D

C

B

A



PLAN VIEW



Dewberry Engineers Inc.
600 PARSIPPANY ROAD
SUITE 301
PARSIPPANY, NJ 07054
PHONE: 973.739.9400
FAX: 973.739.9710
Certificate of Authorization #24GA28047600

THIS DOCUMENT WAS DEVELOPED TO
REFLECT A SPECIFIC SITE AND ITS SITE
CONDITIONS AND IS NOT TO BE USED FOR
ANOTHER SITE OR WHEN OTHER CONDITIONS
PERTAIN. REUSE OF THIS DOCUMENT IS AT
THE SOLE RISK OF THE USER.

Borough of Mountain Lakes
400 Boulevard
Mountain Lakes, NJ 07046

REMEDIATION OF PFOA/PFAS
WELL NUMBER 4
CONTRACT 2025-XX
BOROUGH OF MOUNTAIN LAKES
Block 50003, Lot 5
Block 50003, Lot 5
TOWNSHIP OF DENVILLE
MORRIS COUNTY, NEW JERSEY

SEAL

PETER H. BLACK, PE
NJ License No. GE26358

SCALE



No.	DATE	BY	Description

No.	DATE	BY	Description

DRAWN BY _____
APPROVED BY _____
CHECKED BY _____
DATE _____

TITLE

TREATMENT
BUILDING
FLOOR PLAN

PROJECT NO. 50182139

C-07

SHEET NO. XX OF XX



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Borough of Mountain Lakes
400 Boulevard
Mountain Lakes, NJ 07046

REMEDICATION OF PFOA/PFAS
WELL NUMBER 4
CONTRACT 2025-XX
BOROUGH OF MOUNTAIN LAKES

Block 50003, Lot 5
Block 50003, Lot 5

TOWNSHIP OF DENVILLE
MORRIS COUNTY, NEW JERSEY

SEAL

PETER H. BLACK, PE
NJ License No. GE26358

SCALE

0' 2' 4' 6'

SCALE: $\frac{3}{8}" = 1'-0"$

No.	DATE	BY	Description
REVISIONS			
DRAWN BY	_____		
APPROVED BY	_____		
CHECKED BY	_____		
DATE	_____-_____-_____-_____-_____		

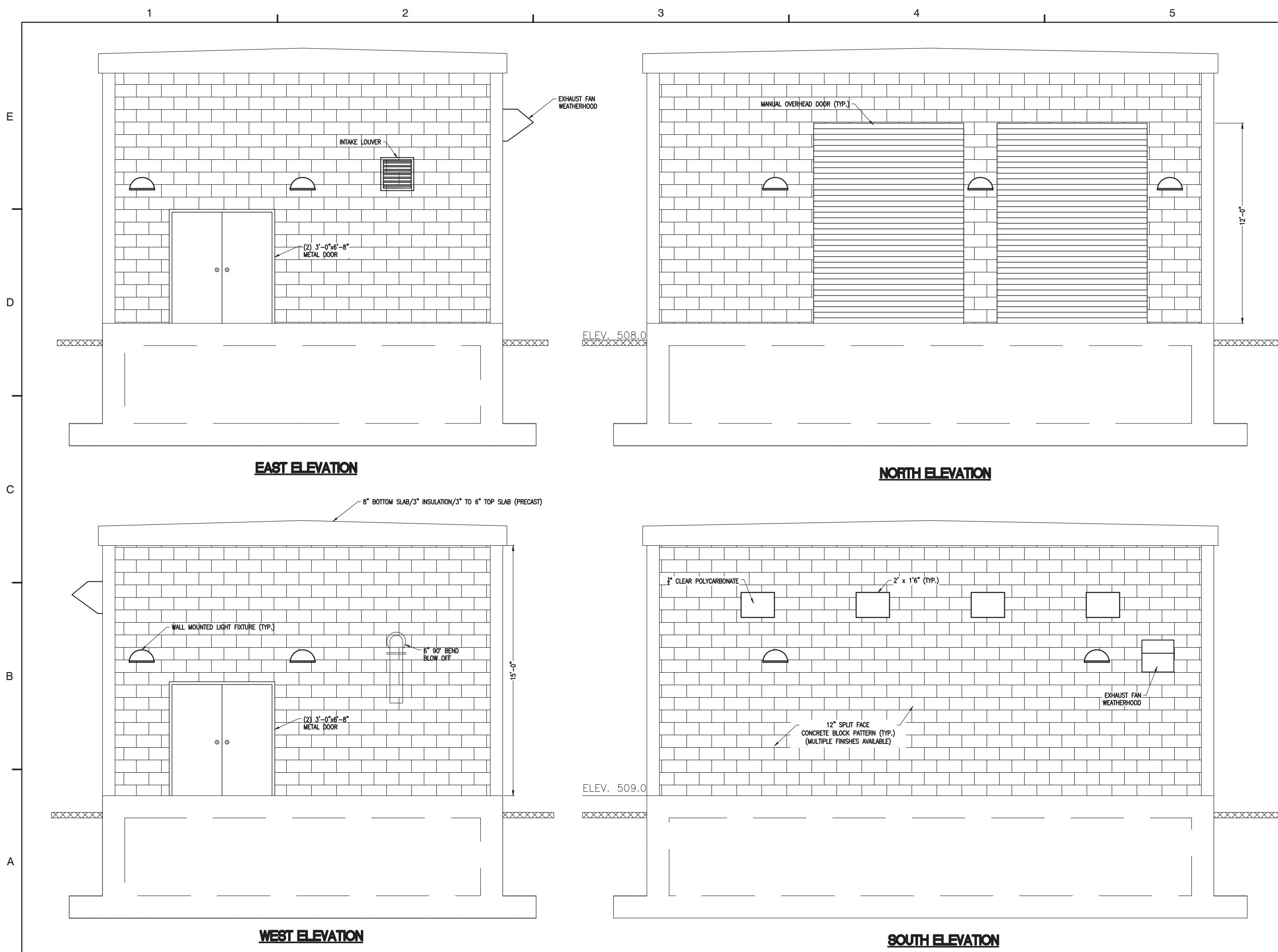
TITLE

TREATMENT
BUILDING ELEVATIONS

PROJECT NO. 50182139

C-08

SHEET NO. XX OF XX



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Borough of Mountain Lakes
400 Boulevard
Mountain Lakes, NJ 07046

REMEDICATION OF PFOA/PFAS
WELL NUMBER 4
CONTRACT 2025.XX

BOROUGH OF MOUNTAIN LAKES

Block 50003, Lot 5
Block 50003, Lot 5

TOWNSHIP OF DENVILLE
MORRIS COUNTY, NEW JERSEY

SEAL

PETER H. BLACK, PE
NJ License No. GE26358

SCALE

NOT TO SCALE

No.	DATE	BY	Description

REVISIONS

DRAWN BY _____

APPROVED BY _____

CHECKED BY _____

DATE _____

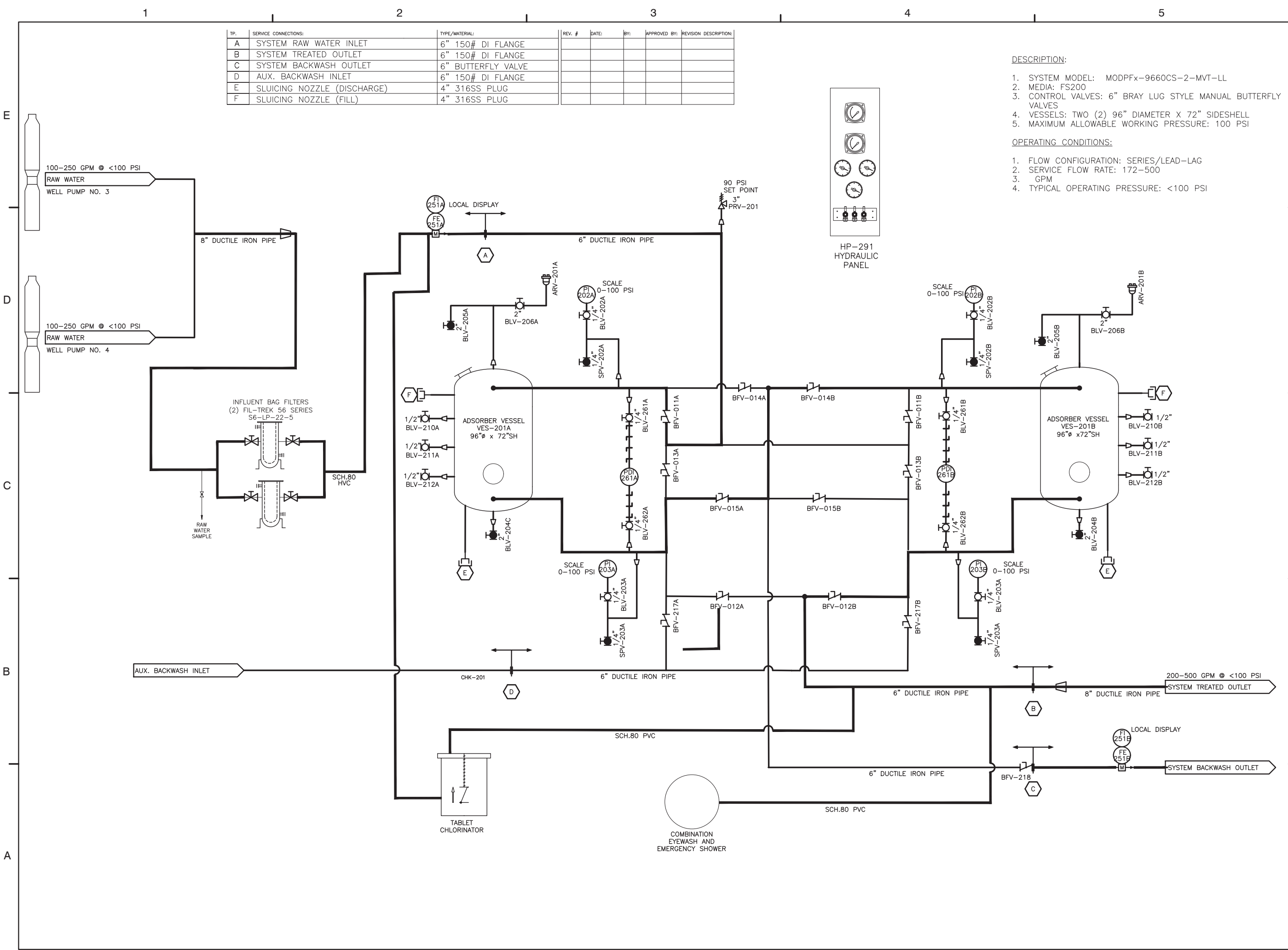
TITLE _____

TREATMENT SYMBOLS AND NOMENCLATURE

PROJECT NO. 50182139

M-01

SHEET NO. XX OF XX



Dewberry Engineers Inc.
600 PARSIPPANY ROAD
SUITE 301
PARSIPPANY, NJ 07054
PHONE: 973.739.9400
FAX: 973.739.6710
Certificate of Authorization #24GA28047600

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Borough of Mountain Lakes
400 Boulevard
Mountain Lakes, NJ 07046

REMEDATION OF PFOA/PFAS
WELL NUMBER 4
CONTRACT 2025.XX
BOROUGH OF MOUNTAIN LAKES

Block 50003, Lot 5
Block 50003, Lot 5
TOWNSHIP OF DENVERVILLE
MORRIS COUNTY, NEW JERSEY

SEAL

PETER H. BLACK, PE
NJ License No. GE26356

SCALE

NOT TO SCALE

No.	DATE	BY	Description

REVISIONS			
DRAWN BY	--		
APPROVED BY	--		
CHECKED BY	--		
DATE	-----		
TITLE			

TREATMENT
PROCESS

PROJECT NO. 50182139

M-02

SHEET NO. XX OF XX

H&C® CONCRETE STAIN SOLID COLOR WATER-BASED



- One gallon covers up to 250 sq. ft. (depending on porosity)
- Also available in 5-gallon pails and drums
- Soap and water clean-up
- VOC compliant
- Ideal for high pH surfaces
- Available in 8 prepackaged colors



Can be tinted to most Sherwin-Williams colors!

H&C® CONCRETE SEALER SOLVENT-BASED



- One gallon covers up to 250 sq. ft. (depending on porosity)
- Also available in 5-gallon pails and drums
- Satin finish preserves delicate architectural detail
- No reduction needed; apply with brush, roller, or airless sprayer
- Available in 12 prepackaged colors and 60 tintable colors



Building Stain Chart

H&C® Color Palettes for Concrete Stain Solid Color Water-Based and Concrete Sealer Solvent-Based

IMPORTANT: Color may vary slightly due to age, lighting, substrate variances, or application conditions. Always perform a sample test area. Light colors are not recommended for high-traffic areas.

	Tile Red * HC110		Terracotta Orange HC159		Sandstone * HC157		Hint of Gray HC156		Gray Horizons HC140		Extra White * HC148
	Naturally Red HC126		White-Washed Terracotta HC135		Bombay * HC133		Muddy Gray HC172		Gull Gray * HC132		Fall Grass HC145
	Terra Cotta ** HC167		Aztec Sand HC136		Cemented Deal HC141		Autumn Brown * HC101		Pearl Gray * HC164		Patio Green * HC105
	Cedarwood Brown HC103		Neutral Balance Tan HC125		Siberian Haze HC149		Charred Walnut HC109		Silver Gray * HC124		Bombay Breeze HC146
	Red Terrazzo Tile HC102		Silk Chocolate HC117		Fresh Concrete HC165		Cabernet Brown ** HC107		Black * HC108		Drive-In Twilight ** HC155

* May be available as a Pre-mixed color.
** Color only available in Concrete Stain Solid Color Water-Based.

Borough of Mountain Lakes - Remediation of PFOA/PFAS - Well Numbers 3 & 4

LifeCycle Cost Comparison – Granular Activated Carbon (GAC) versus Ion Exchange (IX)

	GAC (F400-01)	IX (Buffered)
FLOW (gpm)	500	500
EMPTY BED CONTACT TIME (minutes)	12.8	3.0
VESSELS	2 at 12' diameter	2 at 8' diameter
TREATMENT PLANT AND INFRASTRUCTURE (excludes initial media cost)	\$2,773,000	\$2,279,100
TOTAL MEDIA QUANTITY (cuft)	1400	400
MEDIA COST PER UNIT (per cuft)	\$150	\$440 (pre-rinsed)
TOTAL INITIAL MEDIA COST	\$210,000	\$176,000
CAPITAL CONSTRUCTION COST (CAPEX)	\$2,983,000	\$2,455,100
PROJECTED MEDIA LIFE (months)	14	20
REPLACEMENT MEDIA COST	\$210,000	\$176,000
MEDIA REMOVAL AND DISPOSAL	\$280,000 (\$200/cuft)	\$80,000 (\$200/cuft)
COST PER MEDIA CYCLE	\$490,000	\$256,000
10 YEAR O&M COST (OPEX-media only)	\$3,500,000	\$1,300,000
10 YEAR LIFE CYCLE COST (CAPEX+OPEX)	\$6,483,000	\$3,755,100

NOTES:

1. Media Cost based upon current rates in NJ.
2. Media removal and disposal costs based upon current NJ municipality costs including prevailing wage and trucking to PA disposal facility.
3. GAC Replacement cost does not include backwash (1000gpm for 1 hour) and effluent disposal or forward rinse (500 gpm for 4 hours). Cost of 12 inch sewer extension for backwash and rinse also not included.

ESTIMATE OF PROBABLE CONSTRUCTION COST

PROJECT NAME: **Mountain Lakes PFOS Treatment Plant - Granular Activated Carbon**
 CLIENT: **Borough of Mountain Lakes**
 MUNICIPALITY: **Borough of Mountain Lakes**
 COUNTY: **Morris County (Location of Plant - Denville Township)**

DATE: **01/07/25**
 PROJECT NO.: **50182139**
 CHECKED BY:
 PREPARED BY: **PB**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL AMOUNT
1	Mobilization and General Conditions	LS	1	\$ 80,000.00	\$ 80,000.00
2	Site Clearing	LS	1	\$ 20,000.00	\$ 20,000.00
3	Soil erosion and sediment control	LS	1	\$ 30,000.00	\$ 30,000.00
4	Temporary Sheeting for foundation installation (slide rail)	SF	700	\$ 50.00	\$ 35,000.00
5	Concrete footing and below grade foundation walls	CY	65	\$ 1,500.00	\$ 97,500.00
6	Concrete Floor Slab (working slab level)	CY	64	\$ 2,500.00	\$ 160,000.00
7	Two vessel ion exchange treatment, filters, piping and valves, mark-up and install	LS	1	\$ 740,000.00	\$ 740,000.00
8	Pre-fabricated building walls (10" precast conc.R-19)	SF	2,720	\$ 150.00	\$ 408,000.00
9	Pre-fabricated roof planks (15" precast conc. sloped insulation on top)	SF	1,220	\$ 100.00	\$ 122,000.00
10	GAC media	CF	1,400	\$ 150.00	\$ 210,000.00
11	Exterior finishes	LS	1	\$ 34,000.00	\$ 34,000.00
12	No Item	LS			\$ -
13	Double 3'-0" x 6'-8" metal doors an hardware	LS	1	\$ 7,500.00	\$ 7,500.00
14	Dual 13' wide roll up doors	EA	2	\$ 30,000.00	\$ 60,000.00
15	Gravel driveway w/DGA subbase	SY	90	\$ 65.00	\$ 5,850.00
16	8 and 10 inch buried water main, valves and fittings incl excavation and backfill	LF	1,450	\$ 250.00	\$ 362,500.00
17	6 inch iron piping, fittings, supports and valves (bag filters not required)	LS	1	\$ 25,000.00	\$ 25,000.00
18	Electrical service including buried conduit and wiring	LS	1	\$ 30,000.00	\$ 30,000.00
19	Building electrical including meter, 200 Amp panel, conduit wiring and outlets	LS	1	\$ 40,000.00	\$ 40,000.00
20	Interior and exterior lighting	LS	1	\$ 6,500.00	\$ 6,500.00
21	Louvers and exhaust and intake fans	LS	1	\$ 8,000.00	\$ 8,000.00
22	Unit heaters and thermostat	LS	1	\$ 15,000.00	\$ 15,000.00
23	Control system, wiring and radio communications	LS	1	\$ 11,000.00	\$ 11,000.00
24	Security and fire alarm systems	LS	1	\$ 3,500.00	\$ 3,500.00
25	Tablet chlorination system	LS	1	\$ 42,000.00	\$ 42,000.00
26	Interior finishes	LS	1	\$ 21,500.00	\$ 21,500.00
27	Site Restoration including temporary construction road and stockpile areas	LS	1	\$ 38,000.00	\$ 38,000.00
28	No. 57 Stone	CY	250	\$ 15.00	\$ 3,750.00
					\$ -
	Twin vessels 12' dia x 16' operating ht.				\$ -
	Bldg. 38'x30'x20'high				\$ -
	Backwash and forward rinse costs not included				\$ -
	SUB-TOTAL FOR MATERIAL AND LABOR				\$ 2,616,600.00
	OVERHEAD - 0% OF LABOR & MATERIAL (OVERHEAD INCLUDED IN ABOVE PRICES)				\$ -
	SUB-TOTAL:				\$ 2,616,600.00
	PROFIT - 0% (PROFIT INCLUDED IN ABOVE UNIT PRICES)				\$ -
	TOTAL ESTIMATED COST WITH OVERHEAD & PROFIT				\$ 2,616,600.00
	CONSTRUCTION CONTINGENCY - 10%				\$ 261,660.00
	ESCALATION - 4.0% PER YEAR				\$ 104,664.00
	BUDGET CONSTRUCTION COST				\$ 2,982,924.00
				Rounded Total Construction Cost	\$ 2,982,924.00

ESTIMATE OF PROBABLE CONSTRUCTION COST

PROJECT NAME: **Mountain Lakes PFOS Treatment Plant - Resin Based System**
 CLIENT: **Borough of Mountain Lakes**
 MUNICIPALITY: **Borough of Mountain Lakes**
 COUNTY: **Morris County (Location of Plant - Denville Township)**

DATE: **01/07/25**
 PROJECT NO.: **50182139**
 CHECKED BY:
 PREPARED BY: **PB**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL AMOUNT
1	Mobilization and General Conditions	LS	1	\$ 75,000.00	\$ 75,000.00
2	Site Clearing	LS	1	\$ 20,000.00	\$ 20,000.00
3	Soil erosion and sediment control	LS	1	\$ 30,000.00	\$ 30,000.00
4	Temporary Sheet piling for foundation installation (slide rail)	SF	600	\$ 50.00	\$ 30,000.00
5	Concrete footing and below grade foundation walls	CY	50	\$ 1,500.00	\$ 75,000.00
6	Concrete Floor Slab (working slab level)	CY	40	\$ 2,500.00	\$ 100,000.00
7	Two vessel ion exchange treatment, filters, piping and valves, mark-up and install	LS	1	\$ 687,000.00	\$ 687,000.00
8	Pre-fabricated building walls (9" precast conc.R-19)	SF	1,740	\$ 150.00	\$ 261,000.00
9	Pre-fabricated roof planks (14" precast conc. sloped insulation on top)	SF	875	\$ 100.00	\$ 87,500.00
10	Ion Exchange media (rinsed)	CF	200	\$ 440.00	\$ 88,000.00
11	Exterior finishes	LS	1	\$ 25,000.00	\$ 25,000.00
12	No Item	LS			\$ -
13	Double 3'-0" x 6'-8" metal doors and hardware	LS	1	\$ 7,500.00	\$ 7,500.00
14	Dual 9' wide roll up doors	EA	2	\$ 20,000.00	\$ 40,000.00
15	Gravel driveway w/DGA subbase	SY	90	\$ 65.00	\$ 5,850.00
16	8 and 10 inch buried water main, valves and fittings incl excavation and backfill	LF	1,450	\$ 250.00	\$ 362,500.00
17	6 inch iron piping, fittings, supports and valves	LS	1	\$ 40,000.00	\$ 40,000.00
18	Electrical service including buried conduit and wiring	LS	1	\$ 30,000.00	\$ 30,000.00
19	Building electrical including meter, 200 Amp panel, conduit wiring and outlets	LS	1	\$ 40,000.00	\$ 40,000.00
20	Interior and exterior lighting	LS	1	\$ 6,500.00	\$ 6,500.00
21	Louvers and exhaust and intake fans	LS	1	\$ 8,000.00	\$ 8,000.00
22	Unit heaters and thermostat	LS	1	\$ 15,000.00	\$ 15,000.00
23	Control system, wiring and radio communications	LS	1	\$ 11,000.00	\$ 11,000.00
24	Security and fire alarm systems	LS	1	\$ 3,500.00	\$ 3,500.00
25	Tablet chlorination system	LS	1	\$ 42,000.00	\$ 42,000.00
26	Interior finishes	LS	1	\$ 21,500.00	\$ 21,500.00
27	Site Restoration including temporary construction road and stockpile areas	LS	1	\$ 38,000.00	\$ 38,000.00
28	No. 57 Stone	CY	250	\$ 15.00	\$ 3,750.00
					\$ -
					\$ -
					\$ -
					\$ -
	SUB-TOTAL FOR MATERIAL AND LABOR				\$ 2,153,600.00
	OVERHEAD - 0% OF LABOR & MATERIAL (OVERHEAD INCLUDED IN ABOVE PRICES)				\$ -
	SUB-TOTAL:				\$ 2,153,600.00
	PROFIT - 0% (PROFIT INCLUDED IN ABOVE UNIT PRICES)				\$ -
	TOTAL ESTIMATED COST WITH OVERHEAD & PROFIT				\$ 2,153,600.00
	CONSTRUCTION CONTINGENCY - 10%				\$ 215,360.00
	ESCALATION - 4.0% PER YEAR				\$ 86,144.00
	BUDGET CONSTRUCTION COST				\$ 2,455,104.00
				Rounded Total Construction Cost	\$ 2,455,104.00



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 January 27, 2025
CC: Robert Oostdyk, Borough Attorney

Preserve NJ—Historic Preservation Fund Grant Award—Acceptance of Grant and Execution of Grant Agreement—The Borough must execute the required agreement for this previously awarded \$270,950 grant. A copy of the agreement is attached. A resolution is on the current meeting agenda.

Prequalification of Bidders—Phase 1: Exterior Restoration of the Mountain Lakes Train Station—Before seeking bids for this project, contractors must comply with prequalification requirements prescribed by the NJ Department of Community Affairs. The prequalification process includes a public notice and hearing on the prequalification regulation and a governing body resolution memorializing the public hearing. We anticipate the public hearing and notification for the February 24th borough council meeting. Attached is a copy of the public notice, prequalification package, and governing body resolution.

Elected Official Training—The MEL Safety Institute's Annual Elected Officials Seminar is now available through its Learning Management System. I have emailed everyone the directions for completing the course. The MEL provides a \$250 credit for each municipal elected official who completes the course. Everyone is requested to complete the course within the next two weeks.

As always, feel free to reach out with any questions or concerns.

Respectfully,

Mitchell

Preserve New Jersey Historic Preservation Fund Grant Award

Administered by the New Jersey Historic Trust

2024.2032 Mountain Lakes Historic District

Please **print** and complete the required grant materials, then submit **hardcopies** to NJHT no later than **March 28, 2025**.

Mailing Address

(includes US Postal Service):

**New Jersey Historic Trust
P.O. Box 457
Trenton, NJ 08625**

Hand Deliveries

(includes FedEx and UPS) :

**New Jersey Historic Trust
101 South Broad Street, 6th Floor
Trenton, NJ 08608**

Contact NJHT

Phone : (609) 984-0473

Fax : (609) 984-7590

Email : njht@dca.nj.gov

Grant Agreement Checklist

Project #: **2024.2032**

Project Name: **Mountain Lakes Historic District**

Please refer to the project grant number and name (listed above) in all correspondence with the Historic Trust.

Be sure the following items are included with the package. Please note any missing items that will be submitted under separate cover (insurance certificates, board resolutions, etc.). If you have any questions about the required materials, please contact your Program Officer directly.

Must be received

- ☐ This Grant Agreement Checklist with completed items checked off
- ☐ Acceptance Letter with original signature
- ☐ Completed Grant Agreement Information Form and Contact Information sheet
- ☐ Insurance Certificate (with all categories completed by your insurance company and NJHT listed as Additional Insured)
- ☐ Attachment E – Governing Body Resolution (with original signature **and** raised seal)
- ☐ Attachment G - Statement of adequacy of accounting (with original signature)



*PO Box 457
Trenton, NJ 08625*

January 7, 2025

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

**Re: Mountain Lakes Historic District; Grant No. 2024.2032; Grant Award:
\$270,950**

Dear Mitchell Stern:

A bill appropriating funds from the Preserve New Jersey Historic Preservation Fund to the New Jersey Historic Trust has been introduced in the legislature. After the bill is passed and signed by the Governor, the grant funds awarded in the 2024 grant round will be available for disbursement.

To obtain grant funds, your organization must execute a Grant Agreement with the New Jersey Historic Trust. The Grant Agreement will define the scope of the project we are funding and the project schedule, as well as schedules for project reports and reimbursement requests. Once the Agreement is executed, grant funds will become available.

Several items needed to complete the Grant Agreement are enclosed including an information form. The New Jersey Historic Trust Board of Trustees has approved matching grant funds for the Scope of Work based on the information submitted in your application and as outlined in Attachment D-1 of the Grant Agreement. Attachment D-1 will be submitted separately by your Program Officer for your review. In its final form, it will serve as the basis on which all grant payments are made.

Attachments E and G of the Grant Agreement are included. Please have the appropriate individuals sign the documents and return them to the Trust. If you have any questions concerning the Scope of Work or attachments, please contact your NJHT Program Officer who will be administering your grant, Tara Ritz, at (609) 930-1002 or tara.ritz@dca.nj.gov.

It is important to inform the Trust of all new developments that pertain to this project. The program staff should receive copies of all documentation for review and approval **before** proceeding with any work. The Trust must also review the qualifications of all consultants and contractors hired to complete grant-funded documents since your application was submitted.

Please have the duly authorized representative of your organization sign this letter and return it to the Trust. This signature indicates that you have approved the outlined Scope of Work and agreed to abide by the regulations that govern this program.

We look forward to working with you to successfully complete this project.

Sincerely,



Glenn A. Ceponis
Executive Director

Please sign and return original to the Historic Trust with your Grantee Info Packet

Approved and accepted:

Date: _____

Signature: _____

Print Name: _____

Title _____

Organization _____

GRANT AGREEMENT INFORMATION FORM

The following information is required for the Trust to generate your grant agreement.

All fields are required.

Project Number: 2024.2032

Project Name: Mountain Lakes Historic District

1. **Chief Financial Officer:** _____
2. **Organization's Federal I.D. Number:** _____
3. **NJ START Vendor I.D. Number:** _____
4. If using Federal funds as matching dollars (example: Tea 22 grants), give Catalog of Federal Domestic Assistance **(CFDA) Account Number:** _____
5. Your **Fiscal Year** ends: (month) _____ (day) _____
6. Your **Accounting Records** use the following system (check appropriate system):
 - ☐ Cash Basis
 - ☐ Accrual Basis
 - ☐ Modified Accrual
 - ☐ Other (explain): _____
7. **Insurance:**
 - a) Request that the NJ Historic Trust be named as additional insured (and reference your project number) on the policy for each Insurance Type listed below. Refer to "Insurance Requirements" in your Grant Manual for the Trust's expectations for insurance. If you checked any boxes labeled "**Self-Insurance**," submit a letter indicating the specific types and levels of self-insurance coverage. In the case of any exemptions, submit a certificate from the New Jersey Commissioner of Banking & Insurance identifying the specific exemption.
 - b) Ask your Insurance Company to submit a copy of your Certificate of Insurance to the Historic Trust. Please check appropriate insurance coverage below:
 - Comprehensive General Liability:
 - ☐ Insurance
 - ☐ Self-Insurance
 - Automobile Liability:
 - ☐ Insurance
 - ☐ Self-Insurance
 - ☐ Organization does NOT own or lease vehicles in its name
 - Workers' Compensation:
 - ☐ Insurance
 - ☐ Self-Insurance
 - ☐ Organization has no paid employees
 - Employers' Liability:
 - ☐ Insurance
 - ☐ Self-Insurance
 - ☐ Organization has no paid employees

CONTACT INFORMATION SHEET

Grant Recipient Organization *(the information below must be consistent with information stated on IRS records)*

Name: _____

Mailing Address: _____

Day Telephone: _____

Fax: _____

Email: _____

Project Contact *(this is the person who will manage the grant and be first contact with the Historic Trust)*

Name: _____

Mailing Address: _____

Day Telephone: _____

Fax: _____

Email: _____

Project Name: **Mountain Lakes Historic District**
Project Number: **2024.2032**

ATTACHMENT E

**PRESERVE NEW JERSEY HISTORIC PRESERVATION FUND
ADMINISTERED BY THE NEW JERSEY HISTORIC TRUST**

GOVERNING BODY / BOARD RESOLUTION

The governing body/board of **Mountain Lakes Borough** desires to further historic preservation through a grant from the New Jersey Historic Trust, State of New Jersey in the amount of **\$270,950** for the following project Mountain Lakes Historic District.

Therefore, the governing body authorizes _____ (Insert Name and Title of Authorized Signatory) to execute a grant agreement with the State in an amount up to that awarded for the proposed project, and to seal the grant agreement.

Introduced and passed _____, 2025

Ayes: _____

Noes: _____

Absent: _____

Approved:

(Signature of Mayor, County Board of Commissioners Director,
or Board Chairperson)

Title: _____

Attested: _____
(Signature of Municipal or County Clerk, Board Secretary, or Notary Public)

Insert raised government, corporate or notary seal

Project Name: **Mountain Lakes Historic District**
Project Number: **2024.2032**

ATTACHMENT G

**A GRANT AGREEMENT BETWEEN STATE OF NEW JERSEY
NEW JERSEY HISTORIC TRUST AND**

Mountain Lakes Borough (Grantee)

2024.2032 (Project Number)

STATEMENT OF ADEQUACY OF ACCOUNTING SYSTEM

I am the _____ (Insert Title of Chief Financial Officer or Treasurer) of **Mountain Lakes Borough** (Grantee) and, in this capacity, I will be responsible for establishing and maintaining the financial statements for Grant Number 2024.2032.

The accounting system that will be established and maintained for the purpose of this proposed contract/ grant will be adequate to:

1. Provide for accurate identification of the receipts and expenditures for items to be reimbursed by the New Jersey Historic Trust;
2. Provide for documentation supporting each book entry, filed in such a way that it can be easily located;
3. Provide accurate and current financial reporting information;
4. Be integrated with a strong system of internal controls and;
5. Will conform to any and all requirements or guidelines that the New Jersey Historic Trust may issue including Section VIII and Section XI of the Grant Agreement.

Signature of Chief Financial Officer / Treasurer

Name (Print or Type)

Date

Borough of Mountain Lakes, Morris County, New Jersey

NOTICE OF PUBLIC HEARING ON THE ADOPTION OF PREQUALIFICATION
REGULATIONS

NOTICE is hereby given that on February 24, 2025 at or about 7PM at the Borough of Mountain Lakes 400 Boulevard, Mountain Lakes, New Jersey, the Mayor and the Borough Council will conduct a public hearing on the adoption of prequalification regulations for general restoration contractors which will apply to the anticipated bid for the Phase I: Exterior Restoration of the Mountain Lakes Train Station. Any member of the public wishing to comment will be heard at that time. Copies of the proposed regulations are available for inspection at the office of the Borough Clerk starting January 23, 2025.

Cara Fox, Borough Clerk

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

RESOLUTION ____-25

**RESOLUTION ADOPTING PREQUALIFICATION REGULATIONS IN CONNECTION WITH BIDS FOR THE EXTERIOR
RESTORATION OF THE MOUNTAIN LAKES TRAIN STATION**

WHEREAS, pursuant to N.J.S.A. 40A:11-25 the Borough Council of the Borough of Mountain Lakes may establish reasonable regulations appropriate for controlling the qualifications of prospective bidders upon contracts to be awarded by the Borough; and

WHEREAS, the Borough is required to establish prequalification regulations for projects financially assisted by the New Jersey Historic Preservation Bond Fund or the Garden State Preservation Trust; and

WHEREAS, the Borough seeks such financial assistance in connection with the exterior restoration of the Mountain Lakes Train Station; and

WHEREAS, there have been promulgated contractor prequalification regulations in connection with the exterior restoration of the Mountain Lakes Train Station; and

WHEREAS, the Borough Council has conducted a public hearing and has determined that it is in the best interest of the Borough of Mountain Lakes to establish reasonable regulations appropriate for controlling the qualification of perspective bidders in connection with the exterior restoration of the Mountain Lakes Train Station.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, that the prequalification regulations attached hereto are hereby adopted for utilization in connection with the bid for the exterior restoration of the Mountain Lakes Train Station; and

BE IT FURTHER RESOLVED that the implementation of the contractor prequalification regulations is subject to review and approval of the Director of the Division of Local Government Services and the Borough Clerk is hereby authorized to file with the Director of the Division of Local Government Services proposed regulations, a true copy of this Resolution, a true copy of the hearings, copies of the two newspaper legal advertisements for public hearing, and a completed, certified, standard certification form.

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 February 24, 2025.

Cara Fox, Borough Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Cannon						
Howley						
Menard						
Sheikh						
Tsai						
Muilenburg						
Barnett						

BIDDER'S PREQUALIFICATION PACKAGE

**PHASE I: EXTERIOR RESTORATION
OF THE MOUNTAIN LAKES TRAIN STATION**

12 Romaine Road
Mountain Lakes, New Jersey, 07046

Mountain Lakes Borough

400 Boulevard
Mountain Lakes, New Jersey 07046

**CONNOLLY & HICKEY
HISTORICAL ARCHITECTS, LLC
P.O. Box 1726
Cranford, New Jersey 07016**

DATE: TBD

PHASE I: EXTERIOR RESTORATION OF THE MOUNTAIN LAKES TRAIN STATION

PROJECT FACT SHEET

Project: PHASE I: EXTERIOR RESTORATION OF THE MOUNTAIN LAKES TRAIN STATION

Location: 12 Romaine Road
Mountain Lakes, NJ 07046

Local Unit Mountain Lakes Borough
40 Boulevard
Mountain Lakes, NJ 07046

Local Unit Contact: Mitchell Stern, Borough Manager
(973) 334-3131 ext. 2006 (tel)

Architect: Connolly & Hickey Historical Architects, LLC
Thomas B. Connolly, AIA, Principal Architect
P.O. Box 1726
Cranford, New Jersey 07016
973-746-4911 (tel)
973-746-2080 (fax)

Background Information: The Mountain Lakes Train Station was constructed in 1912 to serve the Delaware, Lackawanna and Western (DL&W) Railroad in Mountain Lakes, replacing an earlier station. Designed by the DL&W's chief architect Frank J. Nies, the station was constructed of local rough-cut stone with concrete trim and utilized elements of the Jacobethan Revival style. The station featured a standard plan adopted by the DL&W that was repeated with minor variations in scale, material, and trim; this standard plan featured the baggage and waiting rooms in two large end rooms connected by a central hall with ticket office and restrooms. At Mountain Lakes, the plan was modified due to the steep site requiring the baggage room to be raised one story, a stair replaced the hall, and an additional room adjoining the baggage room was added. A fire damaged the station around 1920 but its interior was rebuilt with little change. The building served as an active station until the mid-twentieth century and today serves as a restaurant. The Mountain Lakes Train Station was added to the New Jersey and National Registers of Historic Places in 2005 as a contributing resource to the Mountain Lakes Historic District.

Project Objective: The Mountain Lakes Borough seeks experienced Historic Restoration General Contractors who specialize in the restoration of clay tile roofing, lead-coated copper hung gutters and leaders, repairs and rebuilding, cast stone and fieldstone restoration and flashing, rebuilding and repointing, finish and rough carpentry repairs, and painting of historic wood surfaces.

Potential Project Funding: Morris County Historic Trust Funds and Preserve New Jersey Historic Preservation Trust Fund administered by the New Jersey Historic Trust.

Scope of Work: The project consists of the following elements:

1. Replacement of existing roof with new clay tiles,
2. Installation of new lead-coated copper flashings,
3. Installation of new custom hung gutters and leaders,

4. Rebuilding of cast stone and fieldstone masonry parapets.
5. Finish and rough carpentry repairs and restoration surface preparation and painting of historic carpentry surfaces.

**PHASE I: EXTERIOR RESTORATION OF THE
MOUNTAIN LAKES TRAIN STATION**

STATEMENT OF GENERAL NOTICE:

The Mountain Lakes Train Station is located at 12 Romaine Road, Mountain Lakes, New Jersey. All work completed on this project must conform to the Secretary of the Interior's *Standards for the Treatment of Historic Properties* (Revised 1995) and is subject to review by the New Jersey Historic Trust. The Mountain Lakes Borough seeks experienced Historic Restoration General Contractors who specialize in the restoration of historic buildings for the Phase I: Exterior Restoration at the Mountain Lakes Train Station.

The scope of the work for this single contract is primarily for:

1. Replacement of existing roof with new clay tiles,
2. Installation of new lead-coated copper flashings,
3. Installation of new custom hung gutters and leaders,
4. Rebuilding of cast stone and fieldstone masonry parapets.
5. Finish and rough carpentry repairs and restoration surface preparation and painting of historic carpentry surfaces.

This work will be in accordance with the project bidding documents. A set of plans illustrating the general scope of work are available for inspection at the office of Connolly & Hickey Historical Architects, between the hours of 9:00 A.M. to 4:00 P.M. Monday thru Friday.

The Architect is Connolly & Hickey Historical Architects, LLC, P.O. Box 1726, Cranford, New Jersey 07016, telephone (973) 746-4911. The Owner, Borough of Mountain Lakes contact is Cara Fox, Acting Borough Clerk (973) 334-3131 ext. 2006 (tel). A fact sheet describing the project and scope of work is attached. All prospective bidders are strongly encouraged to visit the site.

The Mountain Lakes Borough requires that prospective bidders must submit a completed Qualifications Statement as set forth herein. Failure to complete the Qualifications Statement may result in disqualification. All entries on the forms must be completely filled in. Complete Qualifications Statement Forms must be submitted in duplicate to: Cara Fox, Acting Borough Clerk at 400 Boulevard, Mountain Lakes, New Jersey 07046. The Mountain Lakes Borough, the Project Architect and the New Jersey Historic Trust will review the Qualifications Statement Forms according to the Evaluation Criteria set forth herein. Historic Restoration General Contractors whose Qualification Statements are determined to be acceptable will be identified as Qualified Prospective Bidders. Each respondent will be notified in writing of the determination. The Mountain Lakes Borough will issue bid proposal forms, drawings and project manuals including specifications only to Qualified Prospective Bidders. Only bids received from previously Qualified Bidders will be opened. A Qualified Prospective Bidder is not obligated to submit a bid.

**PHASE I: EXTERIOR RESTORATION OF THE
MOUNTAIN LAKES TRAIN STATION**

STATEMENT OF POTENTIAL BIDDERS' QUALIFICATIONS/CRITERIA FOR EVALUATION

The following six (6) criteria will be used for evaluating the qualifications of Potential Bidders. The evaluation will be based on information in the Qualification Statement provided by Prospective Bidders as well as information supplied by the Bidders' references.

1. The Potential Bidder, acting as General Contractor, will be required to demonstrate verifiable, successful experience in Project Supervision and Administration of historic preservation projects. This experience shall include two (2) projects involving separate historic buildings or sites and of similar activities, construction cost and scope of work as the subject project completed in compliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* (revised 1995) within the past five (5) years preceding the date of execution of this pre-qualification form. At least one (1) of the projects must have been reviewed by either of the following: State Historic Preservation Office, the New Jersey Historic Trust or the historic review body of a county or municipal authority. The aggregate construction cost of each project must be at least \$270,000.
2. The Potential Bidder's proposed project supervisor will be required to demonstrate verifiable, successful experience in Project Supervision and Administration of historic preservation projects. This experience shall include two (2) projects involving separate historic buildings or sites and of similar activities, construction cost and scope of work as the subject project. These projects shall have been in compliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* (Revised 1995) within the past five (5) years preceding the date of execution of this pre-qualification form. At least one of the projects must have been reviewed by either of the following: State Historic Preservation Office, the New Jersey Historic Trust or the historic review body of a county or municipal authority. The aggregate construction cost of each project must be at least \$270,000.
3. The Potential Bidder must provide a list of the names, titles and years of experience of all principal members of the potential bidder's staff who will be available and assigned to this particular project.
4. The Potential Bidder's firm or any predecessor firm must have not wrongfully defaulted on a contract or had work terminated for non-performance within the past five (5) years.
5. The Potential Bidder's firm or any predecessor firm must not have been denied a consent of surety, a bid guarantee or a performance bond within the past twelve (12) months based on the Potential Bidder's inability to meet the surety's reasonable underwriting standards.
6. On all projects currently underway, the prospective bidder must demonstrate the following:
 - a. Adherence to the project completion schedule mutually agreed upon between the contractor and the client. Deviation from the schedule must be due to factors outside of the contractor's control.
 - b. Lack of workmanship defects resulting from a failure to build a structure or component part of a structure pursuant to architectural and engineering plans and specifications.
 - c. Timely submittal of shop drawings, product literature, samples, mock-ups, requests for information and applications for payment.

**PHASE I: PREQUALIFICATION REGULATIONS
EXTERIOR RESTORATION OF THE
MOUNTAIN LAKES TRAIN STATION**

Potential Bidder's Qualification Statement

This form must be completed and submitted by Prospective Bidders who wish to be considered for this work. Failure to complete the Qualification Statement may result in disqualification of the Prospective Bidder. Attachments to this sheet are acceptable. Please properly label all attachments.

1. Name and Address of Firm: _____

A. Under what other name(s) has your business operated? _____

B. Business form (corporation, partnership, etc.): _____

Date of formation: _____

Principal location: _____

Names of Officers of Corporation, or Partners: _____

2. Provide a list of names, titles and years of experience of all principal members of the potential bidder's staff who will be available and assigned to this particular project. Please properly label that attachment.
3. Has your firm or any predecessor firm defaulted on a contract or had work terminated for non-performance within the last five (5) years? If so, on a separate sheet, describe the project, owner, date and circumstances/reasons.
4. Has your firm or any predecessor firm been denied a consent of surety, bid guarantee or performance bond within the last twelve (12) months based on potential bidder's inability to meet the surety's reasonable underwriting standards? If so, on a separate sheet, describe the circumstances/reasons.

**PREQUALIFICATION REGULATIONS
PHASE I: EXTERIOR RESTORATION OF THE
MOUNTAIN LAKES TRAIN STATION**

5. General Contractor

Provide evidence of successful experience on two (2) projects involving separate historic buildings or sites and of a similar nature, construction cost and scope of work as the subject project completed in compliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* (Revised 1995) within the past five (5) years preceding the date of the execution of this pre-qualification form. At least one of the projects must have been reviewed by either of the following: State Historic Preservation Office, the New Jersey Historic Trust or the historic review body of a county or municipal authority. The aggregate construction cost of each project must be at least \$270,000.

Project One

Project Name: _____

Location: _____

Construction Cost: _____

Completion Date: _____

Approximate Construction Date of Historic Building or Site: _____

Project Supervisor: _____

Scope of Work and Nature of Project: _____

Owner: _____

Owner's Contact Person: _____

Phone: _____ Fax: _____

Architect: _____

Architect's Contact Person: _____

Phone: _____ Fax: _____

Historic Review Agency: _____

**PREQUALIFICATION REGULATIONS
PHASE I: EXTERIOR RESTORATION OF THE
MOUNTAIN LAKES TRAIN STATION**

Project Two

Project Name: _____

Location: _____

Construction Cost: _____

Completion Date: _____

Approximate Construction Date of Historic Building or Site: _____

Project Supervisor: _____

Scope of Work and Nature of Project: _____

Owner: _____

Owner's Contact Person: _____

Phone: _____ Fax: _____

Architect: _____

Architect's Contact Person: _____

Phone: _____ Fax: _____

Historic Review Agency: _____

**PREQUALIFICATION REGULATIONS
PHASE I: EXTERIOR RESTORATION OF THE
MOUNTAIN LAKES TRAIN STATION**

6. Proposed Project Supervisor

Provide evidence of successful experience on two (2) projects involving separate historic buildings or sites and of a similar nature, construction cost and scope of work as the subject project completed in compliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* (Revised 1995) within the past five (5) years preceding the date of the execution of this pre-qualification form. At least one of the projects must have been reviewed by either of the following: State Historic Preservation Office, the New Jersey Historic Trust or the historic review body of a county or municipal authority. The aggregate construction cost of each project must be at least \$270,000.

Name and Address of Project Supervisor who worked on the following two projects that meet the above requirements: _____

Years of Experience _____

With Whom _____

Project One

Project Name: _____

Location: _____

Construction Cost: _____

Completion Date: _____

Approximate Construction Date of Historic Building or Site: _____

Scope of Work and Nature of Project: _____

Owner: _____

Owner's Contact Person: _____

Phone: _____ Fax: _____

Architect: _____

Architect's Contact Person: _____

Phone: _____ Fax: _____

Historic Review Agency: _____

**PREQUALIFICATION REGULATIONS
PHASE I: EXTERIOR RESTORATION OF THE
MOUNTAIN LAKES TRAIN STATION**

Project Two

Project Name: _____

Location: _____

Construction Cost: _____

Completion Date: _____

Approximate Construction Date of Historic Building or Site: _____

Scope of Work and Nature of Project: _____

Owner: _____

Owner's Contact Person: _____

Phone: _____ Fax: _____

Architect: _____

Architect's Contact Person: _____

Phone: _____ Fax: _____

Historic Review Agency: _____

**PREQUALIFICATION REGULATIONS
PHASE I: EXTERIOR RESTORATION OF THE
MOUNTAIN LAKES TRAIN STATION**

7. General Contractor

Provide the following information on all current projects in progress:

Project Name: _____

Location: _____

Owner: _____ **Phone:** _____

Owner's Contact Person _____ **Phone/Fax:** _____

Architect: _____ **Phone/Fax:** _____

Contract Amount: _____

Scheduled Completion Date: _____

Architect's Contact Person: _____

Phone: _____

Project Name: _____

Location: _____

Owner: _____ **Phone:** _____

Owner's Contact Person _____ **Phone/Fax:** _____

Architect: _____ **Phone/Fax:** _____

Contract Amount: _____

Scheduled Completion Date: _____

Architect's Contact Person: _____

Phone: _____

**PREQUALIFICATION REGULATIONS
PHASE I: EXTERIOR RESTORATION OF THE
MOUNTAIN LAKES TRAIN STATION**

Project Name: _____

Location: _____

Owner: _____ **Phone:** _____

Owner's Contact Person _____ **Phone/Fax:** _____

Architect: _____ **Phone/Fax:** _____

Contract Amount: _____

Scheduled Completion Date: _____

Architect's Contact Person: _____

Phone: _____

Project Name: _____

Location: _____

Owner: _____ **Phone:** _____

Owner's Contact Person _____ **Phone/Fax:** _____

Architect: _____ **Phone/Fax:** _____

Contract Amount: _____

Scheduled Completion Date: _____

Architect's Contact Person: _____

Phone: _____

**PREQUALIFICATION REGULATIONS
PHASE I: EXTERIOR RESTORATION OF THE
MOUNTAIN LAKES TRAIN STATION**

Project Name: _____

Location: _____

Owner: _____ **Phone:** _____

Owner's Contact Person _____ **Phone/Fax:** _____

Architect: _____ **Phone/Fax:** _____

Contract Amount: _____

Scheduled Completion Date: _____

Architect's Contact Person: _____

Phone: _____

Project Name: _____

Location: _____

Owner: _____ **Phone:** _____

Owner's Contact Person _____ **Phone/Fax:** _____

Architect: _____ **Phone/Fax:** _____

Contract Amount: _____

Scheduled Completion Date: _____

Architect's Contact Person: _____

Phone: _____

**PREQUALIFICATION REGULATIONS
PHASE I: EXTERIOR RESTORATION OF THE
MOUNTAIN LAKES TRAIN STATION**

CERTIFICATION

I (We) the undersigned certify the truth and correctness of all statements and answers contained herein:

DATE: _____

NAME OF POTENTIAL BIDDER: _____

ADDRESS OF POTENTIAL
BIDDER: _____

TELEPHONE AND FAX: _____

BY (Sign name, no stamps): _____

Print/Type Name and Title: _____

WITNESSED (If a Corporation, by the Secretary of the Corporation)

BY (Sign name, no stamps): _____

Print/Type Name and Title: _____

Subscribed and sworn before me

This _____ day of _____.

Notary Public of the

State of _____

My Commission expires

(Seal)

NOTICE is hereby given that on **DATE OF MEETING** at or about **__:__ PM** at the Borough of Mountain Lakes 400 Boulevard, Mountain Lakes, New Jersey, the Mayor and the Borough Council will conduct a public hearing on the adoption of prequalification regulations for general restoration contractors which will apply to the anticipated bid for the Phase I: Exterior Restoration of the Mountain Lakes Train Station. Any member of the public wishing to comment will be heard at that time. Copies of the proposed regulations are available for inspection at the office of the Borough Clerk starting **DATE THE NOTICE WILL BE POSTED**.

_____, Borough Clerk

**STANDARD CERTIFICATION TO ACCOMPANY PREQUALIFICATION
REGULATIONS SUBMITTED TO DIRECTOR, DIVISION OF LOCAL
GOVERNMENT SERVICES, DEPARTMENT OF COMMUNITY AFFAIRS**

A. Applicability of Prequalification Regulations

1. Type of projects, goods or services regulations would apply to

B. Status of Proposed Regulations: (check one)

New regulations

Reestablishment of old regulations

If reestablished, date last approved
by Director (provide prior approval
letter)

Amendment of existing regulations

Date existing regulations approved
by Director (provide prior approval
letter)

C. Summary of Proposed Regulations

Please provide all criteria which prospective bidders will be required to meet, and explain how said criteria is pertinent and reasonably related to the goods or services to be provided or performed. Add additional sheets as necessary.

D. Public Hearing on Prequalification Regulations

Date of public hearing

Does the attached record of the proceedings and testimony completely and accurately describe the testimony?

[illegible]

E. Other Prequalification Regulations

1. Please set forth any bid prequalification regulations that the applicant presently has in place, and the date said regulations were approved by the Director. (Provide prior approval letter(s).
2. Has any other prequalification regulation(s) been the subject of court action or written complaint by citizens, prospective bidders or vendors? If so, briefly describe the situation. Attach additional sheets as necessary.

F. Do the proposed regulations: (Circle One)

- | | | | |
|-----|---|-----|----|
| (a) | Contain any requirements which will unnecessarily discourage full, free and open competition? | Yes | No |
| (b) | Unnecessarily restrict the participation of small businesses in the public bidding process? | Yes | No |
| (c) | Create undue preferences? | Yes | No |
| (d) | Violate any provisions of the Local Public Contracts Law (<u>N.J.S.A. 40A:11-1 et seq.</u>) or any other law? | Yes | No |
| (e) | Contain any qualification requirement which may be influenced by the race, religion, sex, national origin, nationality or place of residence or business of any prospective bidder? | Yes | No |

- | | | | |
|-----|--|-----|----|
| (f) | Contain clearly stated objective standards or criteria against which the answers to questions regarding financial capability, equipment, work force, and previous experience and other pertinent questions will be measured? | Yes | No |
|-----|--|-----|----|

G. It is hereby certified under penalty of law that all information contained on this form and on any additional attached material and on the record of the proceedings of the public hearing are accurate and truthful to the best of the knowledge of the undersigned.

SIGNED:

(Clerk or Secretary to
Governing Body)

(Presiding Officer of Governing Body)

(Print Full Name)

(Print Full Name)

(Date)

(Date)

RESOLUTION AND ORDINANCE REVIEW FOR THE JANUARY 27, 2025 MEETING

TO: MAYOR AND COUNCIL

FROM: MITCHELL STERN, MANAGER

RESOLUTIONS

R72-25, AUTHORIZING MEMBERSHIP IN THE MOUNTAIN LAKES VOLUNTEER FIRE

DEPARTMENT - this resolution authorizes Jonathan Barnett for membership in the Mountain Lakes Volunteer Fire Department. The application was submitted to the Borough Clerk for approval by Joe Mullaney, Mountain Lakes Fire Department Deputy Chief.

R73-25, ACCEPTING THE BOULEVARD PATH PROJECT AND AUTHORIZING THE RELEASE OF PERFORMANCE BOND AND ACCEPTANCE OF MAINTENANCE BOND

- this resolution authorizes the release of a performance bond, acceptance of a maintenance bond, and final payment for the Boulevard Path Project. The Borough Engineer and Borough Attorney recommend passage of this resolution.

R74-25, AUTHORIZING THE EXECUTION OF A GRANT AGREEMENT BETWEEN THE BOROUGH OF MOUNTAIN LAKES AND PRESERVE NEW JERSEY HISTORIC PRESERVATION FUND FOR A PREVIOUSLY AWARDED GRANT FOR THE MOUNTAIN LAKES HISTORIC DISTRICT

- this resolution authorizes the Borough to execute the grant agreement for the previously awarded \$270,950 grant award for improvements to the Mountain Lakes Train Station.

75-25, AUTHORIZING THE TRANSFER OF APPROPRIATIONS - this resolution authorizes the CFO to transfer excess appropriations to appropriations that are insufficient to meet current needs as authorized by N.J.S.A. 40A:4-58. A complete explanation from our CFO is included with the resolution.

R76-25, ADOPTING THE BOROUGH'S FAIR SHARE AFFORDABLE HOUSING OBLIGATION FOR THE FOURTH ROUND – this resolution adopts the Borough's fair share housing obligation for the fourth round. In collaboration with the Borough Planner and Borough Attorney, it has been determined that Mountain Lakes' obligation is a Present Need of zero and a Prospective Need of 146. A memo from the Borough Planner is included with the resolution.

ORDINANCES TO INTRODUCE

NONE.

ORDINANCES TO ADOPT

NONE.

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

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

RESOLUTION 71-25

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 January 27, 2025 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 January 27, 2025.

Cara Fox, Borough Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Cannon						
Howley						
Menard						
Sheikh						
Tsai						
Muilenburg						
Barnett						

List of Bills - CLAIMS/CLEARING CHECKING ACCOUNT

Meeting Date: 01/27/2025 For bills from 01/10/2025 to 01/23/2025

Check#	Vendor	Description	Payment	Check Total
25085	124 - AC DAUGHTRY, INC.	PO 28771 DPW - CENTRAL STATION MONITORING - BLANK	327.99	327.99
25086	2426 - AGL WELDING SUPPLY CO.	PO 28419 DPW - EQUIPMENT & TOOLS - BLANKET	94.33	94.33
25087	4343 - ALARMAX DISTRIBUTORS, INC	PO 30282 ADMIN: HID DOOR FOBS	111.77	111.77
25088	206 - ALLEN PAPER & SUPPLY CO.	PO 30217 DPW/BH CUSTODIAL SUPPLIES	861.39	861.39
25089	3861 - AMAZON CAPITAL SERVICES	PO 30218 DPW: ORDER# 111-2460428-8184249	194.00	
		PO 30219 POLICE: ORDER # 111-3316594-1153820	52.99	
		PO 30252 DPW: ORDER#	79.51	326.50
25090	3918 - AMERICAN LAMP RECYCLING, LLC	PO 30250 SOLID WASTE - RECYCLING - LIGHT BULBS	861.79	861.79
25091	189 - ANCHOR ACE HARDWARE	PO 28761 DPW - EQUIPMENT & TOOLS - BLANKET	597.80	
		PO 29550 FIRE; MISC SUPPLIES-BLANKET	85.95	
		PO 29858 DPW - DEPARTMENT SUPPLIES - BLANKET	108.93	
		PO 30256 DPW - SNOW REMOVAL	217.95	1,010.63
25092	189 - ANCHOR ACE HARDWARE	PO 30307 POLICE: MISC SUPPLIES - 2024 INVOICES -	150.52	150.52
25093	220 - ATLANTIC SALT, INC.	PO 30119 S & R - SNOW REMOVAL - SALT - MCCPC CONT	5,546.48	5,546.48
25094	3821 - AYERS DISTRIBUTING, CO	PO 30242 EGG HUNT EGGS	447.00	447.00
25095	3103 - BENEFIT ANALYSIS, INC.	PO 28883 2024 FLEXIBLE SPENDING ACCOUNTS - BLANKE	225.00	225.00
25096	3828 - BOROUGH OF MADISON	PO 30332 IT BILLING FOR DEC 2024	855.40	855.40
25097	3650 - CARA FOX	PO 30311 REIMBURSEMENT - CARA FOX - BOOK	64.40	64.40
25098	4135 - CGP&H, LLC	PO 30290 PROFESSIONAL SERVICES FOR MAY/SEPTEMBER/	1,879.00	1,879.00
25099	4150 - CLEARY GIACOBBE ALFIERIE JACOBS,	PO 30274 DECEMBER 2024 LEGAL ATTORNEY SERVICES	527.00	527.00
25100	4094 - CONTINENTAL HARDWARE, INC	PO 30333 S & R - DEPARTMENT SUPPLIES - MCPCC CONT	273.00	273.00
25101	519 - COUGAR PRESS	PO 30255 DPW - OFFICE SUPPLIES	179.37	179.37
25102	2396 - COUNTY WELDING SUPPLY CO.	PO 28591 DPW - EQUIPMENT & TOOLS - BLANKET	36.00	36.00
25103	4586 - CREATIVE MANAGEMENT, INC	PO 30229 DPW - DIESEL FUEL	579.35	579.35
25104	4325 - CSI TECHNOLOGY GROUP	PO 30239 POLICE: ETICKET SOFTWARE	127.50	127.50
25105	576 - DAVE'S TIRE, LLC	PO 30253 DPW - VEHICLE MAINTENANCE	313.00	313.00
25106	652 - DOVER BRAKE AND CLUTCH CO. INC	PO 30314 DPW - VEHICLE REPAIR & MAINTENANCE - BLA	205.73	205.73
25107	3641 - FERGUSON ENTERPRISES, INC # 417592	PO 30216 WATER OPERATING - DEPARTMENTAL SUPPLIES	174.74	174.74
25108	4555 - FF1 APPARATUS, LLC	PO 30258 FIRE DEPT: ENGINE SERVICING	837.00	837.00
25109	876 - GARDEN STATE LABORATORIES, INC	PO 28592 WATER OPERATING - TREATMENT OF WELLS - B	144.00	144.00
25110	3049 - GENERAL CODE	PO 29863 CLERK: CUST#MO1514 - SUPPLEMENT NO. 29 E	2,740.00	2,740.00
25111	831 - GEOA OF NJ	PO 30284 FINANCE: 2025 MEMBERSHIP	100.00	100.00
25112	196 - GRIFFITH-ALLIED TRUCKING, LLC	PO 30248 UNLEADED GASOLINE - MCCPC CONTRACT #1 -	1,887.54	1,887.54
25113	4383 - HAPGOODS RESTAURANT, LLC	PO 30272 ADMIN: COUNCIL RECEPTION	1,100.00	1,100.00
25114	4209 - HUNTER CARRIER SERVICES	PO 29026 ADMIN: 2024 PHONES - ACCT BOML- BLANKET	1,085.82	1,085.82
25115	983 - INSTITUTE FOR FORENSIC PSYCHOLOGY, INC.	PO 30244 POLICE: EVALUATIONS	1,100.00	1,100.00
25116	1000 - INSTITUTE FOR PROFESSIONAL DEV	PO 30288 FINANCE: CAPITAL BUDGETING AND PLANNING	50.00	50.00
25117	859 - JCP&L	PO 30319 ACCT#100 076 421 971/ BILL PRD: DEC 07 t	293.16	
		PO 30320 ACCT#100 151 758 974 - BILL PRD: 11/21	765.33	
		PO 30321 STREET LIGHTING - ASSORTED ACCOUNTS - NO	143.33	
		PO 30324 M/A #200 000 020 764: BILL DATE: JANUARY	64.27	1,266.09
25118	4563 - LAURIE STEPPER	PO 30306 REIMBURSEMENT FOR RUTGERS SAFETY CLINIC	40.00	40.00
25119	4699 - MAGNUM VAC SERVICE	PO 30090 WATER SERVICE LINE IDENTIFICATION	2,650.00	
		PO 30090 WATER SERVICE LINE IDENTIFICATION	5,300.00	7,950.00
25120	2790 - MC PUBLIC SAFETY TRAINING ACADEMY	PO 30245 POLICE: RANGE USAGE	270.00	270.00
25121	1295 - MORRIS COUNTY MUNICIPAL UTILITIES	PO 30247 SOLID WASTE DISPOSAL - DECEMBER 2024	13,802.79	13,802.79
25122	3386 - MORRIS COUNTY POLICE CHIEF'S ASSOC	PO 30246 POLICE: 2025 MEMBERSHIP DUES	300.00	300.00
25123	3099 - MTN LAKES MEDICAL CENTER, LLC	PO 30270 FIRE DEPT: PHYSICALS - 2024	1,835.00	1,835.00
25124	3915 - MUNCO OF NJ	PO 30276 CONSTR: 2025 MEMBERSHIP DUES - STEVE GLU	75.00	75.00
25125	1472 - MURPHY MCKEON P.C.	PO 30273 DECEMBER 2024 LEGAL SERVICES - TAX APPEA	495.00	
		PO 30312 JAN 2025 PROFESSIONAL SERVICES - RETAINE	5,000.00	5,495.00
25126	4615 - NAPA AUTO PARTS	PO 30254 DPW - VEHICLE REPAIR & MAINTENANCE	199.87	199.87
25127	4235 - NET2PHONE, INC.	PO 30295 2025 DEDICATED EFAX LINE - ACCT# 954962	35.37	35.37
25128	1553 - NEW JERSEY NATURAL GAS	PO 30318 DEC - JAN 2024 SERVICE	3,751.15	3,751.15
25129	3388 - NEW JERSEY REGISTRAR'S ASSOCIATION	PO 30235 2025 MEMBERSHIP RENEWAL FOR CARA FOX	25.00	25.00
25130	4356 - NEW JERSEY STATE LEAGUE OF MUNICIPA	PO 30236 NJ STATE LEAGUE OF MUNICIPALITIES MEMBER	549.00	549.00
25131	1533 - NJ DEPT OF COMMUNITY AFFAIRS	PO 30243 DCA FEES FOR 2024 4TH QUARTER	1,505.00	1,505.00
25132	1554 - NJ PLANNING OFFICIALS, INC.	PO 30260 2025 MEMBERSHIP DUES	370.00	370.00
25133	1559 - NJ STATE ASSOC. OF CHIEFS OF POLICE	PO 30301 POLICE: 2025 MEMBERSHIP DUES - SHAWN BEN	30.00	30.00
25134	1526 - NJAPZA	PO 30261 2025 ANNUAL DUES	120.00	120.00
25135	4593 - NJBOA	PO 30277 CONST: 2025 MEMBERSHIP -STEVE GLUCK	100.00	100.00
25136	3683 - NJMMA	PO 30281 NJMMA MEMBERSHIP 2025	500.00	500.00
25137	3844 - NJSLOM	PO 30280 COUNCIL: ORIENTATION CLASS - TSAI & HOWL	260.00	260.00
25138	4221 - NORTH JERSEY BOBCAT, INC.	PO 30331 DPW - EQUIPMENT & TOOLS	250.00	250.00
25139	2500 - NORTON SEWER AND DRAIN	PO 30249 DPW - SEWER & DRAINS JETTING	600.00	600.00
25140	4632 - PERFORMANCE TROPHIES AND MEDALS, LLC	PO 30271 COUNCIL: PLAQUES ENGRAVING	21.00	21.00
25141	3113 - PHILLIPS PREISS GRYGIEL LEHENY HUGH	PO 30329 NOVEMBER 2024 PROFESSIONAL SERVICES FOR	11,023.75	
		PO 30330 NOVEMBER 2024 PROFESSIONAL SERVICES FOR	1,280.00	12,303.75
25142	4600 - PROSHRED NORTHERN NEW JERSEY	PO 30323 ADMIN: SHREDDING SERVICES	120.00	120.00

List of Bills - CLAIMS/CLEARING CHECKING ACCOUNT

Meeting Date: 01/27/2025 For bills from 01/10/2025 to 01/23/2025

Check#	Vendor	Description	Payment	Check Total
25143	3028 - REINER GROUP, INC	PO 28297 DPW - BUILDING MAINTENANCE - BLANKET	550.00	550.00
25144	285 - SHAWN BENNETT	PO 30240 POLICE: 2025 MEMBERSHIP REIMBURSEMENT FOR	43.00	43.00
25145	2774 - STAPLES CONTRACT & COMMERCIAL, LLC	PO 30208 POLICE: ORDER# 7649339092	242.39	242.39
25146	4710 - STATE OF NEW JERSEY, TREASURER	PO 30286 CYBERSECURITY GRANT PROGRAM	684.00	684.00
25147	3944 - STEVEN M. GLUCK	PO 30279 CONSTRUCTION: REIMBURSEMENT	55.30	55.30
25148	1981 - SUBURBAN DISPOSAL, INC	PO 29083 SOLID WASTE / RECYCLING COLLECTION - MAY	70,116.66	70,116.66
25149	3157 - TCTANJ	PO 30283 FINANCE: 2025 MEMBERSHIP DUES	100.00	100.00
25150	4592 - TERRY VAUGHN, TREASURER	PO 30278 CONSTR: 2025 NJ TECHNICAL ASST MEMBERSHI	50.00	50.00
25151	603 - TOWNSHIP OF DENVILLE	PO 30291 TAX BILL: 1Q25 PROPERTY TAXES - TOWPATH	1,218.16	1,218.16
25152	4646 - TOWNSHIP OF MT. OLIVE	PO 30233 2025 FIRST QUARTER - HEALTH SERVICES AS	9,125.00	9,125.00
25153	2801 - TREE KING, INC	PO 28986 S & R - TREE REMOVAL - BLANKET - MCCPC #	1,875.00	1,875.00
25154	4088 - TURN OUT UNIFORMS, INC	PO 30147 POLICE: UNIFORM PURCHASES - BADGES 183,	567.00	567.00
25155	1736 - TWP OF PARSIPPANY - TROY HILLS	PO 30292 JANUARY 2025 SEWER MAINTENANCE CHARGES	39,460.12	39,460.12
25156	4069 - UNITED BUSINESS SYSTEMS	PO 30289 CANON COPIERS -4THQTR 2024 - PRINTING CH	1,039.20	1,039.20
25157	1062 - UNITED SITE SERVICES	PO 30297 PORTA JOHNS: JAN - FEB 2025 - CUST ID# A	466.17	466.17
25158	4481 - VERIZON	PO 30293 DPW: 2025 INTERNET SERVICES ACCT# 457-15	41.58	
		PO 30293 DPW: 2025 INTERNET SERVICES ACCT# 457-15	28.71	
		PO 30293 DPW: 2025 INTERNET SERVICES ACCT# 457-15	28.71	99.00
25159	4480 - VERIZON	PO 30294 BOROWID: 2025 INTERNET SERVICES: ACCT 35	192.95	192.95
25160	2135 - VERIZON WIRELESS	PO 30308 POLICE: WIRELESS SERVICE ACCT#882388054-	684.85	684.85
25161	4559 - WAYNE FORD	PO 30251 DPW - VEHICLE MAINTENANCE	99.50	99.50
25162	4177 - WEINER LAW GROUP, LLP	PO 30265 DECEMBER 2024 PROFESSIONAL SERVICES - PB	600.00	600.00
25163	2182 - WEST CHESTER MACHINERY & SUPPLY CO.	PO 30103 S & R - SNOW REMOVAL - BLANKET	588.89	
		PO 30268 DPW - SNOW REMOVAL	895.75	1,484.64
25164	2194 - WHIPPANY WATERSHED ACTION COMMITTEE	PO 30241 2025 MEMBERSHIP DUES	1,200.00	1,200.00
TOTAL				205,949.21

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-100-020	GENERAL ADMIN - OTHER EXPENSE	2,269.00			
01-201-20-110-020	MAYOR & COUNCIL - OTHER EXP'S	260.00			
01-201-20-120-020	MUNICIPAL CLERK - OTHER EXP'S	89.40			
01-201-20-130-020	FINANCE - OTHER EXPENSES	250.00			
01-201-20-140-020	COMPUTER SERVICES	1,461.46			
01-201-20-155-020	LEGAL SERVICES - OTHER EXPENSE	5,000.00			
01-201-21-180-020	PLANNING BOARD - OTHER EXPENSE	245.00			
01-201-21-185-020	BD OF ADJUST - OTHER EXPENSES	245.00			
01-201-22-195-020	UNIFORM CONST - OTHER EXPENSES	280.30			
01-201-25-240-020	POLICE DEPT - OTHER EXPENSES	2,421.04			
01-201-26-290-020	STREETS & ROADS - OTHER EXP.	2,481.67			
01-201-26-305-020	SOLID WASTE - OTHER EXPENSES	861.79			
01-201-26-315-020	VEHICLE REPAIRS & MAINTENANCE	818.10			
01-201-27-330-020	BOARD OF HEALTH - OTHER EXP.	9,125.00			
01-201-28-370-020	PARKS & PLAYGROUNDS OTHER EXP.	487.00			
01-201-28-375-020	MAINT OF PARKS (BEACHES/LAKES)	466.17			
01-201-31-440-020	TELECOMMUNICATIONS	35.37			
01-203-20-100-020	(2024) GENERAL ADMIN - OTHER EXPENSE		761.22		
01-203-20-110-020	(2024) MAYOR & COUNCIL - OTHER EXP'S		21.00		
01-203-20-120-020	(2024) MUNICIPAL CLERK - OTHER EXP'S		2,740.00		
01-203-20-155-020	(2024) LEGAL SERVICES - OTHER EXPENSE		1,022.00		
01-203-21-180-020	(2024) PLANNING BOARD - OTHER EXPENSE		600.00		
01-203-23-220-020	(2024) GROUP INSURANCE PLANS-EMPLOYEE		225.00		
01-203-25-240-020	(2024) POLICE DEPT - OTHER EXPENSES		985.99		
01-203-25-255-020	(2024) FIRE DEPT - OTHER EXPENSES		1,920.95		
01-203-26-290-020	(2024) STREETS & ROADS - OTHER EXP.		10,373.31		
01-203-26-305-020	(2024) SOLID WASTE - OTHER EXPENSES		83,547.24		
01-203-26-306-020	(2024) Recycling Tax		372.21		
01-203-26-315-020	(2024) VEHICLE REPAIRS & MAINTENANCE		837.00		
01-203-31-435-020	(2024) ELECTRICITY - ALL DEPARTMENTS		1,122.76		
01-203-31-436-020	(2024) ELECTRICITY - STREET LIGHTING		143.33		
01-203-31-437-020	(2024) NATURAL GAS		3,751.15		
01-203-31-440-020	(2024) TELECOMMUNICATIONS		1,770.67		
01-203-31-447-020	(2024) PETROLEUM PRODUCTS		2,466.89		
01-260-05-100	DUE TO CLEARING			0.00	140,962.02
01-290-55-000-001	DUE TO NJ - DCA TRAINING FEES			1,505.00	

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
TOTALS FOR	Current Fund	26,796.30	112,660.72	1,505.00	140,962.02
02-200-40-700-340	Clean Communities Grant	1,200.00			
02-200-40-700-490	AMERICAN RESCUE PLAN	7,950.00			
02-200-40-700-520	HIGHLANDS PLAN CONFORMANCE GRANT	1,280.00			
02-260-05-100	DUE TO CLEARING			0.00	10,430.00
TOTALS FOR	FEDERAL AND STATE GRANTS	10,430.00	0.00	0.00	10,430.00
05-201-55-520-520	Water Operating - Other Expenses	1,421.61			
05-203-55-520-520	(2024) Water Operating - Other Expenses		144.00		
05-260-05-100	DUE TO CLEARING			0.00	1,565.61
TOTALS FOR	Water Operating	1,421.61	144.00	0.00	1,565.61
07-201-55-520-520	Sewer Operating - Other Expenses	39,763.83			
07-203-55-520-520	(2024) Sewer Operating - Other Expenses		325.00		
07-260-05-100	DUE TO CLEARING			0.00	40,088.83
TOTALS FOR	Sewer Operating	39,763.83	325.00	0.00	40,088.83
20-260-05-100	Due to Clearing			0.00	12,902.75
20-300-60-000-000	RESERVE FOR AFFORDABLE HOUSING			12,902.75	
TOTALS FOR	AFFORDABLE HOUSING	0.00	0.00	12,902.75	12,902.75

Total to be paid from Fund 01 Current Fund	140,962.02
Total to be paid from Fund 02 FEDERAL AND STATE GRANTS	10,430.00
Total to be paid from Fund 05 Water Operating	1,565.61
Total to be paid from Fund 07 Sewer Operating	40,088.83
Total to be paid from Fund 20 AFFORDABLE HOUSING	12,902.75
	<u>205,949.21</u>



List of Bills - (1710101001002) Escrow - Developers - Checking

Developer's Escrow

Meeting Date: 01/27/2025 For bills from 01/10/2025 to 01/23/2025

Check#	Vendor	Description	Payment	Check Total
5444	102 - ANDERSON & DENZLER ASSOC., INC	PO 30263 DECEMBER 2024 PROFESSIONAL SERVICES - ES	2,407.00	2,407.00
5445	1916 - STICKEL, KOENIG, SULLIVAN & DRILL,	PO 30262 SARWARI APPLICATION	450.00	450.00
5446	4177 - WEINER LAW GROUP, LLP	PO 30264 DECEMBER 2024 PROFESSIONAL SERVICES - ES	647.50	647.50
TOTAL				3,504.50

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
17-101-01-001-002	Escrow - Developers - Checking			0.00	3,504.50
17-500-00-091-289	PARK LAKES TENNIS CLUB INC			276.90	
17-500-00-091-412	TFJ MOUNTAIN LAKES, LLC			647.50	
17-500-00-091-419	264 MORRIS AVE. LLC			561.00	
17-500-00-091-420	PRIME REAL ESTATE MANAGEMENT LLC ILLYAS SARWARI			450.00	
17-500-00-091-422	DUSKO JOLDZIC			1,569.10	
TOTALS FOR	Developer's Escrow	0.00	0.00	3,504.50	3,504.50

Total to be paid from Fund 17 Developer's Escrow

3,504.50

3,504.50

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

Meeting Date: 01/27/2025 For bills from 01/10/2025 to 01/23/2025

Check#	Vendor	Description	Payment	Check Total
5709	4290 - DeCAMP BUS LINES	PO 29856 SKI CLUB BUSES FOR 2025 - REMAINING BALA	2,250.00	
		PO 29856 SKI CLUB BUSES FOR 2025 - REMAINING BALA	750.00	3,000.00
5710	4678 - GAME ONE	PO 30055 WRESTLING APPAREL	273.93	273.93
5711	4529 - MAG ELECTRIC AND LIGHTING DESIGN, LLC	PO 29597 BASKETBALL COURT TIMER	1,242.80	1,242.80
TOTAL				4,516.73

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
33-101-01-001-001	CASH - RECREATION			0.00	4,516.73
33-600-00-090-000	Recreation Trust Reserves			4,516.73	
TOTALS FOR	Recreation Trust	0.00	0.00	4,516.73	4,516.73

Total to be paid from Fund 33 Recreation Trust

4,516.73

4,516.73

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

RESOLUTION 72-25

RESOLUTION AUTHORIZING MEMBERSHIP IN THE MOUNTAIN LAKES VOLUNTEER FIRE DEPARTMENT

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

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

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

NOW THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, that the Borough of Mountain Lakes approves the application for the following individual(s):

Jonathan Barnett

194 Morris Avenue

Mountain Lakes

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 January 27, 2025.

Cara Fox, Borough Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Cannon						
Howley						
Menard						
Sheikh						
Tsai						
Muilenburg						
Barnett						

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

RESOLUTION 73-25

**RESOLUTION ACCEPTING THE BOULEVARD PATH PROJECT AND AUTHORIZING THE RELEASE OF
PERFORMANCE BOND AND ACCEPTANCE OF MAINTENANCE BOND**

WHEREAS, D&L Paving Contractors is the contractor for the Boulevard Path Project; and

WHEREAS, William D. Ryden, the Borough Engineer, has recommended that the Project be accepted by the Borough as complete and final payment be made; and

WHEREAS, D&L Paving Contractors has posted a maintenance bond and is entitled to the release of the performance guarantee posted for the project.

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 accepts as final the Boulevard Path Project; and

BE IT FURTHER RESOLVED that final payment shall be made in the amount of \$1,573.90; and

BE IT FINALLY RESOLVED that the Performance Bond issued by Selective Insurance Company is hereby released and Maintenance Bond B1319566 issued by Selective Insurance Company is hereby accepted.

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CERTIFICATION: I hereby certify the foregoing to be a true and correct copy of a resolution duly adopted by the Borough Council of Mountain Lakes, New Jersey, at a meeting held on January 27, 2025.

Cara Fox, Borough Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Cannon						
Howley						
Menard						
Sheikh						
Tsai						
Muilenburg						
Barnett						

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

RESOLUTION 74-25

RESOLUTION AUTHORIZING THE EXECUTION OF A GRANT AGREEMENT BETWEEN THE BOROUGH OF MOUNTAIN LAKES AND PRESERVE NEW JERSEY HISTORIC PRESERVATION FUND FOR A PREVIOUSLY AWARDED GRANT FOR THE MOUNTAIN LAKES HISTORIC DISTRICT

WHEREAS, the governing body of Mountain Lakes Borough desires to further historic preservation through a grant from the New Jersey Historic Trust, State of New Jersey in the amount of \$270,950 for the following project Mountain Lakes Historic District.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey that the governing body authorizes the Borough Manager, Borough Clerk and Borough Chief Financial Officer to execute a grant agreement with the State in an amount up to that awarded for the proposed project, and to seal the grant agreement.

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CERTIFICATION: I hereby certify the foregoing to be a true and correct copy of a resolution duly adopted by the Borough Council of Mountain Lakes, New Jersey, at a meeting held on January 27, 2025.

Cara Fox, Borough Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Cannon						
Howley						
Menard						
Sheikh						
Tsai						
Muilenburg						
Barnett						

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

RESOLUTION 75-25

RESOLUTION AUTHORIZING THE TRANSFER OF APPROPRIATIONS

WHEREAS, there were excess appropriations to the 2024 Appropriation Budget for the Sewer Operating 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 January 27, 2025:

FROM:

<u>ACCOUNT NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
<u>SALARIES AND WAGES:</u>		
07-203-55-510-001	SEWER OPER. S&W	\$19,908.88
<u>CAPITAL OUTLAY</u>		
07-203-55-527-001	SEWER OPER. CAPITAL OUTLAY	\$15,000.00
	TOTAL	<u>\$34,908.88</u>

TO:

<u>ACCOUNT NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
<u>OTHER EXPENSES:</u>		
07-203-55-520-520	SEWER OPER. O/E	\$34,908.88
	TOTAL	<u>\$34,908.88</u>

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 January 27, 2025.

Cara Fox, Borough Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Cannon						
Howley						
Menard						
Sheikh						
Tsai						
Mullenburg						
Barnett						

BOROUGH OF MOUNTAIN LAKES
BUDGET TRANSFERS 2024
EXPLANATION OF TRANSFERS

Current Budget:

Funds Available

Water Operating S&W

Funds are remaining in the overall water operating salaries & wages budget due to retirements during the year and new employees being hired at a lower salary.

\$70,000

Funds Needed

Water Operating Other Expenses

Funds are needed in the water operating other expenses budget due to: two pump repairs (\$46,588.00), engineering study for remediation of PPOA/PFAS compounds in well #4 (\$29,600), and risk resiliency assessment study (\$15,000).

\$70,000

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

RESOLUTION 76-25

RESOLUTION ADOPTING THE BOROUGH'S FAIR SHARE AFFORDABLE HOUSING OBLIGATION FOR THE FOURTH ROUND

WHEREAS, the New Jersey Supreme Court, through its rulings in Southern Burlington County NAACP v. Mount Laurel, 67 13 N.J. 151 (1975) and Southern Burlington County NAACP 14 v. Mount Laurel, 92 N.J. 158 (1983), determined that every municipality in New Jersey has a constitutional obligation to provide through its land use regulations a realistic opportunity for its fair share of its region's present and prospective needs for housing for low- and moderate-income families; and

WHEREAS, on March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, establishing a new framework for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et al.); and
WHEREAS, pursuant to N.J.S.A. 52:27D-304.1(f)(1)(b), (the "Amended Act") each municipality must adopt a binding resolution no later than January 31, 2025 determining its present and prospective fair share obligation for the Fourth Round; and

WHEREAS, pursuant to Administrative Directive #14-24 issued by the Administrative Office of the Courts on December 13, 2024, "[a] municipality seeking a certification of compliance with the [Amended Act] shall file an action in the form of a declaratory judgment complaint and Civil Case Information Statement (Civil CIS) in the county in which the municipality is located" within 48 hours of adopting the municipal resolution of fair share obligations; and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.1(d), the New Jersey Department of Community Affairs issued "a report on the calculations of regional need and municipal obligations for each region of the State" on or about October 18, 2024 (the "DCA Report") providing its estimate of the obligation of all municipalities based on its interpretation of the Amended Act; and

WHEREAS, the DCA Report set the municipal obligation for Mountain Lakes Borough as follows:

Present Need: 0
Prospective Need: 267

WHEREAS, the Amended Act provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended Act would support lower calculations of Fourth Round affordable housing obligations; and

WHEREAS, Borough Planning Consultants Paul A. Phillips, AICP, PP and Elizabeth Leheny, AICP, PP, issued a memorandum to the Borough dated January 23, 2025 containing an evaluation of the accuracy of the DCA information and calculations used to determine the municipal obligation for the Borough of Mountain Lakes. A copy of this Memorandum is attached hereto; and

WHEREAS, the Borough Planners analysis adjusted the Land Capacity Factor after determining that the total developable acreage correctly utilizing the statutory mechanism was 13.7589. This reduced the Land Capacity Factor to "0.26%" from the original "2.0%"; and

WHEREAS, the Borough Planner's analysis also confirmed that no adjustment was needed to the DCA determined Equalized Nonresidential Valuation Factor or the Income Capacity Factor; and

WHEREAS, by applying the adjusted land Capacity Factor to the Average Allocation Factor the final housing obligation for Mountain Lakes should be 146 units.

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, as follows:

1. Mountain Lakes Borough hereby determines, based on the DCA Report and the evaluation of the accuracy of the DCA information and calculations by the Municipal Planner, to modify the obligations set forth in the DCA Report and declare the municipal Affordable Housing obligation to be:

Present Need: 0

Prospective Need: 146

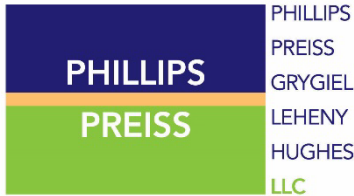
2. The Borough's Fourth Round Affordable Housing Obligation herein established shall be subject to adjustments made to account for future decisions of a court of competent jurisdiction on any challenges to the Amended Act or DCA methodology, any legislative changes adjusting obligations, adjustments in response to any third party challenge to the obligations herein established, and any durational adjustment or vacant land adjustments which will be adopted as part of the municipality's Fourth Round Housing Element and Fair Share Plan.
3. The Municipal Clerk and Municipal Attorney are authorized to take all actions required by N.J.S.A. 52:27D-304.1(f)(1)(b), including:
 - a. Filing a declaratory judgment action with the Superior Court and filing a copy of this Resolution with the Department of Community Affairs within forty-eight hours following adoption of this Resolution.
 - b. Publishing this Resolution on the Borough's website.
4. This Resolution shall take effect immediately.

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CERTIFICATION: I hereby certify the foregoing to be a true and correct copy of a resolution duly adopted by the Borough Council of Mountain Lakes, New Jersey, at a meeting held on January 27, 2025.

Cara Fox, Borough Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Cannon						
Howley						
Menard						
Sheikh						
Tsai						
Muilenburg						
Barnett						



Planning & Real Estate Consultants

Memorandum

To: Borough Council of Mountain Lakes, NJ

From: Paul A. Phillips, AICP, PP
Elizabeth Leheny, AICP, PP

Date: January 23, 2025

**RE: Assessment and Recommendations for Borough of Mountain Lakes, NJ
Regarding Round 4 Present and Prospective Need
Affordable Housing Obligations**

INTRODUCTION

This memorandum provides an analysis and sets forth recommendations to the Borough Council of Mountain Lakes, NJ (the “Borough”) regarding the Borough’s Round 4 (2025-2035) Present and Prospective Need affordable housing obligations.

BACKGROUND

On March 20, 2024, Governor Phil Murphy signed into law P.L. 2024, c.2, an Amendment to the 1985 Fair Housing Act (“FHA”) which required the New Jersey Department of Community Affairs (“DCA”) to provide an estimate of the fair share affordable housing obligations of all municipalities on or before October 20, 2024, based upon the criteria outlined in the amended FHA.

DCA issued a report on October 18, 2024 (the “DCA Report”) wherein it reported its estimate of the fair share affordable housing obligation for all municipalities based upon its interpretation of the standards in the Act.

The DCA Report calculates Mountain Lake’s Round 4 (2025-2035) fair share affordable housing obligations as follows: a Present Need (Rehabilitation) Obligation of 0 and a Prospective Need (New Construction) Obligation of 267.

The Amended FHA states that the DCA Report is non-binding and permits municipalities to demonstrate that the Amended FHA would support revised calculations of Round 4 fair share affordable housing obligations; and provides municipalities the opportunity to propose a different fair share affordable housing obligation from those reported by the DCA Report. The Amended FHA requires municipalities to adopt a binding resolution no later than January 31, 2025, as to its obligations.

Prior to adopting the binding resolution setting forth the Borough's obligations, Mountain Lakes exercised its right to analyze the data reported by DCA in the October 18, 2024 Report. Below is an analysis of the Present Need and Prospective Need obligations stated in the October 18, 2024 Report, as well as our recommendations to the governing body regarding the Borough's Round 4 obligation.

PRESENT NEED

DCA's proposed non-binding Prospective Need obligation for Mountain Lakes is 0.

Recommendation: We recommend that Mountain Lakes accept the Present Need (Rehabilitation) Obligation of 0 as reported by the DCA in its October 18, 2024 Report.

PROSPECTIVE NEED

DCA's proposed non-binding Prospective Need obligation for Mountain Lakes is 267. As described in the "Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background" report, municipal Prospective Need obligations are calculated as a share of the region in which the municipality is located. Region 2, in which Mountain Lakes is located, includes Warren, Union, Morris, and Essex Counties.

As established in the Amended FHA, the regional Prospective Need is calculated by establishing the increase in households in the region between the 2020 and 2010 Federal Decennial Census and dividing the household change increase by 2.5 to estimate the number of low- and moderate-income households (and the number of homes needed to address same).

The Prospective Need for Region 2 is 20,506 units, with this need allocated to municipalities throughout the region, except for designated Qualified Urban Aid Municipalities, which are exempt from addressing Prospective Need. Regional Prospective Need is then allocated across the non-qualified urban aid municipalities in the region by applying three factors detailed below.

Equalized Nonresidential Valuation Factor

This factor is the change in nonresidential property valuations in the municipality from 1999 to 2023 divided by the regional total change in nonresidential valuations, with the intent to shift housing to municipalities experiencing employment growth.

Under the DCA calculation, Mountain Lakes experienced an equalized nonresidential valuation growth of \$74,132,735 between 1999 and 2023. This represents 0.29 percent of all growth experienced during this period across

Region 2, in other words, **the Equalized Nonresidential Valuation Factor for Mountain Lakes is 0.29 percent.**

We have reviewed the calculations that resulted in this number, i.e., the 1999 and 2023 Tax Assessment data for the Borough, and do not believe there are any errors that warrant a challenge by the Borough.

Income Capacity Factor

This factor incorporates is calculated by averaging the municipal share of the regional sum of differences between median household income and the same calculation but weighted by number of households within the municipality. The intent is to shift portions of the obligation to municipalities with higher household incomes. This **Income Capacity Factor for Mountain Lakes is 1.59 percent.** We have reviewed the calculations that resulted in this number and do not believe there are any errors that warrant a challenge by the Borough.

Land Capacity Factor

This factor purports to determine the total acreage that is developable in a municipality as a proportion of developable acreage in the Region. This is determined by utilizing the most recent land use / land cover data from the New Jersey Department of Environmental Protection (DEP), in combination with the most recently available MOD-IV Property Tax List data from the Division of Taxation in the Department of the Treasury, and construction permit data from DCA. The calculation of developable land is intended to exclude lands subject to development limitations, including open space, preserved farmland, category one waterways and wetland buffers, steep slopes and open waters. DCA preserved all areas that remained that were greater than 2,500 SF in size, under the assumption that an area of twenty-five feet by 100 feet may be considered developable.

DCA estimated that Mountain Lakes has ±109 acres of developable land. The DCA calculated that Region 2 contains a total of 5,358 acres of developable land. As such, DCA calculated that the Borough had 2.0 percent of developable land across Region 2.

DCA issued the data that was the basis for the land allocation factor on November 27, 2024. While this data was intended to heed the methodology set forth in the Amended FHA, the land area contained in the dataset was described as an “estimate of the area of developable land, within municipal and regional boundaries, that may accommodate development. It is important to note that the identified areas could be over or under inclusive depending on various conditions

and that municipalities are permitted to provide more detailed mappings as part of their participation in the Affordable Housing Dispute Resolution Program."

Areas of Mountain Lakes identified as developable in the DCA's calculation of the Land Capacity factor is overinclusive per our analysis. A parcel-by-parcel analysis is provided in **Attachment A**. In short, our analysis set forth this basis for removing land treated as developable in the DCA's calculation:

- Areas or portions of areas <25' wide (i.e., DCA's methodology report states that a 25' by 100' area was their minimum threshold for developability).
- Areas within the regulatory floodway.
- Open space/parkland properties with deed restrictions and/or on ROSI or listed as dedicated conservation, park lands and open space in the master plan.
- Properties under construction or recently developed.
- Sites with site plan approvals for development and/or permits issued for development.
- Public utility parcels, NJDOT/NJ Turnpike Authority parcels, DRPA parcels, railroad properties, rights-of-way, stormwater management, schools, houses of worship, etc.
- Properties with easements restricting development within developable area.

Accordingly, it is our opinion that the land capacity allocation factor should be adjusted from ± 109 acres to ± 14 acres. This would also reduce the total developable land within Region 2 by ± 95 acres from 5,358 acres to 5,263 acres. **The Land Capacity Factor for the Borough would also be reduced from 2.0 percent to 0.26 percent.**

Prospective Need Obligation

Pursuant to the Amended FHA, DCA averaged the Equalized Nonresidential Valuation Factor, Land Capacity Factor and Income Capacity Factor for each municipality were averaged to determine an Average Allocation Factor, which is the basis for municipal Prospective Need.

DCA calculated that Mountain Lake's Average Allocation Factor was 1.30 percent. This translates to Mountain Lakes having an affordable housing obligation to provide 1.30 percent of Region 2's Prospective Need of 20,506 units or 267 units. However, based on our analysis, the Land Capacity Factor of 0.26

percent results in an Average Allocation Factor of 0.71 percent which translates to a **Prospective Need of 146 units** not the 267 units calculated by DCA. Please see table below.

	DCA CALCULATION	BOROUGH ESTIMATES
EQUALIZED NONRESIDENTIAL VALUATION FACTOR	±0.29%	±0.29%
INCOME CAPACITY FACTOR	±1.59%	±1.59%
DEVELOPABLE LAND IN REGION 2	5,358 acres	5,263 acres
LAND CAPACITY FACTOR	±2.03%	±0.26%
AVERAGE ALLOCATION FACTOR	±1.30%	0.71%
REGION 2 PROSPECTIVE NEED	20,506	20,506
PROSPECTIVE NEED	267 units (1.30% of 20,506 units)	146 units (0.71% of 20,506 units)

Recommendation: *We recommend that Mountain Lakes adopt a binding resolution determining a reduced municipal Prospective Need obligation of 146 units based on a recalculation of the Land Capacity Factor to account for methodological errors as supported by the detailed analysis in Attachment A.*

Attachment A: DCA Land Features
Borough of Mountain Lakes, NJ, Morris County

ID NUMBERS AND DEVELOPABLE ACREAGE OF EACH DCA FEATURES IDENTIFIED ON BLOCK/LOT		BLOCK	LOT	PROP CLASS	LOCATION	OWNER	TOTAL DEVELOPABLE ACREAGE OF DCA FEATURES IDENTIFIED ON BLOCK/LOT	TOTAL DEVELOPABLE ACREAGE PER BOROUGH	NOTES
ID #	ACREAGE								
30736	0.38757	1	2	15C	099 MIDVALE RD	BOROUGH OF MOUNTAIN LAKES	5.3	0.4	Only 0.41 acres is developable adjacent to the parking area. The remainder is railroad right-of-way.
30726	0.669402								
30746	2.355092								
30711	0.270511								
30713	0.207729								
30714	0.866597								
30716	0.170009								
30717	0.060725								
30720	0.496749								
30721	0.110197								
30724	1.634145								
30704	0.412681								
30678	0.727072	5	1.01	1	000 BLOOMFIELD AVE	HADDAD GROUP LLC	0.7	0.7	
30692	0.28043	6	12	15C	040 POCONO RD	BOROUGH OF MOUNTAIN LAKES	0.3	0.0	Parcel designated for conservation, park lands, and open space in master plan revised 11/14/2011
30708	1.292777	9	3	1	367 BLOOMFIELD AVE	GFM PROPERTIES INC	0.8	0.0	Developed with Veterans. Housing.
30708	1.292777	9	13	15C	000 LAKEWOOD DR	BOROUGH OF MOUNTAIN LAKES	0.0	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30708	1.292777	9	14	15C	014 LAKEWOOD DR	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30708	1.292777	9	21	1	000 FERNWOOD TRL	DALTON, THOMAS R & GLORIA F	0.1	0.1	
30708	1.292777	9	22	15C	008 FERNWOOD TRL	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30718	0.525644	15	5	15C	025 LAURELWOOD DR	BOROUGH OF MOUNTAIN LAKES	0.5	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30700	0.072753	19	1	15D	010 NORTH POCONO RD	ST CATHERINE OF SIENA CHURCH	0.2	0.0	St. Catherine of Siena Church. Fragmented portions of features associated with church building and facilities.
30707	0.098554								
30709	0.138413	21	37	15C	002 CRANE RD	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30705	6.558575								
30696	5.081056	21	38	15C	400 BOULEVARD & POCONO RD	BOROUGH OF MOUNTAIN LAKES	11.5	11.5	Municipal Building; Borough Volunteer Fire Department facility & parking; Borough Public Works facility
30697	0.16134								
30699	0.081508								
30701	0.18612								
30703	0.144879								
30705	6.558575								
30696	5.081056	21	40	15C	000 DORIAN RD	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30697	0.16134	21	41	15C	055 POCONO RD	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30705	6.558575								
30712	1.354129	22	10.01	15C	160 EAST SHORE RD	BOROUGH OF MOUNTAIN LAKES	1.3	0.0	Boulevard Trolley Line Path. Property designated for conservation, park lands and open space in master plan revised 11/14/11
30706	0.483193	22	20	15C	401 EAST SHORE RD	BOROUGH OF MOUNTAIN LAKES	0.5	0.0	Boulevard Trolley Line Path. Property designated for conservation, park lands and open space in master plan revised 11/14/11
30712	1.354129								
30732	0.090603	24	4	1	000 NORTH POCONO RD	BARTLING, ALIN E	0.1	0.1	
30772	0.623315	28	9	15C	000 CRESTVIEW RD	BOROUGH OF MOUNTAIN LAKES	0.6	0.0	Tourne County Park. Property designated for conservation, park lands and open space in master plan revised 11/14/11
30741	1.707112	29	1	15C	049 WEST SHORE RD	BOROUGH OF MOUNTAIN LAKES	0.7	0.0	Tourne County Park & Birchwood Lake parking area. Property designated for conservation, park lands and open space in master plan revised 11/14/11
30755	0.210779								
30759	0.293495								
30741	1.707112	29	2	15C	045 WEST SHORE RD	BOROUGH OF MOUNTAIN LAKES	1.6	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11

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Borough of Mountain Lakes, NJ, Morris County

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ID #	ACREAGE								
30719	0.097858	34	5	15C	311 BLVD	BOROUGH OF MOUNTAIN LAKES	0.1	0.0	Boulevard Trolley Line Path (trail). Property designated for conservation, park lands and open space in master plan revised 11/14/11
30790	0.209649	46	15	15C	001 LOOKOUT RD	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30780	0.273618	47	8	15C	027 LAUREL HILL RD	BOROUGH OF MOUNTAIN LAKES	0.3	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30747	0.083362	52	13	15C	073 TOWER HILL RD	BOROUGH OF MOUNTAIN LAKES	0.1	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30748	0.065136	52	19.02	15C	050 CONDIT RD	BOROUGH OF MOUNTAIN LAKES	0.0	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30748	0.065136	52	45	15C	000 OGDEN RD	BOROUGH OF MOUNTAIN LAKES	0.5	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30752	0.433638								
30743	0.097976	52	54	15C	000 OGDEN RD	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30745	0.073709								
30747	0.083362								
30731	0.656954								
30735	0.553316	53	1	15C	033 TOWER HILL RD	BOROUGH OF MOUNTAIN LAKES	1.2	0.0	Borough utility building (water pump station)
30738	1.118535	53	15	15C	175 LAUREL HILL RD	BOROUGH OF MOUNTAIN LAKES	1.0	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30751	0.09956	53	52	15C	000 OGDEN RD @ TWR HILL	BOROUGH OF MOUNTAIN LAKES	3.6	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30754	0.070379								
30735	0.553316								
30738	1.118535								
30750	3.241976								
30723	0.398744	54	12	15C	200 LAUREL HILL RD	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30753	0.061126	56	14	15C	187 BLVD	BOROUGH OF MOUNTAIN LAKES	0.1	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30749	0.276687	56	34	15C	120 LAUREL HILL RD	BOROUGH OF MOUNTAIN LAKES	0.3	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30757	0.422891	56	39	15C	110 LAUREL HILL RD	BOROUGH OF MOUNTAIN LAKES	0.5	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30758	0.066095								
30766	0.383992	57	1	15C	097 COBB RD	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30768	0.99927	58	10	15C	129 BLVD	BOROUGH OF MOUNTAIN LAKES	0.7	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30768	0.99927	58	24	15C	78B COBB RD	BOROUGH OF MOUNTAIN LAKES	0.3	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30765	0.811621	58	30	15C	082 COBB RD	BOROUGH OF MOUNTAIN LAKES	0.8	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30771	1.008958	59	39	15C	050 COBB RD	BOROUGH OF MOUNTAIN LAKES	1.0	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30770	0.388745	59	46	15C	060 COBB RD	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30775	1.018809	60	5	15C	061 COBB RD	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11

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Borough of Mountain Lakes, NJ, Morris County

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ID #	ACREAGE								
30773	0.213401	60	9	15C	051 COBB RD	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30778	0.749404	60	13	15C	041 COBB RD	BOROUGH OF MOUNTAIN LAKES	0.7	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30775	1.018809	60	27	15C	024 LAUREL HILL RD	BOROUGH OF MOUNTAIN LAKES	0.6	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30785	0.661762	61	25	15C	009 LOWELL AVE	BOROUGH OF MOUNTAIN LAKES	0.7	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30787	0.531161	61	31	15C	021 LOWELL AVE	BOROUGH OF MOUNTAIN LAKES	0.5	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30791	0.406406	61	38	15C	035 LOWELL AVE	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30792	0.475377	61	45	15C	049 LOWELL AVE	BOROUGH OF MOUNTAIN LAKES	0.5	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30794	0.195305	62	20.01	15C	002 BLVD	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30793	0.785133	62	25	15C	020 BLVD	BOROUGH OF MOUNTAIN LAKES	0.8	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30788	0.713422	62	33	15C	030 BLVD	BOROUGH OF MOUNTAIN LAKES	0.7	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30784	0.428355	62	38	15C	040 BLVD	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30781	0.354536	63	11	15C	041 HANOVER RD	BOROUGH OF MOUNTAIN LAKES	0.5	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30783	0.156301								
30779	0.603527	63	17	15C	060 BLVD	BOROUGH OF MOUNTAIN LAKES	0.6	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30777	0.535634	64	19	15C	040 HANOVER RD	BOROUGH OF MOUNTAIN LAKES	0.5	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30789	0.616931	65	13	15C	001 MELROSE RD	BOROUGH OF MOUNTAIN LAKES	0.6	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30776	0.984951	66	16	15C	024 MELROSE RD	BOROUGH OF MOUNTAIN LAKES	1.7	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30782	0.095024								
30786	1.993599								
30769	0.100888	68	10	15C	061 KENILWORTH RD	BOROUGH OF MOUNTAIN LAKES	0.1	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30761	0.901757	70	6	15C	100 KENILWORTH RD	BOROUGH OF MOUNTAIN LAKES	0.9	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30767	0.549416	74	4	15C	117 HANOVER RD	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30767	0.549416	74	21	15C	106 BLVD	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30764	1.737064	75	7	15C	121 MELROSE RD	BOROUGH OF MOUNTAIN LAKES	0.8	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30764	1.737064	75	27	15C	124 HANOVER RD	BOROUGH OF MOUNTAIN LAKES	0.9	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30762	2.037091	76	28	15C	120 MELROSE RD	BOROUGH OF MOUNTAIN LAKES	2.0	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30756	0.449514	80	1	15C	160 BLVD	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Kaufmann Park. Property designated for conservation, park lands and open space in master plan revised 11/14/11

Attachment A: DCA Land Features
Borough of Mountain Lakes, NJ, Morris County

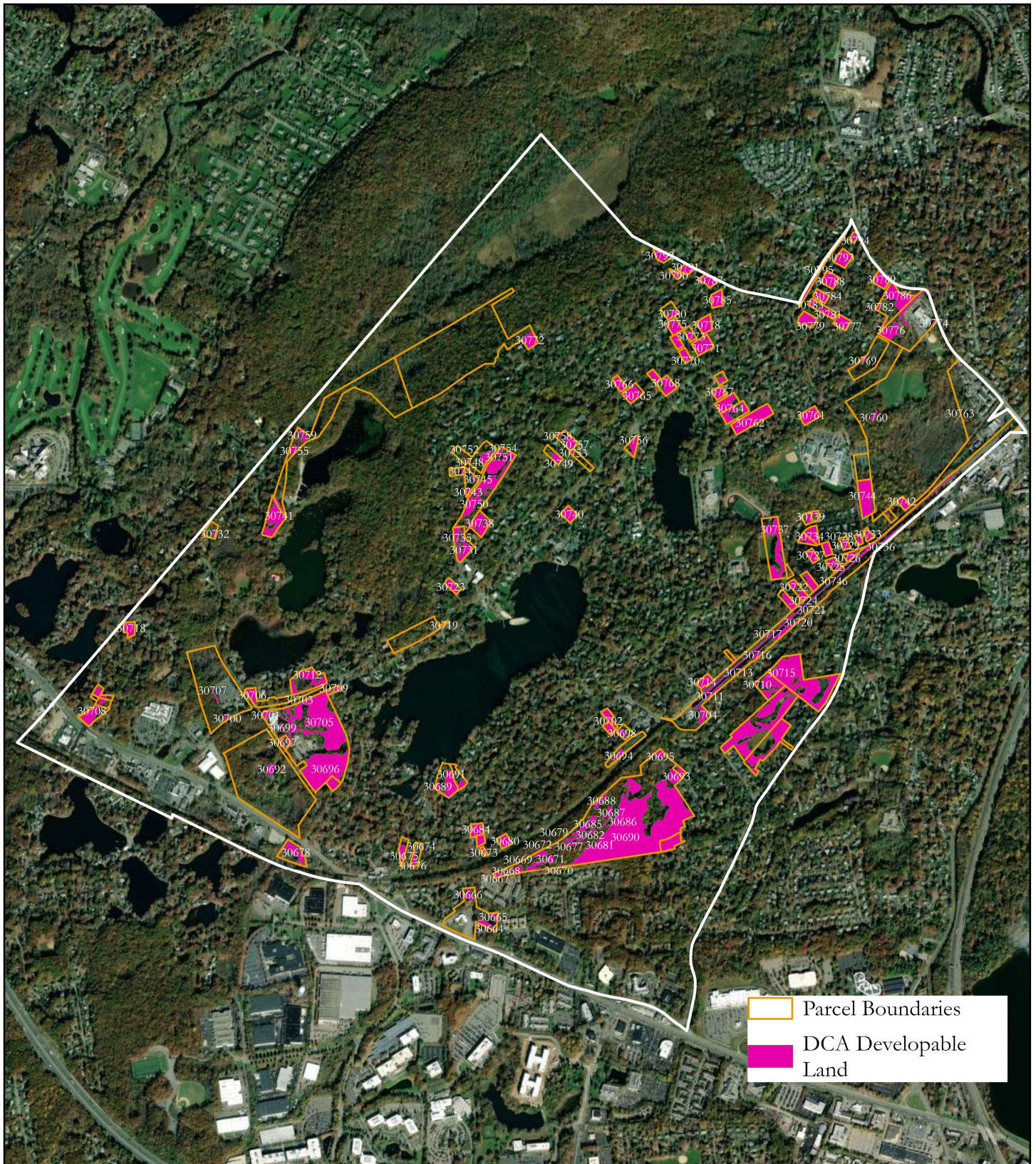
ID NUMBERS AND DEVELOPABLE ACREAGE OF EACH DCA FEATURES IDENTIFIED ON BLOCK/LOT		BLOCK	LOT	PROP CLASS	LOCATION	OWNER	TOTAL DEVELOPABLE ACREAGE OF DCA FEATURES IDENTIFIED ON BLOCK/LOT	TOTAL DEVELOPABLE ACREAGE PER BOROUGH	NOTES
ID #	ACREAGE								
30740	0.58507	80	28	15C	210 BLVD	BOROUGH OF MOUNTAIN LAKES	0.6	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30727	0.380062	86	9	15C	131 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30728	0.411004	86	13	15C	121 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30729	0.218687	86	18	15C	115 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30730	0.179478	86	22	15C	103 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30734	1.088338	86	40	15C	035 WILCOX DR	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30734	1.088338	86	41	15C	027 WILCOX DR	BOROUGH OF MOUNTAIN LAKES	0.7	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30737	1.994353	86.01	1	15C	149 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.0	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30737	1.994353	86.01	24	15C	000 BELLVALE RD	BOROUGH OF MOUNTAIN LAKES	2.0	0.0	Recreational fields associated with the Mountain Lakes Schools. Property designated for conservation, park lands and open space in master plan revised 11/14/11
30739	0.329411	86.01	32	15C	022 WILCOX DR	BOROUGH OF MOUNTAIN LAKES	0.1	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30739	0.329411	86.01	33	15C	026 WILCOX DR	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30733	0.272091	88	1	15C	101 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.3	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30742	0.405909	88	9	15C	085 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.0	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30742	0.405909	88	14	15C	079 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Vacant wooded land in a residential neighborhood behind train tracks. Property designated for conservation, park lands and open space in master plan revised 11/14/11
30774	0.110507	88	17	15C	075 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Halsey A Fredrick Park & associated recreational fields and trails. Property designated for conservation, park lands and open space in master plan revised 11/14/11
30742	0.405909								
30744	1.938034								
30760	0.120799								
30763	0.059474								
30744	1.938034	88	22	15C	101 POWERVILLE RD	BOROUGH OF MOUNTAIN LAKES	0.0	0.0	Tennis Courts associated with adjacent park and/or adjacent school(s). Property designated for conservation, park lands and open space in master plan revised 11/14/11
30744	1.938034	88	27	15C	101 POWERVILLE RD	BOROUGH OF MOUNTAIN LAKES	1.9	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30774	0.110507	88	30	15D	100 FANNY RD	LAKELAND HILLS FAMILY YMCA	1.5	0.9	YMCA Building. Rear area is developable but remainder of DCA mapping consists of fragmented features surrounding the parking area.
30776	0.984951								
30786	1.993599								
30714	0.866597	91	1	15C	012 ELM RD	BOROUGH OF MOUNTAIN LAKES	0.5	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30714	0.866597	91	14	15C	200 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.1	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30724	1.634145	91	35	15C	158 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.5	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30722	0.222103	91	39	15C	148 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.5	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30724	1.634145								

Attachment A: DCA Land Features
Borough of Mountain Lakes, NJ, Morris County

ID NUMBERS AND DEVELOPABLE ACREAGE OF EACH DCA FEATURES IDENTIFIED ON BLOCK/LOT		BLOCK	LOT	PROP CLASS	LOCATION	OWNER	TOTAL DEVELOPABLE ACREAGE OF DCA FEATURES IDENTIFIED ON BLOCK/LOT	TOTAL DEVELOPA BLE ACREAGE PER BOROUGH	NOTES
ID #	ACREAGE								
30724	1.634145	91	43	15C	138 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.5	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30725	0.243616	91	50.02	15C	128 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30726	0.669402								
30726	0.669402								
30746	2.355092	91	55	15C	118 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.3	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30691	1.206498	101	71	15C	163 LAKE DR	BOROUGH OF MOUNTAIN LAKES	0.3	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30689	0.14049	101	79	15C	175 FERNWOOD PL	BOROUGH OF MOUNTAIN LAKES	1.1	0.0	Borough Thorlef Fliflet Bird Sanctuary; benches, memorial, retaining wall
30691	1.206498								
30702	0.758545	104	78	15C	011 POLLARD RD	BOROUGH OF MOUNTAIN LAKES	0.3	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30702	0.758545	105	15	15C	260 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.5	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30698	0.222405	107	10	15C	010 POLLARD RD	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Portion of Wilson Basketball Courts. Property designated for conservation, park lands and open space in master plan revised 11/14/11
30694	0.252983	108	10	15C	020 ROMAINE RD	BOROUGH OF MOUNTAIN LAKES	0.3	0.0	Portion of Wilson Basketball Courts. Property designated for conservation, park lands and open space in master plan revised 11/14/11
30680	0.444367	110	33	15C	092 POLLARD RD	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30673	0.111957	110	40	15C	000 POLLARD RD	BOROUGH OF MOUNTAIN LAKES	0.1	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30674	0.079484	110	57	15C	140 POLLARD RD	BOROUGH OF MOUNTAIN LAKES	0.3	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30676	0.265497								
30675	0.403942	110	61	15C	150 POLLARD RD	BOROUGH OF MOUNTAIN LAKES	0.4	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30684	0.943697	112	6	15C	366 MORRIS AVE	BOROUGH OF MOUNTAIN LAKES	0.6		
30684	0.943697	112	45	15C	107 POLLARD RD	BOROUGH OF MOUNTAIN LAKES	0.3	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30664	0.265524	116	3.01	15D	145 ROUTE 46	KING OF KINGS LUTHERAN CHURCH	0.7	0.0	King of Kings church. Fragmented portions of features associated with church building and facilities.
30665	0.190727								
30666	0.265586								
30690	18.456128	127.04	13.01	15C	000 MAPLE WAY	BOROUGH OF MOUNTAIN LAKES	0.9	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30693	0.855272	127.05	16	15C	005 CRESCENT DR	BOROUGH OF MOUNTAIN LAKES	0.2	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30687	0.258771	127.06	1	15C	003 CRESCENT DR	BOROUGH OF MOUNTAIN LAKES	21.5	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30690	18.456128								
30693	0.855272								
30695	0.286573								
30671	0.209946								
30677	0.107919								
30679	0.158865								
30681	0.192877								
30682	0.057404								
30683	0.064292								
30685	0.507593								
30686	0.057404								
30688	0.301723								
30667	0.19377								
30668	0.07157								
30669	0.246182								
30670	0.400857								
30672	0.226981								
30715	14.064367	129	1	15C	056 WOODLAND AVE	BOROUGH OF MOUNTAIN LAKES	5.7	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11

Attachment A: DCA Land Features
Borough of Mountain Lakes, NJ, Morris County

ID NUMBERS AND DEVELOPABLE ACREAGE OF EACH DCA FEATURES IDENTIFIED ON BLOCK/LOT		BLOCK	LOT	PROP CLASS	LOCATION	OWNER	TOTAL DEVELOPABLE ACREAGE OF DCA FEATURES IDENTIFIED ON BLOCK/LOT	TOTAL DEVELOPA BLE ACREAGE PER BOROUGH	NOTES
ID #	ACREAGE								
30710	0.086878	129.01	18.02	15C	044 WOODLAND AVE	BOROUGH OF MOUNTAIN LAKES	1.3	0.0	Property designated for conservation, park lands and open space in master plan revised 11/14/11
30715	14.064367								
30715	14.064367	129.02	1	15C	000 INTERVALE RD	BOROUGH OF MOUNTAIN LAKES	5.0	0.0	Portion of Midvale Park & recreational fields. Property designated for conservation, park lands and open space in master plan revised 11/14/11
30715	14.064367	129.03	13	15C	119 MIDVALE RD	BOROUGH OF MOUNTAIN LAKES	2.0	0.0	Portion of Midvale Park & recreational fields; Alden Haswell Field and Playground. Property designated for conservation, park lands and open space in master plan revised 11/14/11
30795	0.881451	138	1	15C	000 BOULEVARD & ROCK LANE	BOROUGH OF MOUNTAIN LAKES	0.9	0.0	Boulevard Trolley Line Path. Property designated for conservation, park lands and open space in master plan revised 11/14/11
							DCA Calculations	Borough	
Acreage							108.7	13.7589	
Factor							2.0%	0.26%	
Prospective Need in Units							267	146	



Borough of Mountain Lakes DCA Land Capacity Analysis Parcels

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar

2025

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



0 0.1 0.2 0.4 Miles



MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
JANUARY 13, 2025
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ

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, the Morris County Daily Record, and The Star Ledger on January 9, 2025 and posted in the municipal building.

Mayor Barnett called the meeting to order at 6:01p.m.

ROLL CALL ATTENDANCE

Roll Call

Cannon
Howley
Menard
Sheikh

Present

☒
☒
☒
☒

Absent

☐
☐
☐
☐

Present

☒
☒
☒

Absent

☐
☐
☐

Tsai
Muilenburg
Barnett

FLAG SALUTE

Mayor Barnett led the salute to the flag.

EXECUTIVE SESSION

R70-25, Resolution to Enter an Executive Session – Potential Litigation & Attorney - Client Privilege (Approval of Executive Minutes)

Motion made by Councilmember Cannon, second by Councilmember Menard to go into Executive Session, with all members in favor signifying by "Aye."

COMMUNITY ANNOUNCEMENTS

Mayor Barnett made the following announcements: Council budget meetings are scheduled for January 22nd and January 29th at 7pm; The Mountain Lakes Library will be holding a Lunar New Year celebration event on February 2nd from 2-5pm at Mountain Lakes High School; Longtime Laker Joyce Leuchten passed away and will be dearly missed.

SPECIAL PRESENTATIONS

Ceremonial Swearing In of New Councilmember

Borough Clerk Fox ceremonial swore in Councilmember Angela Tsai.

REPORTS OF BOROUGH ESTABLISHED BOARDS, COMMISSIONS AND COMMITTEES

There were no reports.

BOROUGH COUNCIL DISCUSSION ITEMS

There were no discussion items.

PUBLIC COMMENT

Mayor Barnett opened the meeting to the public.

There was no one from the public wishing to speak.

ATTORNEY'S REPORT

Mr. Oostdyk had nothing to report.

MANAGER'S REPORT

Borough Manager Stern reported that the first version of the 2025 operating budget will be distributed to Council shortly. Mayor Barnett advised that the Finance Advisory Committee will be reviewing the budget at their next meeting.



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
JANUARY 13, 2025
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ**

RESOLUTIONS

There were no resolutions.

ORDINANCES TO INTRODUCE

There were no ordinances to introduce.

ORDINANCES TO ADOPT

There were no ordinances to adopt.

***CONSENT AGENDA ITEMS**

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

***RESOLUTIONS**

- a. *R66-25, Authorizing the Payment of Bills*
- b. *R67-25, Authorizing a Professional Services Agreement for Engineering Services in Connection with the Management of Borough Owned Dams between the Borough of Mountain Lakes and Boswell Inc.*
- c. *R68-25, Authorizing Shared Service Agreement for Styrofoam Recycling*
- d. *R69-25, Authorizing the Execution of a Shared Services Agreement between the Borough of Mountain Lakes and the Township of Denville for the Provision of Animal Control Services and Use of the Animal Shelter Facility*

***APPROVAL OF MINUTES**

11/25/24 (Executive)

1/6/25 (Regular)

***BOARD, COMMITTEE AND COMMISSION APPOINTMENTS**

***Approval of the Consent Agenda**

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

Councilmember Howley abstained from voting on the 11/25/24 Executive minutes and Councilmember Tsai abstained from voting on the 11/25/24 Executive minutes and the 1/6/25 Regular minutes.

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
- ☐ Tax Collector



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
JANUARY 13, 2025
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ**

COUNCIL REPORTS

Lakes Management Advisory Committee - Councilmember Cannon reported that the committee conducted a review of the past year. Mayor Barnett reported that the committee is exploring grant opportunities to finance a long-term management plan for all Borough lakes.

Affordable Housing Advisory Committee – Deputy Mayor Muilenburg reported that the committee discussed the fourth round of affordable housing and associated deadlines.

PUBLIC COMMENT

Mayor Barnett opened the meeting to the public.

There was no one from the public wishing to speak.

NEXT STEPS AND PRIORITIES

There were no next steps or priorities.

ADJOURNMENT at 7:13P.M.

Motion made by Councilmember Menard, second by Councilmember Howley to adjourn the meeting at 7:13p.m., with all members in favor signifying by "Aye".

Respectfully Submitted,

Cara Fox, Borough Clerk



MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
JANUARY 22, 2025
HELD AT BOROUGH HALL, 400 BOULEVARD, 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, the Morris County Daily Record, and The Star Ledger on January 4, 2025 and posted in the municipal building.

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

ROLL CALL ATTENDANCE

Roll Call	<u>Present</u>	<u>Absent</u>		<u>Present</u>	<u>Absent</u>	
Cannon	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Tsai	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Howley	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Muilenburg	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Menard	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Barnett	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheikh	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

FLAG SALUTE

Mayor Barnett led the salute to the flag.

BUDGET DISCUSSION

The following items in the proposed 2025 operating budget were discussed with Borough Manager Mitchell Stern and the Borough's CFO, Monica Goscicki: All revenue lines, along with expenditure lines involving Administration, Finance, Public Safety, and Engineering.

PUBLIC COMMENT

Mayor Barnett opened the meeting to the public.

Cynthia Korman questioned whether the Council received the Environmental Commission's budget request, suggested that the Borough contact the Morris County Municipal Utilities Authority (MCMUA) regarding brush disposal, and provided the Council with a document regarding the Highlands Council's 2025 budget.

Mayor Barnett responded to the public's comment.

ADJOURNMENT at 8:34P.M.

Motion made by Deputy Mayor Muilenburg, second by Councilmember Menard to adjourn the meeting at 8:34p.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

CONSTRUCTION OFFICE

MONTHLY ACTIVITY REPORT

NOVEMBER 2024

ADMINISTRATIVE SUMMARY

The renovated spaces within the Henderson Hall Annex of The Craig School are now being occupied. Work on Henderson Hall will now proceed during this final phase of the project. Revisions to the plans for the elevator in Wilson Hall will be completed shortly. No timeline has been given for the completion of this work.

Work continues at the High School kitchen project with final details and inspections taking place. New food service line equipment has arrived and is being installed. Final inspections are being completed for the auditorium renovation project for the installation of the new HVAC system.

The NJ League of Municipalities Conference was held this past month. Seminars discussing the implications of recent regulations to the NJ Uniform Construction Code were attended. Exhibit booths of several current and prospective vendors were visited to discuss updated and new offerings that could benefit the borough.



Mountain Lakes Borough
400 BOULEVARD
MOUNTAIN LAKES, NJ 07046

Construction Permit Activity Report

11/1/2024 -> 11/30/2024

Summary

	Cost:	Count:				
New:	\$0.00	0	Cubic Footage:	0 Cu.ft	Permits Issued:	25
Addition:	\$0.00	0	Square Footage:	0 Sq.ft	Updates Issued:	2
Alteration:	\$345,456.00	27				
Demolition:	\$0.00	0				
Total:	\$345,456.00	27				

Permits	Count	Permit Fees	Admin Fees	Total	Inspections	Passed	Failed	Other
Building:	9	\$3,805.00	\$0.00	\$3,805.00	B 34	25 %73.5	7 %20.6	2 %5.9
Plumbing:	5	\$425.00	\$0.00	\$425.00	P 9	8 %88.9	1 %11.1	0 %0
Electrical:	19	\$2,640.00	\$0.00	\$2,640.00	E 44	30 %68.2	9 %20.5	5 %11.4
Fire:	0	\$0.00	\$0.00	\$0.00	F 12	7 %58.3	1 %8.3	4 %33.3
Elevator:	0	\$0.00	\$0.00	\$0.00	V 0	0 %	0 %	0 %
Mechanical:	9	\$1,090.00	\$0.00	\$1,090.00	M 13	12 %92.3	0 %0	1 %7.7
	42	\$7,960.00	\$0.00	\$7,960.00	112	82	18	12
DCA Training:	0		0		(Note: Does not include result of none)			
DCA State:	23		646	\$0.00				
DCA Minimum:	3		3					
	26		\$649					

Variations	Total	Paid	Certificates	Issued Total	Paid Total
Building 0	0	0	CA 2	\$0.00	\$0.00
Plumbing 0	0	0	CCO 0	\$0.00	\$0.00
Electrical 0	0	0	CO 1	\$250.00	\$0.00
Fire 0	0	0	CC 0	\$0.00	\$0.00
Mechanical 0	0	0	TCO 1	\$0.00	\$0.00
Elevator 0	0	0	TCC 0	\$0.00	\$0.00
Total:	\$0.00	\$0.00	Total: 4	\$250.00	\$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	1	\$85	Electrical	0	\$0
Fire	0	\$0	Fire	0	\$0
Mechanical	0	\$0	Mechanical	0	\$0
Elevator	0	\$0	Elevator	0	\$0
Total:		\$85	Total:		\$0
Violations			Fines		
	Record Count	Total Exempted			Paid
DCA Fees 1		\$11	Issued	0	\$0.00

Payments (Based on Payment Date)	
Permit (58)	\$9,134.00
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	\$9,134.00



Mountain Lakes Borough
400 BOULEVARD
MOUNTAIN LAKES, NJ 07046

Building Summary Report Comparison

Building Summary between the dates of 11/1/2024 and 11/30/2024.

Permit Summary	11/1/2024-11/30/2024	11/1/2023-11/30/2023	Month Diff %	YTD	YTD last Year	YTD Diff %
Permits Issued:	25	30	-16.7%	260	269	-3.3%
Updates Issued:	2	2	0%	30	40	-25%
Inspections Scheduled:	112	99	13.1%	1170	1225	-4.5%
Inspections Passed:	82	85	-3.5%	942	989	-4.8%
Inspections Failed	18	13	38.5%	144	141	2.1%
Certificates Of Occupancy Issued:	1	2	-50%	12	11	9.1%
Certificates of Approval Issued:	2	9	-77.8%	232	162	43.2%
Cert Continuing Occupancy Issued:	0	0	NA	0	0	NA
Permit Payments Count:	58	62	-6.5%	582	623	-6.6%
Fee Collected:	\$8,609	\$19,476	-55.8%	\$178,341	\$129,295	37.9%
Fee Collected (Subcodes Only):	\$7,960	\$17,918	-51.1%	\$159,647	\$116,501	33.4%
Violations	0	1	-100%	5	9	-44.4%
Violation Payments	\$0.00	\$0.00	NA	\$6,500.00	\$1,250.00	420%
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	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	19,533.00	132,647.00		
DECEMBER	14,543.00	147,190.00		

PERIOD	2023 COLLECTED	YEAR TO DATE	COMMENTS	AMOUNT
JANUARY	23,174.00	23,174.00		
FEBRUARY	8,673.00	31,847.00		
MARCH	21,867.00	53,714.00	The Craig School	17,900.00
APRIL	12,212.00	65,926.00		
MAY	14,457.00	80,383.00		
JUNE	53,134.00	133,517.00	The Craig School	41,809.00
JULY	11,296.00	144,813.00		
AUGUST	10,115.00	154,928.00		
SEPTEMBER	10,716.00	165,644.00		
OCTOBER	12,041.00	177,685.00		
NOVEMBER	9,134.00	186,819.00		
DECEMBER				



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

CONSTRUCTION OFFICE MONTHLY ACTIVITY REPORT

DECEMBER 2024

ADMINISTRATIVE SUMMARY

A noticeable slowdown in construction activity was seen during the month. Winter weather and the upcoming holidays were both factors in this condition. Historically the focus of permits changes from alteration work to maintenance or replacement of mechanical equipment.

Work on Henderson Hall, the final phase of the project at The Craig School, continues with all trades actively working.

The new HVAC system for the high school auditorium has been completed and is in the process of final inspections. Final inspections are also being completed for the renovation of the kitchen facility at the high school.

Several projects are nearing the end of their plan review stage. Atlantic Health will be occupying space at 356 Route 46 East and Hapgoods Restaurant will be expanding into the adjacent tenant space. Construction on both projects is expected in the first quarter of the new year.



Mountain Lakes Borough
400 BOULEVARD
MOUNTAIN LAKES, NJ 07046

Construction Permit Activity Report

12/1/2024 -> 12/31/2024

Summary

	Cost:	Count:				
New:	\$0.00	0	Cubic Footage:	0 Cu.ft	Permits Issued:	12
Addition:	\$0.00	0	Square Footage:	0 Sq.ft	Updates Issued:	2
Alteration:	\$86,790.00	14				
Demolition:	\$0.00	0				
Total:	\$86,790.00	14				

Permits	Count	Permit Fees	Admin Fees	Total	Inspections	Passed	Failed	Other
Building:	2	\$234.00	\$0.00	\$234.00	B 20	16 %80	3 %15	1 %5
Plumbing:	2	\$185.00	\$0.00	\$185.00	P 18	15 %83.3	1 %5.6	2 %11.1
Electrical:	7	\$1,100.00	\$0.00	\$1,100.00	E 33	25 %75.8	7 %21.2	1 %3
Fire:	0	\$0.00	\$0.00	\$0.00	F 1	1 %100	0 %0	0 %0
Elevator:	0	\$0.00	\$0.00	\$0.00	V 0	0 %	0 %	0 %
Mechanical:	9	\$895.00	\$0.00	\$895.00	M 18	16 %88.9	1 %5.6	1 %5.6
	20	\$2,414.00	\$0.00	\$2,414.00	90	73	12	5
DCA Training:	0		0		(Note: Does not include result of none)			
DCA State:	13		164	\$0.00				
DCA Minimum:	1		1					
	14		\$165					

Variations	Total	Paid	Certificates	Issued Total	Paid Total
Building 0	0	0	CA 20	\$0.00	\$0.00
Plumbing 0	0	0	CCO 0	\$0.00	\$0.00
Electrical 0	0	0	CO 2	\$150.00	\$0.00
Fire 0	0	0	CC 0	\$0.00	\$0.00
Mechanical 0	0	0	TCO 0	\$0.00	\$0.00
Elevator 0	0	0	TCC 0	\$0.00	\$0.00
Total:	\$0.00	\$0.00	Total: 22	\$150.00	\$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			Paid
DCA Fees	0	\$0	Issued	0	\$0.00

Payments (Based on Payment Date)	
Permit (36)	\$3,174.00
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	\$3,174.00



Mountain Lakes Borough
400 BOULEVARD
MOUNTAIN LAKES, NJ 07046

Building Summary Report Comparison

Building Summary between the dates of 12/1/2024 and 12/31/2024.

Permit Summary	12/1/2024-12/31/2024	12/1/2023-12/31/2023	Month Diff %	YTD	YTD last Year	YTD Diff %
Permits Issued:	12	23	-47.8%	272	292	-6.8%
Updates Issued:	2	1	100%	32	41	-22%
Inspections Scheduled:	90	73	23.3%	1263	1298	-2.7%
Inspections Passed:	73	62	17.7%	1019	1051	-3%
Inspections Failed	12	8	50%	155	149	4%
Certificates Of Occupancy Issued:	2	1	100%	14	12	16.7%
Certificates of Approval Issued:	20	1	1900%	252	163	54.6%
Cert Continuing Occupancy Issued:	0	0	NA	0	0	NA
Permit Payments Count:	36	50	-28%	618	673	-8.2%
Fee Collected:	\$2,579	\$14,373	-82.1%	\$180,920	\$143,668	25.9%
Fee Collected (Subcodes Only):	\$2,414	\$13,056	-74%	\$162,061	\$129,557	22.6%
Violations	0	0	NA	5	9	-44.4%
Violation Payments	\$0.00	\$0.00	NA	\$6,500.00	\$1,250.00	420%
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	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	19,533.00	132,647.00		
DECEMBER	14,543.00	147,190.00		

PERIOD	2023 COLLECTED	YEAR TO DATE	COMMENTS	AMOUNT
JANUARY	23,174.00	23,174.00		
FEBRUARY	8,673.00	31,847.00		
MARCH	21,867.00	53,714.00	The Craig School	17,900.00
APRIL	12,212.00	65,926.00		
MAY	14,457.00	80,383.00		
JUNE	53,134.00	133,517.00	The Craig School	41,809.00
JULY	11,296.00	144,813.00		
AUGUST	10,115.00	154,928.00		
SEPTEMBER	10,716.00	165,644.00		
OCTOBER	12,041.00	177,685.00		
NOVEMBER	9,134.00	186,819.00		
DECEMBER	3,174.00	189,993.00		



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

January 22, 2025

Mitchell Stern; Borough Manager
Borough of Mountain Lakes
400 Boulevard
Mountain Lakes, New Jersey 07046

Re: Uniform Construction Code Annual Report
Budget year 2024

Mr. Stern;

Attached herewith find a copy of the U.C.C. Annual Report for the Borough of Mountain Lakes Construction Office. This report has been prepared with additional information supplied by Monica Goscicki; Chief Financial Officer.

During the budget year 2024 the Construction Office expenditures exceeded its revenues by \$36,792.00.

During the year exempt permits were issued for either municipal or Board of Education work. If this revenue of \$18,399.00 was realized, the operating deficit would have been reduced to \$18,393.00.

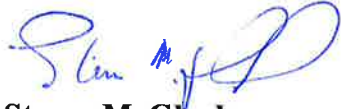
Over the past year larger commercial projects (i.e. Wawa, Veterans Home, The Craig School) have aided in increasing the revenue collected by the Construction Office. Fees collected in one year may have required staff to complete inspection and administrative tasks in the following year on these projects.

The revenue collected should be based on the normal expected construction activity level. With a second year of budget deficits an increase in the fee schedule is warranted. A proposed fee schedule designed to match revenues with expenditures has been submitted separately for consideration by the borough Council.

The expectation for 2025 is for a slight increase in the number and scope of residential projects for much of the year. This stance is based on recent applications for zoning permits and inquiries into the Construction Office. Two commercial projects are anticipated for construction in 2025; a Starbuck's facility at 62 Route 46 East and a self-storage building at 372 Route 46 East. If one or more of the approved commercial projects advances to their construction phase, then revenue increases will be realized.

The previous fee schedule modification was made post-covid and implemented 04/01/2023. The goal of the proposed fee schedule is to allow the Construction Office to be self-sustaining as required by the NJ Uniform Construction Code Act.

Contact me if any questions arise concerning this information.



Steven M. Gluck
Construction Official

973-334-3131 Ext. 2012
sgluck@mtnlakes.org

2024 Annual UCC Report- 01-22-2025.docx

Thank you. Your form has been successfully submitted.

Please print this page, sign and fax or mail to the address below.

UNIFORM CONSTRUCTION CODE ANNUAL REPORT
New Jersey Department of Community Affairs
Division of Codes and Standards

Municipality/County:

Budget Year Type: Calendar (1/1 thru 12/31) **Budget Year:** 2024

REVENUES

Uniform Construction Code Fees	167419.00
Penalties	6500.00
Income: UCC Interlocal	0.00
TOTAL REVENUES	173919.00

EXPENDITURES

Salary & Wages	135120.32
Fringe Benefits	36611.36
Other Expenses	16403.16
Payments to Interlocal Agencies	0.00
Payments to Private Agencies	0.00
Indirect Costs	22576.18
TOTAL EXPENDITURES	210711.02

Private Agencies In Receipt of Payments:
None

RIDER DEDICATION (N.J.S.A. 40A:4-39)

No Rider Dedication Trust Fund
Opening Balance in Trust Fund
Revenues Received in Trust Fund
Expenses from Trust Fund
Closing Balance in Trust Fund

EXEMPT FEES

By State law (see N.J.S. 52:27D-126c)	18399
By Municipality (see N.J.S. 52:27D-126b)	0.00

CERTIFICATION

The undersigned municipal officials hereby certify that the financial information provided in this report fairly and accurately reflects Uniform Construction Code revenues and expenses for the year.

Chief Financial Officer:

Construction Official:

Monica Goscicki *Steven M Gluck*
Signature 01/21/2025 Signature

Monica Goscicki O-0672

Steven M Gluck 005181

Chief Financial Officer

Construction Official

mgoscicki@mtnlakes.org

sgluck@mtnlakes.org

Please fax or mail the completed and signed report to:

NJ Department of Community Affairs
Division of Codes and Standards
Office of Regulatory Affairs
Attention: UCC Annual Report
P.O. Box 818
Trenton, NJ 08625-0818
Phone: (609) 984-7768

Salaries Paid - UCC Positions Only:

Last Name	First Name	UCC #	Salary	Position	Subcode	Discipline(s)	Inspector	Discipline(s)	Gluck Steven	005181	57243.03	Construction Official
Building	Building			Electrical		Scialla John	004761	2188.92	Plumbing			
Mechanical						Lavenburg Edward	11289	18745.82	Electrical			
Electrical	Poli	Salvatore	008964	8696.15	Fire Protection	Building, Fire Protection						
Technical						Post Susan	012624	26714.43	Technical			
Assistant	Tobaygo	Phillip	009308	19792.92	Plumbing	Building, Plumbing						
Clerical						Lewthwaite Kevin		1739.06	Clerical			

BOROUGH OF MOUNTAIN LAKES
Department of Public Works
Department Activity
November 2024

IN HOUSE

All regular work details including building maintenance, vehicle maintenance and repair, trash and recycling, trash bag delivery, street sweeping, lawn maintenance, leaf and brush disposal, daily maintenance.

DPW

- Crosswalks and line painting completed
- Asphalt repairs
- Historical storage building roof repair
- Litter pick up
- CDL testing

WATER DEPARTMENT

- Hydrant painting
- Winterized beach buildings & borough water fountains
- Water service line repair – 87 Ball Rd
- Water main valve GPS performed
- Quarter 4 water sampling
- Monthly water sampling
- Water main repair Route 46 East
- Water meter/reader replacement/repairs

STORM WATER

- Installed new basin on Cobb Rd – near Briarcliff Rd
- Lake Dr basin repair – near Morris Ave

Recreation/Beaches

- Bench repairs at Birchwood Lake
- LED lightbulb upgrade at tennis courts
- Completed four-year lake lowering

BOROUGH OF MOUNTAIN LAKES
Department of Public Works
Department Activity
December 2024

IN HOUSE

All regular work details including building maintenance, vehicle maintenance and repair, trash and recycling, trash bag delivery, street sweeping, lawn maintenance, leaf and brush disposal, daily maintenance.

DPW

- Asphalt repair on salt dome to prevent run off
- Styrofoam recycling

WATER DEPARTMENT

- Borough wide leak detection survey
- Interconnection inspection with Parsippany (two locations)
- Meter/reader replacement/repair

STORM WATER

- Basin cleaning and jetting

Recreation/Beaches

- Kaufman Park decorated for tree lighting
- Holiday decorating at Island Beach
- Installed Menorah and steps at Kaufman Park for lighting on December 29th
- Timers and lights at volleyball and basketball courts
- Began wall repair at Kaufman Park



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Joe Mullaney
Fire Admin Officer
info@mlvfd.com

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

TO: Mitchell Stern
DATE: 1/7/25
SUBJECT: December Fire Report

The following lists the activity for the Mountain Lakes Volunteer Fire Department during the month of December 2024:

FIRE CALLS (9)

LOCATION	DATE	TIME	DESCRIPTION
33 Lake Drive	12/2	11:14 AM	Fire Alarm-Set off in error
67 Briarcliff Rd	12/4	5:35 PM	Fire Alarm-Malfunction
41 N. Briarcliff Rd	12/8	1:48 PM	Fire Alarm-Culinary Mishap
43 Lockley Court	12/10	6:26 AM	CO Alarm- Malfunction
Wildwood School	12/16	7:46 AM	Boiler Malfunction
17 Park Place	12/19	4:32 PM	Fire Alarm-Culinary Mishap
25 Hillcrest Rd	12/20	12:34 PM	Fire Alarm-Culinary Mishap
12 Romaine Rd	12/24	12:51 PM	Gas Odor-Sewer
33 Lake Drive	12/29	5:58 PM	Fire Alarm-Set off in error

DRILLS/TRAINING (3)

LOCATION	DATE	TIME	DESCRIPTION
Firehouse	12/1	1:00 PM	JFD Training
Firehouse	12/3	7:00 PM	Equipment checks
Firehouse	12/17	7:00 PM	FD Training

MEETINGS (1)

LOCATION	DATE	TIME	DESCRIPTION
Firehouse	12/10	8:00 PM	Relief Association

WORK DETAILS (0)

COMMUNITY EVENTS (4)

LOCATION	DATE	TIME	DESCRIPTION
Kaufman Parm	12/8	5:00 PM	Tree Lighting
Borough	12/14	11:00 AM	Santa Tour
Borough	12/15	11:00 AM	Santa Gift Distribution
Lake Drive School	12/18	9:30 AM	Santa Visit to school

ANNOUNCEMENTS-(1)

1. I am pleased to announce that Captain Nate Fitch was selected as Firefighter of the Year.
2. Captain Fitch has also achieved Life Member status for his 15 years of dedicated service

Breakdown of Manhours

Calls- 100
Training 160
Meetings 5
Miscellaneous-140

TOTAL: 405



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Joe Mullaney
Fire Chief
info@mlvfd.com

400 Boulevard
Mountain Lakes, NJ 07046

TO: Mitchell Stern
DATE: 1/15/25
SUBJECT: 2024 Year End Report

The following lists the activity for the Mountain Lakes Volunteer Fire Department during 2024 :

FIRE CALLS

Structure Fires	1
Car Fires	3
Fire Alarms-Set off in error	23
Fire Alarms- Culinary Mishap	17
Fire Alarms-Malfunction	35
CO Alarms with Readings	3
CO Alarms- Malfunction	10
Wire/Transformer Fire	17
Dumpster/Trash Fire	2
Smoke Conditions	5
MVA	3
Open burn	1
Odor Natural Gas/Leak	10
Other Odor	2
Haz Mat	1
Water Emergency/Basement/Burst Pipe	3
Furnace Malfunction	2
Elevator Emergency	3
Assist other Fire Dept	18
Assist Police	1
Other	1
TOTAL	161

DRILLS

Senior Dept	14
Junior Dept	36
NEMMAA	1
Driver Training	6

TOTAL	47
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IN SERVICE TRAINING

Firefighter 1 Training.	4
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Firefighter Tim Lebo, Firefighter Ian Lewis
Firefighter Ryan Lalani, Jr Firefighter Andrew
Wilmot

Fire 1 is approximately 200 hours of combined classroom and practical training.
Monday-Friday 8A-5 PM. Additional hours include commuting and homework.

The Junior Members will receive their full FF1 certification once they turn 18.

MEETINGS

Officer Meetings	6	
Business Meeting	11	
Relief Association	6	
Nominating Committee	2	
JFD Awards	5	
JFD Officer Selection	3	
County Caucus	1	
NJ Firemen's Convention	2	1

TOTAL	37
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EQUIPMENT AND TRUCK CHECKS	20
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COMMUNITY DETAILS

Trout Derby	1
Shredding	1
Memorial Day Parade	1
Little League Parade	1
JFD Car Wash Fundraiser	1
Town Wide Garage Sale	1
First Annual 5K Run	1
4 th of July Picnic and Standby	1
National Night Out	1
Fire Prevention Details- Pre Schools	9
Wildwood School K-2, YMCA, Mt Lakes	
Country Day School, Scribbles, Academy	
For Children, King of Kings, Lake Drive	
School, Craig School. Light Bridge	
Academy	
Borough Fall Festival	1
Boonton Fire Dept Labor Day Parade	1
Boonton Fire Dept Fireworks	1
Boonton Twp Fireworks	1

Boonton FD Christmas Parade	1
Assist with Halloween Detail	1
Borough Tree Lighting	1
ML Santa Run	1
Santa Gift Distribution	1
Lake Drive-Santa	1

TOTAL	28
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WORK DETAILS	8
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MANHOURS

Jan	400
Feb	345
March	495
April	520
May	475
June	390
July	300
August	310
September	315
October	515
November	575
December	405

TOTAL	5045 (this number reflects primarily Scheduled events and calls. Does not include in Service training and pre-planning for various Events)
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The Department would like to thank Manager Mitchell Stern and members of the Borough Council for all your support during 2024. We look forward to working with you during 2025.

Congratulations to Captain Nate Fitch for being chosen as Firefighter of the Year for 2024.

Congratulations to Chief Matt DeSantis and Captain Nate Fitch for achieving Life Member status (15 years of Active service to the MLVFD)

On November 1st members of the MLVFD assisted with the brush fire in Rockaway Township. We also assisted during the fire in West Milford on November 15th. Both events accounted for approximately 100 manhours.

The following members were elected/appointed as officers for 2025

Chief- Matt DeSantis

Deputy Chief-Joe Mullaney

Admin Officer-Joe Mullaney

Captain Nate Fitch-Appointed by Chief

Lt Brian Caine-Appointed by Chief

Lt. James Daniel-Appointed by Chief

President- John Lester
Vice President- Bob Wagmiller
Secretary- Bob Trachtenberg
Treasurer- Steve Butera



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Derrick Webb
Director of Health/Health Officer
dwebb@mtolivetwp.org

204 Flanders-Drakestown Rd.
Budd Lake, NJ 07828
P - (973) 691-0700 EXT. 7330

PUBLIC HEALTH SERVICES REPORT OF ACTIVITIES November 2024

Administration:

- Attended NJEHA & NEHA Credential Meeting (11/01)
- Facilitated NJDOH DLPH Liaison tour of the Health Department (11/04)
- Participated in the DLPH Liaison Listening Tour Region 2 Meeting (11/13)
- Participated in the Administrative Budget Hearing (11/14)
- Attended NJDOH Strengthening Grantees Monthly Meeting 2024 - 2025 (11/21)

Environmental Health:

Major Activities/Updates

- None

November 2024 Statistics

INSPECTIONS & OTHER ACTIVITIES

Inspection Type	Number	November Results			YTD
		Sat.	Cond.	Unsat.	
Retail Food Establishment (RFE) Inspections	5	5	0	0	10
Food Re-Inspections	0	0	0	0	0
Mobile Food Vendors	0	0	0	0	0
Temp. Food Vendors	0	0	0	0	0
RFE - Plan Reviews	0	0	0	0	0
RTF - Pre-Operation Insp.	0	0	0	0	0

Public Recreational Bathing Inspections	1	1	0	0	5
Public Recreational Bathing Sample Results Reviewed	12	12	0	0	44
Youth Camp Inspections	0	0	0	0	0
Meetings/Consultations	0	N/A	N/A	N/A	5
Violation Notices Issued	0	N/A	N/A	N/A	0
Nuisance Complaints					
Residential	0	N/A	N/A	N/A	0
Commercial	0	N/A	N/A	N/A	0
Chapter 24 (Food)	0	N/A	N/A	N/A	0
Other	0	N/A	N/A	N/A	0
Summonses Issued					
Residential	0	N/A	N/A	N/A	0
Commercial	0	N/A	N/A	N/A	0
Chapter 24 (Food)	0	N/A	N/A	N/A	0
Other	0	N/A	N/A	N/A	0
Court Appearances	0	N/A	N/A	N/A	0
Total	18	18	0	0	46

***Retail Food Establishment Inspections:**

1. 11/04- Mtn. Lakes Country Day School- 356 Route 46- Satisfactory
2. 11/04-King of Kinh Preschool- 178 Route 46- Satisfactory
3. 11/04- Lightbridge Academy- 100 Route 46- Satisfactory
4. 11/05- El Dorado Wine House- 360 Route 46- Satisfactory
5. 11/19- Mtn. Lakes Bagels Deli & Bakery- 350 Route 46- Satisfactory

***Recreational Bathing Inspections:**

1. 11/13- The Craig School- 271 Boulevard- Satisfactory

Health Education:

Major Activities/Updates

- Finalized and disseminated the November poster – “Food Safety for the Holidays.”
- Created and disseminated diabetes awareness education including but limited to diabetic eye disease, type 2 diabetes, facts, signs, and symptoms.
- Assisted in Spanish translation of a World Diabetes Awareness Day flyer.

- Shared CDC guidance on A1C tests and results metrics to inform the community of their numbers.
- Created and disseminated both a Winter Newsletter & School newsletter in progress to include Dec-Feb.
- Redistributed blood screening clinic flyer for the 11/15 event on social media and Township Website webpage.
- Created and disseminated health education regarding daylight saving and fire prevention.

Public Health Nursing:

Major Activities/Updates

- NJDOH vaccination calls, OLPH calls, NJDOH CDS calls, outbreak surveillance, public health guidance.
- Outbreak surveillance and guidance for LTCF (Sunrise Senior Living)
- Dissemination of food safety poster, holiday edition.
- Dissemination of air quality health information (NJ wildfires) to schools, childcare centers, and municipality.

November Statistics

INVESTIGATIONS & OTHER ACTIVITIES

Activity	November 2024	YTD
Elementary school audit	0	0
Childcare/Pre-school audits	0	0
School/Childcare charts audited	0	0
Child Immunizations/NJIIS Registration	0	0
Adult Office Visits	0	0
Home Visits	0	0
Record Request	0	0
Blood Chemistry Screenings	0	0
Blood Pressure Screenings	0	0
Influenza Vaccinations	0	12
COVID-19 Vaccinations (Adult)	0	0
COVID-19 Vaccinations (Pediatric)	0	0
Phone Consultations	0	5
Female Cancer Screenings	0	0

Skin Cancer Screening	0	0
Foot Screenings	0	0
Hearing Screenings	0	0

Communicable Disease Investigations

Number	Communicable Diseases	YTD
0	Amoebiasis	0
0	Alpha-Gal	1
0	Anaplasmosis	0
0	Babesiosis	0
0	Brucellosis	1
0	Campylobacteriosis	2
0	Chikungunya	0
0	Creutzfeldt-Jakob Disease	0
0	Cryptosporidiosis	0
0	COVID - 19 (Confirmed)	19
1	COVID - 19 (Probable)	5
0	Cyclosporiasis	1
0	Cryptosporidiosis	0
0	Dengue Fever	0
0	Diphtheria	0
0	Ehrlichiosis	0
0	Giardiasis	0
0	Haemophilus Influenza	0
0	Hepatitis A	0
0	Hepatitis B	0
0	Hepatitis B (Chronic)	0
0	Hepatitis B (Perinatal)	0
0	Hepatitis C (Acute)	0
0	Hepatitis C (Chronic)	0
0	Influenza A	5
0	Influenza B	0
0	Influenza Outbreak	0
0	Other respiratory outbreak	0
0	Legionellosis	0
0	Lyme	0
0	Measles	0
0	Monkeypox Virus	0
0	Multisystem Inflammatory Syndrome	0
0	Mumps	0
0	Pertussis	1

0	Rocky Mountain Spotted Fever	0
0	Salmonellosis	0
0	Shiga-Toxin E. Coli (STEC)	0
0	Shigellosis	0
0	Strep (GBS and GAS)	0
0	Strep Pneumoniae	0
0	<i>Rabies Post Exposure Prophylaxis</i>	9
0	Tuberculosis	0
0	Varicella	0
0	Yersiniosis	0
0	<i>Zika Testing Approvals/Denials</i>	0

Italicized diseases are 'non-reportable.'

Quality Management Activities:

- VMSG Updates:
 - Staff training (certificates)
 - Workforce Development training (certificates)
 - PHAB Documentation collection
 - Staff meeting minutes.
 - MOHIC Meeting agenda, minutes, sign in sheets

Workforce Development:

November Professional Development			
Date	Name of Event	Attendee	# of CEU's
11/7/24 - 11/8/24	2024 Northeast Epidemiology Conference: Data equity in epidemiology	Angie Deiling	5.00
11/7/24 - 11/8/24	2024 Northeast Epidemiology Conference: Data equity in epidemiology	Helen Giles	5.00
11/14/24	CPR Recertification	Angie Deiling	0.00
11/15/24	NJPHNAA General Membership Meeting	Angie Deiling	0.00

11/18/24 - 11/19/24	Rutgers University - Noise Recertification Training	Susan Downer	3.00
11/18/24 - 11/19/24	Rutgers University - Noise Recertification Training	Zerlina Mac Donald	3.00
11/19/24	APHN Mid-Year Meeting (Webinar)	Angie Deiling	0.00
11/21/24	NJDOH Webinar: Prevention and Mitigation of common infectious illnesses in educational settings	Angie Deiling	1.00

Respectfully submitted,

Derrick Webb

Derrick Webb, Health Officer



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Derrick Webb
Director of Health/Health Officer
dwebb@mtolivetwp.org

204 Flanders-Drakestown Rd.
Budd Lake, NJ 07828
P - (973) 691-0700 EXT. 7330

PUBLIC HEALTH SERVICES REPORT OF ACTIVITIES December 2024

Administration:

- 12/03 - Attended Mountain Lakes Health Commission December 2024 Meeting.
- 12/13 - Facilitated MRPH/TCNJ CHA/CHIP Fall Meeting.
- 12/17 - Submitted Ordinance revisions for consideration (Chapter 111 Fees, Chapter 264 Food and Beverage Vending Machines, Chapter 268 Food Establishments, Retail & Chapter 298 Swimming Pools).

Environmental Health:

Major Activities/Updates

- 12/09 - Staff attended Morris County Community Advisory Board Meeting.

December 2024 Statistics

INSPECTIONS & OTHER ACTIVITIES

Inspection Type	Number	December Results			YTD
		Sat.	Cond.	Unsat.	
Retail Food Establishment (RFE) Inspections	4	4	0	0	14
Food Re-Inspections	1	1	0	0	1
Mobile Food Vendors	0	0	0	0	0
Temp. Food Vendors	0	0	0	0	0

RFE - Plan Reviews	0	0	0	0	0
RTF - Pre-Operation Insp.	0	0	0	0	0
Public Recreational Bathing Inspections	0	0	0	0	5
Public Recreational Bathing Sample Results Reviewed	12	12	0	0	56
Youth Camp Inspections	0	0	0	0	0
Meetings/Consultations	0	N/A	N/A	N/A	5
Violation Notices Issued	0	N/A	N/A	N/A	0
Nuisance Complaints					
Residential	0	N/A	N/A	N/A	0
Commercial	0	N/A	N/A	N/A	0
Chapter 24 (Food)	0	N/A	N/A	N/A	0
Other	0	N/A	N/A	N/A	0
Summonses Issued					
Residential	0	N/A	N/A	N/A	0
Commercial	0	N/A	N/A	N/A	0
Chapter 24 (Food)	0	N/A	N/A	N/A	0
Other	0	N/A	N/A	N/A	0
Court Appearances	0	N/A	N/A	N/A	0
Total	17	17	0	0	81

***Retail Food Establishment Inspections:**

1. 12/10 - The Station at Mountain Lakes- 99 Midvale Rd. - Satisfactory
2. 12/10 - Mountain Lakes School District- 96 Powerville Rd. - Satisfactory
3. 12/10 - The Mansion- 90 Route 46E - Satisfactory
4. 12/12 - Barka Mediterranean- 60 US Hwy 46E - Satisfactory
5. 12/19 - Mountain Lakes Deli & Bakery- 350 Rt. 46 E - Spot check inspection - Satisfactory.

Health Education:

Major Activities/Updates

- Seasonal safety tips- exercising in the cold awareness.
- Seasonal Affective Disorder Month.
- Road to Type 2 Diabetes A1C material “know your numbers”.
- RSV prevention from NJ Health- Children's safety as RSV and the flu are on the rise/prevention effort & washing your hand to keeping kids home if they are sick.
- Reminding the community of the dangers of cigarette smoke- signs, symptoms, and ways to prevent health-related issues.

- Shared Communicable Disease material from NJHEALTH and NJLINCS on the H5N1 bird flu, prevention material on animal handling and human contact and contamination prevention, and backyard flock owners raising awareness of illness and symptoms.
- Posted recall for child-brand spoons and a link to the Recall FDA website to stay up to date on new recalls.
- Initiated a “Winter Safety Campaign” which included health education such as:
 - Winter Safety (general tips for staying safe during freezing weather).
 - Frost Prevention (preventing frostbite and hypothermia).
 - Emergency Preparedness for winter weather.

Public Health Nursing:

Major Activities/Updates

- NJDOH vaccination calls, OLPH calls, NJDOH CDS calls, outbreak surveillance, public health guidance.
- Outbreak surveillance and guidance for LTCF (Sunrise Senior Living)
- 12/03 - Attended Mountain Lakes Health Commission December 2024 Meeting.

December 2024 Statistics

INVESTIGATIONS & OTHER ACTIVITES

Activity	December 2024	YTD
Elementary school audit	0	0
Childcare/Pre-school audits	0	0
School/Childcare charts audited	0	0
Child Immunizations/NJIIS Registration	0	0
Adult Office Visits	0	0
Home Visits	0	0
Record Request	0	0
Blood Chemistry Screenings	0	0
Blood Pressure Screenings	0	0
Influenza Vaccinations	0	12
COVID-19 Vaccinations (Adult)	0	0
COVID-19 Vaccinations (Pediatric)	0	0
Phone Consultations	1	6
Female Cancer Screenings	0	0

Skin Cancer Screening	0	0
Foot Screenings	0	0
Hearing Screenings	0	0

Communicable Disease Investigations

Number	Communicable Diseases	YTD
0	Amoebiasis	0
0	Alpha-Gal	1
0	Anaplasmosis	0
0	Babesiosis	0
0	Brucellosis	1
0	Campylobacteriosis	2
0	Chikungunya	0
0	Creutzfeldt-Jakob Disease	0
0	Cryptosporidiosis	0
5	COVID - 19 (Confirmed)	24
10	COVID - 19 (Probable)	15
0	Cyclosporiasis	1
0	Cryptosporidiosis	0
0	Dengue Fever	0
0	Diphtheria	0
0	Ehrlichiosis	0
0	Giardiasis	0
0	Haemophilus Influenza	0
0	Hepatitis A	0
0	Hepatitis B	0
0	Hepatitis B (Chronic)	0
0	Hepatitis B (Perinatal)	0
0	Hepatitis C (Acute)	0
0	Hepatitis C (Chronic)	0
4	Influenza A	9
0	Influenza B	0
0	Influenza Outbreak	0
2	Other respiratory outbreak	2
0	Legionellosis	0
1	Lyme	1
0	Measles	0
0	Monkeypox Virus	0
0	Multisystem Inflammatory Syndrome	0
0	Mumps	0
0	Pertussis	1

0	Rocky Mountain Spotted Fever	0
0	Salmonellosis	0
0	Shiga-Toxin E. Coli (STEC)	0
0	Shigellosis	0
0	Strep (GBS and GAS)	0
0	Strep Pneumoniae	0
0	<i>Rabies Post Exposure Prophylaxis</i>	9
0	Tuberculosis	0
0	Varicella	0
0	Yersiniosis	0
0	<i>Zika Testing Approvals/Denials</i>	0

Italicized diseases are 'non-reportable.'

Quality Management Activities:

The following Accreditation Related activities were conducted:

- VMSG (Performance Management System) Updates:
 - Bi-weekly email for Performance Management System utilization sent to HO.
 - Provided individual performance management reports to staff members.

Workforce Development:

December Professional Development			
Date	Name of Event	Attendee	# of CEU's
12/10/24	NJDOH CDS Communicable disease forum: Healthy Holidays: Navigating Hepatitis A, B, C	Angie Deiling	2.00
12/10/24	NJDOH CDS Communicable disease forum: Healthy Holidays: Navigating Hepatitis A, B, C	Helen Giles	2.00
12/17/24	Morris County Nurse Meeting: Outbreak Management for K-12 Training, Train the Trainer for school nurses	Angie Deiling	0.00
12/17/24	Morris County Nurse Meeting: Outbreak Management for K-12 Training, Train the Trainer for school nurses	Helen Giles	0.00

12/19/24	Cybersecurity D2 Training	Angie Deiling	0.00
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Respectfully submitted,

Derrick Webb

Derrick Webb, Health Officer



Police Department

Borough of Mountain Lakes

400 Boulevard

Mountain Lakes, NJ 07046

Phone (973) 334-1413 • Fax (973) 263-9112



Shawn M. Bennett
CHIEF OF POLICE

Mountain Lakes Police Borough Council Monthly Report December 2024

- Detective Torres and Special Officer Savercool gave a Driver's Education presentation to the students of MLHS. The presentation included a demonstration of Standardized Field Sobriety Tests, and educated the students on the consequences of various moving violations, including reckless driving and driving while intoxicated.
- Mountain Lakes PBA 310, in partnership with the Mountain Lakes Recreation Department, helped collect food items for donation to the Interfaith Food Pantry. The Interfaith Food Pantry provides food, education, and other resources to Morris County residents in need. Thank you to everyone in the Mountain Lakes community who donated to this cause.
- December 8th, MLPD assisted with the annual holiday tree lighting festivities.
- December 29th, MLPD assisted with the annual Menorah lighting.
- December 2nd, at approximately 10:37 PM, Patrolman Stewart conducted a motor vehicle stop on Route 46 West which led to the arrest of the driver, 59-year-old Ronny Rosario of Hackettstown for possession of drug paraphernalia. The passenger of the vehicle, 31-year-old Harsonson Damus of Budd Lake was also arrested for an active criminal warrant out of Bridgewater. Mr. Rosario was charged and released pending a mandatory court appearance. Mr. Damus was released on his own recognizance and issued a new court date.
- December 15th, at approximately 2:40 AM, Patrolman Stewart conducted a motor vehicle stop on the Boulevard which led to the arrest of the driver, 38-year-old Aldo Ortega-Lopez of Boonton for driving while intoxicated. Mr. Ortega-Lopez was issued motor vehicle summonses for driving while intoxicated, careless driving, reckless driving, and delaying traffic. Mr. Ortega-Lopez was released pending a mandatory court appearance.
- December 28th, at approximately 1:44 PM, Patrolman Grady conducted a motor vehicle stop along Route 46 West which led to the arrest of the driver, 57-year-old Jamal Abaza of North Haledon for drug paraphernalia, possession of drugs with failure to turn over to law enforcement, and possession of a weapon. Mr. Abaza was transported to Morris County Correctional Facility to be lodged until his hearing.

A criminal complaint is merely an accusation. Despite this accusation, defendants are presumed innocent unless and until proven guilty beyond a reasonable doubt in a court of law.

Sincerely,

A handwritten signature in black ink, consisting of the letters 'SC' followed by 'Bennett' in a cursive script.

Chief Shawn Bennett

MOUNTAIN LAKES BORO POLICE DEPARTMENT

Officer Citation Report

From Date : 12/1/2024 To Date : 12/31/2024

Report Date : 1/20/2025 10:55 AM

Officers Name	Badge Number	Traffic Stops	Equipment	Moving	Radar	Parking	Ordinance	Warnings	Total
XX	X	0	0	0	0	0	0	0	0
XX	X	0	0	0	0	0	0	0	0
XX	X	9	0	0	0	0	0	0	0
XX	X	20	0	2	0	0	0	2	4
XX	X	0	0	0	0	0	0	0	0
XX	X	0	0	0	0	0	0	0	0
XX	X	25	1	7	0	0	0	0	8
XX	X	84	0	5	0	0	0	8	13
XX	X	35	2	9	0	0	0	0	11
XX	X	0	0	0	0	0	0	0	0
XX	X	0	0	0	0	0	0	0	0
Total:		173	3	23	0	0	0	10	36

MOUNTAIN LAKES BORO POLICE DEPARTMENT

Agency Activity Report

By CFS Classification

From Date: 12/1/2024 To Date: 12/31/2024

Report Date: 1/20/2025 10:58:16 AM

Classification code	Description	Total Events	0000-0800	0801-1600	1601-2359
1100	Fraud	1	0	1	0
1700	Sex Offense	1	0	0	1
2000	Family Offense	1	0	1	0
2100	Liquor Laws Drunk Driving	1	0	0	1
2400	Disorderly Conduct	6	0	3	3
2600	All Other Offenses	2	1	0	1
4000	Non Criminal Investigations	18	2	11	5
4100	Fire Related	9	2	4	3
4500	Deaths / Suicides	1	0	1	0
5000	Lost Found Property	2	1	1	0
5010	Missing Persons	2	0	1	1
5500	Animal Complaints	9	1	5	3
6000	Traffic Accidents	15	0	12	3
6300	Traffic Enforcement	185	15	98	72
6500	Parking Enforcement	5	1	2	2
6600	Traffic Services	14	0	10	4
7000	Public Services	300	173	43	84
7500	Assist other Agency	13	3	7	3
9000	Administrative	415	153	93	169
	Total:	1000	352	293	355

Time Used/Overtime by Month

	Sick Time Hours							Vacation/Comp Hours/Pers Day/Bereave							Court Overtime							Department Overtime						
	2018	2019	2020	2021	2022	2023	2024	2018	2019	2020	2021	2022	2023	2024	2018	2019	2020	2021	2022	2023	2024	2018	2019	2020	2021	2022	2023	2024
Jan	216	79	588	324	36	264	10	15	14	0	42	48	224.5	165.5	\$158	\$0	\$154	\$0	\$0	\$0	\$0	\$4,159	\$4,348	\$9,570	\$7,154	\$6,557	\$14,494	\$6,937
Feb	252	86	444	266	68	48	56	104	220	111	189.5	252	171.5	163.75	\$0	\$210	\$258	\$0	\$0	\$0	\$0	\$4,927	\$2,138	\$4,789	\$21,810	\$4,939	\$15,797	\$12,240
March	310	110	332	180	36	118	84	148.5	168	74.5	81	289	257.75	123	\$0	\$0	\$0	\$0	\$447	\$0	\$0	\$29,829	\$6,254	\$4,081	\$7,510	\$4,771	\$29,020	\$14,777
April	0	106	456	240	94	222	120.5	250	265.5	0	226	333	215	249.5	\$0	\$422	\$0	\$263	\$0	\$0	\$164	\$12,146	\$27,385	\$9,930	\$12,820	\$10,392	\$18,838	\$31,123.53
May	204	96	564	204	46	48	126	178	169	36	681	482	260.5	146.75	\$0	\$993	\$0	\$0	\$0	\$0	\$0	\$24,263	\$29,828	\$5,202	\$18,415	\$16,682	\$22,341	\$18,924
June	130	106	540	312	140	69	190	208	254	194	727.5	385	198.5	261.5	\$198	\$0	\$0	\$0	\$161	\$0	\$0	\$21,572	\$32,632	\$21,692	\$25,194	\$12,050	\$37,501	\$19,497
July	152	47	442	420	44	70	214	524	84.5	551	877	482	669.5	543.25	\$158	\$0	\$0	\$0	\$0	\$0	\$0	\$24,005	\$27,180	\$26,802	\$32,344	\$25,516	\$41,289	\$37,455
August	94	246	312	168	104	90	104	682	748	708	792	541	459	681	\$193	\$0	\$0	\$263	\$0	\$0	\$0	\$18,754	\$34,709	\$22,125	\$30,577	\$28,933	\$30,293	\$36,963
Sept	94	180	256	70	22	100	140	375.5	222.5	389	280	549.5	301	302	\$0	\$0	\$0	\$250	\$161	\$0	\$328	\$16,316	\$22,108	\$20,166	\$23,313	\$23,754	\$28,316	\$28,544
Oct	106	154	314	48	120	68	86.5	208	216	292	204	502.5	251.5	353	\$0	\$0	\$0	\$0	\$161	\$0	\$176	\$14,514	\$15,865	\$17,041	\$34,942	\$25,878	\$27,517	\$33,279
Nov	148	426	302	44	80	156	60	235.5	176	287	370	550.5	337.25	396.5	\$246	\$0	\$0	\$363	\$0	\$0	\$0	\$15,103	\$17,554	\$10,442	\$30,691	\$15,320	\$26,166	\$39,137
Dec	254	600	424	206	104	168	118	346.5	144.5	376	265	642.5	366.5	316.5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,920	\$21,126	\$25,206	\$22,102	\$15,766	\$26,057	\$32,632
Total	1960	2236	4974	2482	894	1421	1309	3275	2682	3018.5	4735	5057	3712.5	3702.3	\$947	\$1,625	\$412	\$1,139	\$929	\$0	\$668	\$206,506	\$241,128	\$171,046	\$266,872	\$190,558	\$317,628	\$305,508

December

<u>Total Overtime</u>
<u>Hours Paid</u>
419.00

<u>Total</u>	<u>Total</u>	<u>% of Hrs Equating to</u>
<u>Vaca/Comp Hrs</u>	<u>Vaca/Comp/Personal/Bereave Hrs Creating OT</u>	<u>OT</u>
316.5	195.5	61.77%

<u>Total Sick Time</u>	<u>Total Sick Time</u>	<u>% of Hrs Equating to</u>
<u>Hrs</u>	<u>Hrs Creating OT</u>	<u>OT</u>
118	88.5	75.00%

**** Operating with 10 Officers**

17 hours arrest/investigation

84 Hours Admin Leave

7 hours Menorah and Tree lighting

27 hours mandatory training



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Recreation Department
November 2024

Recreation Commission

- Met via Zoom
- Reviewed Director's report
- Discussed Gingerbread Wonderland and Holiday events

Recreation Director

- Sat, Nov 2 - Laker 55+ Historical Tour of MacCulloch Hall and Morristown had 10 people attend.
- Sat, Nov 16 – Laker 55+ Brooklyn Bridge and Lower Manhattan Tour had 6 people attend. The group enjoyed learning historical facts while walking across the Brooklyn Bridge to Manhattan, after they walked to various historical points of interest – City Hall, African Burial Grounds, 911 Memorial, Trinity Church, and Wall Street – to name a few.
- Gingerbread Wonderland registration is open to submit a display. Planning logistics, recruiting volunteers, and promoting the event.
- Developing and putting together the New Resident Welcome Kit and ordering items.
- Coordinating the logistics for the Recreation Ski & Snowboard Club and ensuring the Program Directors are prepared.
- Conducting facility and park inspections, while compiling a list of assets with replacement/improvement timelines for Capital Improvement projections.
- Promoting the Holiday Decorating Contest and creating/ordering the lawn signs.
- Annual Tree Lighting and Menorah Lighting logistics.
- Set-up an online apparel store for Jr Laker Wrestling.

Upcoming Events

- December – Holiday Porch/Door Decorating Contest
- Fri-Sun, Dec 6-8 - Gingerbread Wonderland at Mountain Lakes Library
- Sun, Dec 8 – Tree Lighting 5pm at Kauffmann Park
- Sun, Dec 29 – Menorah Lighting 5pm at Kauffmann Park

Monthly Meetings

- Recreation Commission
- HUB Lakes
- DPW Subcommittee
- NJRPA District 7

Ongoing tasks

- Manage facility requests from residents and organizations.
- Oversee and support sports programs with school facility requests and supply purchases, if needed.
- Weekly eblast.
- Social Media posts.
- Update the Borough website.
- Borough Hall electronic sign.
- Manage Borough Hall room reservation calendar for conference rooms and Chambers.
- Submit payroll 2x per month.
- Bi-weekly facility report
- Manage Rack and Ring requests
- Monthly finance report



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Recreation Department
December 2024

Recreation Commission

- December meeting was cancelled

Recreation Director

- First annual Gingerbread Wonderland had 14 entries and over 200 people come to see the displays.
- Completed the New Resident Welcome Kit and expect to distribute in January
- Coordinating the logistics for the Recreation Ski & Snowboard Club and ensuring the Program Directors are prepared.
- Jr Laker Volleyball registration opened, and there are 10 kids registered as of 12/31/24.
- Conducting facility and park inspections, while compiling a list of assets with replacement/improvement timelines for Capital Improvement projections.
- The annual Holiday Decorating Contest had 11 entries.

The top three winners are:

150 Morris Ave
2 Scarborough Rd
52 Briarcliff Rd

- Annual Tree Lighting on Dec 8th had over 250 people attend. Everyone enjoyed the cookies, hot chocolate, roasting marshmallows, and a visit from the MLVFD Santa.
- Annual Menorah Lighting on Dec 29th had over 60 people attend. Music, latkes, donuts, roasting marshmallows, and gelt drop were enjoyed by all.
- Ordered apparel for Jr Laker Wrestling.
- Managed Rack and Ring watercraft removal with gentle email reminders to residents.

Upcoming Events

Monthly Meetings

- Recreation Commission
- HUB Lakes
- DPW Subcommittee
- NJRPA District 7
- Safety Committee Meeting – December 12

Ongoing tasks

- Manage facility requests from residents and organizations.

- Oversee and support sports programs with school facility requests and supply purchases, if needed.
- Weekly eblast.
- Social Media posts.
- Update the Borough website.
- Borough Hall electronic sign.
- Manage Borough Hall room reservation calendar for conference rooms and Chambers.
- Submit payroll 2x per month.
- Bi-weekly facility report
- Manage Rack and Ring requests
- Monthly finance report



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Joe Mullaney
Code Enforcement Officer
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: 1/7/25
SUBJECT: Monthly Report December 2024

The following lists code enforcement/property maintenance issues for the month of December 2024:

12/30: Follow up with resident of Laurelwood Drive. Property Maintenance

Smoke and Carbon Monoxide Detector Inspections

DATE	LOCATION	PASS/FAIL
12/3	29 Albie Court	Pass
12/4	28 Hillcrest Rd	Pass
12/17	130 Morris Ave	Pass
12/17	76 East Shore Road	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

OFFICE OF THE TAX COLLECTOR

To: Mayor & Borough Council
From: Monika Strama, Tax clerk
Date: December 27, 2024

Re: Report of Receipts for the Month ending November 30th, 2024

TAXES YEAR 2023	\$ 0.00
TAXES YEAR 2024	\$6,894,319.92
TAXES YEAR 2025 – PREPAID	\$ 55,459.39
INTEREST - TAXES	\$ 5,646.46
OUTSIDE LIEN REDEMPTION	\$ 100,504.19
WATER YEAR 2023	\$ 0.00
WATER YEAR 2024	\$ 232,509.44
WATER YEAR 2025 – PREPAID	\$ 98.59
WATER PENALTIES	\$ 819.18
SEWER YEAR 2023	\$ 0.00
SEWER YEAR 2024	\$ 156,126.50
SEWER YEAR 2025 – PREPAID	\$ 103.72
SEWER PENALTIES	\$ 859.07
TOTAL CASH RECEIPTS AS OF 11/30/2024	\$ 7,446,446.46

Respectfully submitted,

Monika Strama
Tax clerk



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

OFFICE OF THE TAX COLLECTOR

To: Mayor & Borough Council
From: Monika Strama, Tax clerk
Date: January 7, 2025

Re: Report of Receipts for the Month ending December 31st, 2024

TAXES YEAR 2023	\$ 0.00
TAXES YEAR 2024	\$ 339,863.08
TAXES YEAR 2025 – PREPAID	\$ 63,395.43
INTEREST - TAXES	\$ 13,050.53
WATER YEAR 2023	\$ 0.00
WATER YEAR 2024	\$ 45,382.39
WATER YEAR 2025 – PREPAID	\$ 39.87
WATER PENALTIES	\$ 2,094.23
SEWER YEAR 2023	\$ 0.00
SEWER YEAR 2024	\$ 23,506.87
SEWER YEAR 2025 – PREPAID	\$ 65.89
SEWER PENALTIES	\$ 1,953.64
TOTAL CASH RECEIPTS AS OF 12/31/2024	\$ 489,351.93

Respectfully submitted,

Monika Strama
Tax clerk

**RESOLUTION
BOROUGH OF MOUNTAIN LAKES
ZONING BOARD OF ADJUSTMENT**

ANNUAL REPORT - 2024

WHEREAS, the Municipal Land Use Law, specifically, N.J.S.A. 40:55D-70.1, requires the Board to review its decisions on applications and appeals for variances and to prepare and adopt by resolution a report on its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendment or revisions, if any; and

WHEREAS, the Secretary of the Board of Adjustment has prepared a report reviewing said decisions for the year 2024, which is attached hereto and made a part hereof; and

WHEREAS, the Board wishes to adopt said report pursuant to the statutory requirements.

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the Borough of Mountain Lakes, that the attached report is hereby adopted as the Annual Report for the year 2024, and that the Board Secretary shall transmit copies of the report and this resolution to the Council and Planning Board as soon as possible.

Offered by: James Murphy

Seconded by: Stephen Vecchione

Vote: 7-0

Date: January 2, 2025

**MOUNTAIN LAKES BOARD OF ADJUSTMENT
ANNUAL REPORT - 2024**

To: Mountain Lakes Zoning Board of Adjustment
Mayor and Borough Council
Mitchell Stern – Borough Manager/Acting Borough Clerk

From: Cynthia Shaw Zoning Board of Adjustment Administrator

Date: December 31, 2024

Total Number of Regular Meetings: 11
Total Number of Cancelled Meetings: 1
Total Number of Special Meetings: 0
Total Number of 2024 Applications: 8

Six (6) applications with thirteen (13) variances were heard by the Board in 2024. One (1) application from 2023 still has not been heard by the Board. Four (4) applications will be carried to 2025.

1. Of the thirteen (13) variances granted, eight (8) were pre-existing non-conformities.
2. Two (2) of the variances granted reflected a reduced non-conformity.
3. Thirteen (13) variances granted were on eight (8) applications seeking relief under the standard bulk variances.
4. No variances granted were seeking relief under the bulk incentives for contributing dwellings.



Cynthia Shaw, Administrative Officer

cc. Members of the Mountain Lakes Planning Board
Kristen Umansky, Tax Assessor
Steve Gluck, Construction Official

2024

Notes:

Distance is measured in feet and tenths of feet.

VARIANCE SUMMARY

2024

Variance Status	FAR	ILC	Setback	Other	Total
Approved as Submitted	1	3	4	3	11
Approved with Reduction	1	1	-	-	2
Denied	-	-	-	-	-
Withdrawn	-	-	-	-	-
Total	2	4	4	3	13

SUMMARY OF PREVIOUS BOARD OF ADJUSTMENT REPORTS

Year	Applications	Variances
1991	7	9
1992	9	10
1993	7	11
1994	20	28
1995	22	30
1996	22	37
1997	20	30
1998	27	47
1999	33	51
2000	39	61
	206	314

Year	Applications	Variances
2001	36	71
2002	29	62
2003	41	79
2004	41	80
2005	42	79
2006	30	53
2007	27	53
2008	18	44
2009	13	13
2010	24	42
	301	576

Year	Applications	Variances
2011	23	51
2012	16	38
2013	14	38
2014	8	19
2015	8	18
2016	15	30
2017	11	30
2018	15	37
2019	13	28
2020	13	30
	136	319

Year	Applications	Variances
2021	9	17
2022	15	37
2023	8	22
2024		
2025		
2026		
2027		
2028		
2029		
2030		
	32	76