



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
JANUARY 27, 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 Sheikh called the meeting to order at 7:01p.m.

ROLL CALL ATTENDANCE

Roll Call	<u>Present</u>	<u>Absent</u>		<u>Present</u>	<u>Absent</u>	
Cannon	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Tsai	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>				

FLAG SALUTE

Mayor Barnett led the salute to the flag.

EXECUTIVE SESSION

There was no executive session.

COMMUNITY ANNOUNCEMENTS

Deputy Mayor Muilenburg announced that the Mountain Lakes Library will hold a Lunar New Year celebration event on February 2nd from 2-5 pm at Mountain Lakes High School.

SPECIAL PRESENTATIONS

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

Dewberry Engineer Peter Black provided an update on the proposed project plan to remediate PFOA / PFAS from Wells 3 and 4. In consultation with Borough Engineer Bill Ryden and considering Denville Township's zoning ordinances and the Rockaway River Country Club's requests, changes to the construction project were made, including the location of the treatment building. Mr. Black advised the following: access will be in the front of the building; a cost-benefit analysis of Granular Activated Carbon versus Ion Exchange was conducted and determined that Ion Exchange is more cost-effective for Mountain Lakes; after the construction is completed, the 10-year operating and maintenance cost is estimated to be approximately \$1,300,000; the Borough will fund the project via the I-Bank; approval of the New Jersey Department of Environmental Protection permit will take approximately five months to obtain; once the project is awarded through the public bidding process, it should take approximately 14 months to complete.

The Council asked questions of Mr. Black, and he answered them. Mr. Black agreed to determine the actual cost of the building based on the size of the finalized plans.

The Council advised that the Borough would work with Rockaway River Country Club to select the building's exterior color and finish.

Borough Attorney Oostdyk advised that the Borough is part of a class action lawsuit regarding PFAS. However, the outcome and settlement are unknown and will not be known in time to take into account for funding decisions.

PUBLIC COMMENT REGARDING PFAS REMEDIATION PRESENTATION

Mayor Barnett opened the meeting to the public.

Chris Richter, the past president of the Rockaway River Country Club and a current member of the Executive Committee, thanked the Council for moving the location of the building and requested that the Borough work with the Club to supplement the landscaping plan.



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Bob Platt – questioned if competitive bidding will result in a lower cost of the project and what the residue expense is.

Steve Castellucci - questioned if the Borough is evaluating the other Borough wells for PFAS.

Cynthia Korman - questioned if source point analysis was done.

Mayor Barnett and Mr. Black responded to the public's comment. Mr. Black advised the following: In his experience, public bidding results in higher project costs than the engineer's estimated cost; currently, the other Borough wells' PFAS levels are not in violation of federal or state regulations; and he was not aware of source point analysis being performed. Mr. Black provided Ms. Korman with an FAQ sheet about PFAS.

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 reported that the Borough received a letter from Attorney Peter J. Wolfson, who represents the owner of 49 Bloomfield Avenue, Block 118.04, Lot 1 (Vision Real Estate Partners), requesting that the property be included in the Borough's affordable housing compliance plan for the fourth round.

Mr. Oostdyk advised that the Borough Planner will determine how the proposed development at 49 Bloomfield Avenue will impact the Borough's affordable housing plan.

MANAGER'S REPORT

Borough Manager Stern provided his report (attached). The Council asked Mr. Stern questions, and he answered them.

RESOLUTIONS

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

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

ORDINANCES TO INTRODUCE

There were no ordinances to introduce.

ORDINANCES TO ADOPT

There were no ordinances to adopt.



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***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**

***Approval of the Consent Agenda**

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

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
- ☒ Zoning Board of Adjustment Annual Report

COUNCIL REPORTS

Environmental Commission - Councilmember Howley reported that the commission supports the Borough pursuing Highlands Council Conformance and that the commission discussed high school projects regarding Birchwood Lake.

Recreation Commission - Councilmember Tsai reported the following: the commission discussed succession plans for the tree used for the Borough Christmas tree lighting; new resident welcome kits have started to be distributed; and the 2024 recreation holiday contests were successful.



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Planning Board - Mayor Barnett reported the following: the board held their reorganization meeting; the board changed their meeting time from 7:30 pm to 7 pm; the board heard a soil moving permit for 26 Lake Drive; the board is requesting that the Borough revise its soil moving ordinance to allow either the planning or zoning board to review major permit applications. The Council supported the ordinance change, and Borough Manager Stern will determine if the ordinance amendment should be included in the overhaul of zoning ordinances.

PUBLIC COMMENT

Mayor Barnett opened the meeting to the public.

There was no one from the public wishing to speak.

NEXT STEPS AND PRIORITIES


Mayor Sheikh reviewed the following next steps and priorities:

Next Step	Completed by	Completion date
Determine if Soil Moving Ordinance Amendment Should Be Included in the Overhaul of Zoning Ordinances	Borough Manager	
Email Documents Regarding Overhaul of Zoning Ordinances to Councilmembers	Borough Clerk	

ADJOURNMENT at 8:08P.M.

Motion made by Councilmember Menard, second by Councilmember Cannon to adjourn the meeting at 8:08p.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

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

**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			X			
Howley		X	X			
Menard			X			
Sheikh					X	
Tsai			X			
Muilenburg	X		X			
Barnett			X			

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: MID 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 - FFI 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#M01514 - SUPPLEMENT NO. 29 E	2,740.00	2,740.00
25111	831 - GFOA 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

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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
	205,949.21



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

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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			X			
Howley		X	X			
Menard			X			
Sheikh					X	
Tsai			X			
Muilenburg	X		X			
Barnett						X

**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			X			
Howley		X	X			
Menard			X			
Sheikh					X	
Tsai			X			
Muilenburg	X		X			
Barnett			X			

**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
Cara Fox, Borough Clerk

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

**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	<u>\$15,000.00</u>
	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	<u>\$34,908.88</u>
	TOTAL	<u>\$34,908.88</u>

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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			X			
Howley		X	X			
Menard			X			
Sheikh					X	
Tsai			X			
Muilenburg	X		X			
Barnett			X			

**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		X	X			
Howley			X			
Menard			X			
Sheikh					X	
Tsai			X			
Muilenburg	X		X			
Barnett			X			