



**AGENDA FOR THE COUNCIL MEETING OF THE BOROUGH OF MOUNTAIN LAKES
HELD AT THE BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ 07046
OCTOBER 27, 2025
EXECUTIVE SESSION – BEGINS AT 6PM
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

- a. R162-25, Resolution to Enter an Executive Session – Potential Litigation & Attorney - Client Privilege (Approval of Executive Minutes)

5) COMMUNITY ANNOUNCEMENTS

6) SPECIAL PRESENTATIONS

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

13) ORDINANCES TO INTRODUCE

- a. 17-25, Amending Chapter 120, "Fire Prevention", of the Borough Code and the Fees for Permits Issued Under the Uniform Fire Safety Code
- b. 18-25, Amending Chapter 245, "Land Use and Zoning", of the Borough Code and Establishing a Seven Member Planning Board

14) ORDINANCES TO ADOPT

- a. 15-25, Amending the Revised General Ordinances of the Borough of Mountain Lakes to Provide for the Administration of the Requirement Imposed by the State of New Jersey for Lead-Based Paint Inspections of Certain Residential Rental Dwellings
- b. 16-25, Amending Chapter 119, "Filming", of the Borough Code

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. *R163-25, Authorizing the Payment of Bills*
- b. *R164-25, Appointing Lew Environmental Services to Perform Lead-Based Paint Inspections Pursuant to P.L. 2021, C.182*
- c. *R165-25, Appointing a Fund Commissioner to the North Jersey Municipal Employee Benefits Fund*

***APPROVAL OF MINUTES**

10/13/25 (Executive)

10/13/25 (Regular)

***BOARD, COMMITTEE AND COMMISSION APPOINTMENTS**

- a. *Joeph DiPompeo and Kierian Finnie to the Economic Development Advisory Committee as student members*

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

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

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

RESOLUTION 162-25

RESOLUTION TO ENTER INTO AN EXECUTIVE SESSION

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist; and

WHEREAS, the Governing Body wishes to discuss:

- ☐ Matters made confidential by state, federal law or rule by court
- ☐ Matters in which the release of information would impair the right to receive funds from the Government
- ☐ Matters involving individual privacy
- ☐ Collective bargaining
- ☐ Purchase or lease of property, setting of bank rates, investment of public funds if disclosure would harm the public interest
- ☐ Public safety
- ☒ Pending, ongoing or anticipated litigation or contract negotiation
- ☐ Personnel matters
- ☐ Civil penalty or loss of license
- ☒ Attorney – Client Privilege (Approval of Executive Minutes)

Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

NOW THEREFORE BE IT RESOLVED that the public be excluded from this meeting.

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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 October 27, 2025.

Cara Fox, Borough Clerk

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



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 October 27, 2025
CC: Robert Oostdyk, Borough Attorney

Birchwood Lake Dam Update – Following up on my October 13th update, attached you will find a proposal from our engineer regarding next steps in investigating the water loss in the lake. Once the scope of work has been completed, I will provide an update.

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

Respectfully,
Mitchell

October 22, 2025

Mr. Mitchell Stern, Borough Administrator
Borough of Mountain Lakes
Mountain Lakes Borough Hall
400 Boulevard
Mountain Lakes, New Jersey 07046

Re: Proposal for Borings & Initial Engineering for Birchwood Lake Dam
Borough of Mountain Lakes
Morris County, New Jersey
Proposal No. PR25-14157

Dear Mr. Stern:

Enclosed please find the attached copy of the Cost Proposal provided by Advanced Drilling, Inc. in the amount of \$7,750.00, for services related to the performance of approximately nine (9) borings along the top of the Birchwood Lake Embankment.

Pursuant to the Borough of Mountain Lake's (Borough) request, Boswell Engineering (Boswell) is providing the following proposal to outline our understanding of the scope of work and associated fees for the performance of additional borings along Birchwood Lake Dam, lab analysis of the borings and drafting of an associated report, and coordination with NJDEP Dam Safety.

SCOPE OF WORK

The Borough of Mountain Lakes (Borough) has requested we perform additional borings along the top of the Birchwood Lake Dam embankment to determine the nature and location of the leak through the embankment, analyze the borings and draft a report based on the observations and results of the same, and coordinate with NJDEP Dam Safety to determine acceptable methods to address the leak. The work outlined above is proposed to take place across three (3) tasks:



Task I: Coordination of and Oversee Performance of Borings

This phase of the project will consist marking the proposed boring locations onsite, coordinating and overseeing the performance and logging of borings along the top of the Birchwood Lake Embankment from the East Low Area Embankment to the northern edge of the main embankment, and collection of any samples required for the lab analysis of the borings. An Engineer licensed in the state of New Jersey will be present onsite to oversee drilling operations and performance of the nine (9) proposed borings, which is expected to take approximately three (3) days.

Task II: Analysis of Borings and Creation of a Report Summarizing the Observations and Measurements

This phase of the project will involve lab analysis of samples obtained from the proposed borings, and creation of a report summarizing the observations, analysis and measurements taken from the proposed borings, and plotting the borings for the same. This phase of the project is estimated to take approximately five (5) days).

Task III: Coordination with NJDEP Dam Safety

This phase of the project will consist of meeting and coordinating with NJDEP Dam Safety to determine an acceptable methodology for the dam repair and rough estimates of cost for each method. Meetings are proposed to take place in-person and/or virtually, and communications via email and phone call, and will be heavily influenced by the determinations made from the analysis/results of the proposed borings. This phase of the project is estimated to take approximately 2 days.

FEE PROPOSAL

Below is a breakdown of the fee for each individual Task to be performed:

1. Task I - Coordination of and Oversee Performance of Borings	\$4,500.00
2. Task II - Analysis of Borings and Creation of a Report Summarizing the Observations and Measurements	\$7,500.00
3. Task III - Coordination with NJDEP Dam Safety	<u>\$3,000.00</u>
	\$15,000.00

Boswell will perform the services listed in Tasks I, II, & III for a fee not to exceed **\$15,000.00**. All billing will be based on our hourly rates in effect at the time the work is performed. The proposal fee is based on our current fee schedule and anticipated completion time.

Additional work above and beyond what is outlined in the proposal will be performed as authorized by the Borough. Thank you for the opportunity to submit this proposal. We look forward to providing the Borough of Mountain with our engineering services and to the successful completion of this project. Should you have any questions or require additional information, please do not hesitate to contact Joseph P. Byrne or me.

Mitchell Stern
October 22, 2025
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Very truly yours,

Paul W. Ferriero, P.E.

PWF/jpb

C: Cara Fox, Borough Clerk
Jim Pappa, Director of Public Works
Jen Semler, CFO

**COST PROPOSAL
BOSWELL ENGINEERING
DRILLING SERVICES
BIRCHWOOD LAKE DAM
OCTOBER 15, 2025**

Item No.	Description	Unit Rate	Estimated Quantity	Estimated Total
1	Mobilization and demobilization, Track mounted GeoProbe	\$850.00 Lump sum	1	\$ 850.00
2	Daily rate for GeoProbe and crew Nine borings to 20' each on top of the embankment	2,300.00	3	6,900.00
3	Grouting or bentonite backfill, if required	35.00 bag	0	0.00
TOTAL ESTIMATED COST				\$7,750.00



RESOLUTION AND ORDINANCE REVIEW FOR THE OCTOBER 27, 2025 MEETING

TO: MAYOR AND COUNCIL

FROM: MITCHELL STERN, MANAGER

RESOLUTIONS

R164-25, APPOINTING LEW ENVIRONMENTAL SERVICES TO PERFORM LEAD-BASED PAINT INSPECTIONS PURSUANT TO P.L. 2021, C.182 – this resolution authorizes the Borough Manager to enter into a contract with LEW Environmental Services to perform lead-based paint inspections at residential rental properties, at the time of tenant turnover, as required by State law.

R165-25, APPOINTING A FUND COMMISSIONER TO THE NORTH JERSEY MUNICIPAL EMPLOYEE BENEFITS FUND - passage of this resolution appoints the Borough's representatives to the North Jersey Municipal Employee Benefits Fund. The Borough Clerk and Borough Manager will be the appointee and alternate, respectively.

ORDINANCES TO INTRODUCE

17-25, AMENDING CHAPTER 120, "FIRE PREVENTION", OF THE BOROUGH CODE AND THE FEES FOR PERMITS ISSUED UNDER THE UNIFORM FIRE SAFETY CODE - this ordinance amends Chapter 120 of the Borough code to correct outdated language and to be compliant with NJ Fire Code. These changes have been recommended by the Borough Fire Official and have been reviewed by the Borough Attorney.

18-25, AMENDING CHAPTER 245, "LAND USE AND ZONING", OF THE BOROUGH CODE AND ESTABLISHING A SEVEN MEMBER PLANNING BOARD – this ordinance reduces the membership of the Planning Board from nine members and two alternates to seven members and two alternates, bringing it into alignment with the borough's Zoning Board of Adjustment.

ORDINANCES TO ADOPT

15-25, AMENDING THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF MOUNTAIN LAKES TO PROVIDE FOR THE ADMINISTRATION OF THE REQUIREMENT IMPOSED BY THE STATE OF NEW JERSEY FOR LEAD-BASED PAINT INSPECTIONS OF CERTAIN RESIDENTIAL DWELLINGS – this ordinance amends the Borough Code to establish Chapter 140 in compliance with New Jersey law (P.L. 2021, c.182), requiring lead-based paint inspections for certain residential rental properties. It outlines inspection schedules, exemptions, reporting obligations, penalties for noncompliance, and associated fees.

16-25, AMENDING CHAPTER 119, "FILMING", OF THE BOROUGH CODE - this ordinance amends Chapter 119 of the Borough code to meet the criteria established by the New Jersey Motion Picture and Television Commission for designation as a Film Ready municipality.

If you have any questions prior to the meeting, please feel free to contact me.

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

ORDINANCE 17-25

**AN ORDINANCE AMENDING CHAPTER 120, "FIRE PREVENTION", OF THE BOROUGH CODE AND
THE FEES FOR PERMITS ISSUED UNDER THE UNIFORM FIRE SAFETY CODE**

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

SECTION 1. The Revised General Ordinances of the Borough of Mountain Lakes Chapter 120, Section 120-4, entitled "Violations and Penalties", Subsection A, shall be amended to read, in its entirety, as follows:

§ 120-4 Violations and penalties.

A. Any person who shall violate or fail to comply with any of the provisions of this article, or who shall fail to comply with any order issued thereunder, or who shall violate or fail to comply with any order made thereunder, or who shall build in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, and from which no appeal has been taken, or who shall fail to comply with such an order as affirmed or modified by the Bureau of Fire Prevention or by a court of competent jurisdiction, within the time fixed herein, shall severally, for each and every such violation and noncompliance, respectively, upon conviction thereof before the Municipal Judge authorized to hear and determine the matter, be subject to a fine not exceeding \$500 or imprisonment in the county jail for a term not exceeding 90 days, or both, in the discretion of the Judge.

SECTION 2. The Revised General Ordinances of the Borough of Mountain Lakes Chapter 120, Section 120-7, entitled "Supervision of Agency", shall be amended to read, in its entirety, as follows:

§ 120-7 Supervision of agency.

The local enforcing agency established by § 120-6 shall be under the direct supervision and control of the Fire Official who shall report to the Borough Manager.

SECTION 3. The Revised General Ordinances of the Borough of Mountain Lakes Chapter 120, Section 120-9, entitled "Duties of Agency", Subsection A, shall be amended to read, in its entirety, as follows:

A. Enforcement of code. The local enforcement agency shall enforce the Uniform Fire Safety Act and the codes and regulations adopted under it in all buildings, structures and premises within the established boundaries of the Borough of Mountain Lakes, other than owner-occupied one- and two-family dwellings, and buildings owned or operated by Federal, State, and interstate agencies and shall faithfully comply with the requirements of the Uniform Fire Code.

SECTION 4. The Revised General Ordinances of the Borough of Mountain Lakes Chapter 120, Section 120-12, entitled "Permit Fees", shall be amended to read, in its entirety, as follows:

The permit fees shall be as established by the Uniform Fire Code N.J.A.C. 5:70-2.9 (c)

K. Uniform Fire Safety Code. The Fees for permits issued under the Uniform Fire Safety Code shall be as established in the Uniform Safety Fire Code N.J.A.C. 5:70-2.9 (c). The Fee for a Certificate of Fire Subcode Status shall be \$30.00.

SECTION 8. This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

CERTIFICATION: I hereby certify the foregoing to be a true and correct copy of the ordinance duly adopted by the Borough Council of Mountain Lakes, New Jersey, at a meeting held on November 10, 2025.

Adopted: 11/10/25

[illegible]



Draft Ordinance Fire Code Changes

From Cara Fox <cfox@mtnlakes.org>

Date Tue 10/14/2025 1:43 PM

To Robert Oostdyk <roostdyk@murphymckeonlaw.com>

Please draft the ordinance changes indicated below. Let me know if you have any questions.

1. N.J.A.C. 5:71-3.2 provides that the fire official shall be the chief administrator of the local enforcing agency. The fire official, as the supervisor of the LEA, is solely responsible and accountable for the operation of the LEA in furtherance of code enforcement activities. Thus, Section 120-7 of your ordinance should be amended to provide the "the LEA shall be under the direct supervision and control of the fire official who shall report to" The fire official may be required to report to a fire chief, the Board of Fire Commissioners, or some other body, however, the ordinance must clearly specify to whom the fire official should report. In this manner the authority of all concerned will be clearly delineated.
The Fire Official will report to the Borough Manager.
2. Section 120-9 A indicates that the Code will be enforced in all buildings within the municipality except owner-occupied one—and two-family dwellings. This section should also exempt buildings owned or operated by the Federal government, the State, and interstate agencies.
Add exempt language.
3. Section 120-9 A also indicates that the LEA should enforce the Uniform Fire Safety Act. However, to more accurately reflect the LEA's responsibility, this section should specify enforcement of the Uniform Fire Code.
Change language from Uniform Fire Safety Act to Uniform Fire Code.
4. Update Ordinance 120-4 to a fine not exceeding \$500.
5. N.J.A.C. 5:70-2.9(c) sets forth the schedule of State permit fees. For convenience, you may want to reprint the permit fee schedule or develop your own based on your experience and needs. In your ordinance, this fee schedule has been reprinted as an "amendment" to the state fees. If you are reprinting the State permit fee schedule, you should re-word the ordinance to provide: "The State permit fees as established in N.J.A.C. 5:70-2.9(c) are as follows . . .". Currently your ordinance has incorrect permit fee amounts as set forth in the Uniform Fire Code.
Remove specific dollar amount. Put all permit fees governed by State statute.
6. N.J.A.C. 5:70-2.2 sets forth provisions that upon request of an owner, contract purchaser, transferee or the authorized agent of any of them, the enforcing agency having jurisdiction over the premises shall issue a certificate either indicating that violations exist or that fees and/or penalties remain outstanding according to its records, or which states that its records indicate that no violations remain unabated and no penalties or fees remain unpaid. Upon request, the agency shall provide copies of the violations list and penalty orders. We recommend the enforcing agency establish a fee for the issuance of a certificate of fire code status.
Add/Establish \$30.00 Certificate of Fire Code Status Fee.

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

ORDINANCE 18-25

AN ORDINANCE OF THE BOROUGH OF MOUNTAIN LAKES AMENDING CHAPTER 245, "LAND USE AND ZONING", OF THE BOROUGH CODE AND ESTABLISHING A SEVEN MEMBER PLANNING BOARD

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

SECTION 1. The Revised General Ordinances of the Borough of Mountain Lakes Chapter 245, Section 245-4 entitled "Establishment; membership", shall be amended to read, in its entirety, as follows:

245-4 Establishment; membership.

There is hereby established, pursuant to N.J.S.A. 40:55D-1 et seq., in the Borough, a Planning Board of seven members and two alternate members consisting of the following classes:

A. Regular members.

(1) Class I. The Mayor of the Borough.

(2) Class II. One of the officials of the Borough other than a member of the Council, to be appointed by the Mayor, the member of the Environmental Commission who is also a member of the Planning Board as required by N.J.S.A. 40:56A-1 shall be deemed to be the Class II Planning Board member

(3) Class III. A member of the Council to be appointed by it.

(4) Class IV. four other citizens of the Borough to be appointed by the Council. The members of Class IV shall hold no other Borough office.

B. Alternate members.

(1) Two alternate members shall be appointed to the Planning Board by the Council. They shall meet all qualifications of Class IV members. At the time of their appointment, they shall be designated by the Mayor as "Alternate No. 1" and "Alternate No. 2."

(2) Alternate members may participate in discussions of the proceedings but may not vote except in the absence or disqualification of a regular member of any class. A vote shall not be delayed in order that a regular member may vote instead of an alternate member. In the event that a choice must be made as to which alternate member is to vote, Alternate No. 1 shall vote.

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

SECTION 3 All Ordinances or parts of Ordinances which are inconsistent herewith are hereby

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

CERTIFICATION: I hereby certify the foregoing to be a true and correct copy of the ordinance duly adopted by the Borough Council of Mountain Lakes, New Jersey, at a meeting held on November 10, 2025.

Introduced: 10/27/25

[illegible]

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

ORDINANCE 15-25

ORDINANCE AMENDING THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF MOUNTAIN LAKES TO PROVIDE FOR THE ADMINISTRATION OF THE REQUIREMENT IMPOSED BY THE STATE OF NEW JERSEY FOR LEAD-BASED PAINT INSPECTIONS OF CERTAIN RESIDENTIAL RENTAL DWELLINGS

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

Section 1. The Revised General Ordinances of the Borough of Mountain Lakes shall be amended by the inclusion of new Chapter 140 which shall be entitled "Lead-Based Paint Inspection for Residential Rental Dwellings" and shall read, in its entirety, as follows:

Chapter 140

Lead-Based Paint Inspection for Residential Rental Dwellings.

§ 140-1 Lead-Based Paint Inspections for Residential Rental Dwellings.

New Jersey law (P.L. 2021, c. 182) requires that a certified lead evaluation contractor perform inspections of certain single-family, two-family, and multi-family residential rental dwellings for lead-based paint hazards. The dwelling owners/landlords are required by State law to have the inspection performed by either an inspector retained by the Borough or by directly hiring a certified lead evaluation contractor for this purpose.

§ 140-2 Requirement for Lead-Based Paint Inspection

- A. All residential rental dwelling units required to be inspected under State law must initially be inspected for lead-based paint upon tenant turnover, but the first inspection must take place no later than July 22, 2024 in the event there has been no tenant turnover before that date.
- B. After the initial inspection, all units required to be inspected shall be inspected for lead-based paint hazards every three years, or upon tenant turnover, whichever is earlier. An inspection upon tenant turnover is not required if the owner has a valid lead-safe certificate. Lead-safe certificates are valid for two years. If the lead-safe certificate has expired, and there will be a tenant turnover, an inspection will be necessary before the three-year inspection.

§ 140-3 Exemptions from the Requirement for Lead Based Paint Inspections

All single-family, two-family, and multiple rental dwellings must be inspected except for the following dwellings which are exempt:

- A. Dwellings that were constructed during or after 1978.
- B. Single-family and two-family seasonal rental dwellings which are rented for less than six-months duration each year by tenants that do not have consecutive lease renewals.
- C. Dwellings that have been certified to be free of lead-based paint pursuant to N.J.A.C. 5:17-3.16(b).
- D. Multiple rental dwellings that have been registered with the Department of Community Affairs for at least ten years and have no outstanding lead violations from the most recent cyclical inspection performed on the multiple dwelling under the "Hotel and Multiple Dwelling Law" (N.J.S.A. 55:13A-1).

[illegible]

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

ORDINANCE 16-25

AN ORDINANCE AMENDING CHAPTER 119, "FILMING", OF THE BOROUGH CODE

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

SECTION 1. The Revised General Ordinances of the Borough of Mountain Lakes Chapter 119, entitled "Filming", shall be amended to read, in its entirety, as follows:

Chapter 119 FILMING

§ 119-1. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

FILMING — The taking of still or motion pictures either on film or videotape or similar recording medium, for commercial or educational purposes intended for viewing on television, in theaters or for institutional uses. The provisions of this chapter shall not be deemed to include the "filming" of news stories within the Borough of Mountain Lakes.

MAJOR MOTION PICTURE — Any film which is financed and/or distributed by a major motion picture studio, including but not limited to the following:

- A. NBC Universal, including Peacock;
- B. Warner Bros. Discovery, including New Line Cinema, HBO, DC Studios and Castle Rock Entertainment.
- C. Paramount, including Miramax, MTV Films, Showtime, Skydance, Dreamworks and Nickelodeon Movies.
- D. Walt Disney Studios, including 20th Century Studios, Searchlight Pictures, Hulu and Marvel Studios.
- E. Sony Pictures, including Columbia Pictures, Screen Gems and Tristar Pictures.
- F. Amazon MGM Studios.
- G. Netflix Studios.
- H. Any film for which the budget is at least \$20,000,000.
- I. Recurrent weekly television series programming.

PUBLIC LANDS — Any and every public street, highway, sidewalk, square, public park or playground or any other public place within the Borough which is within the jurisdiction and control of the Borough of Mountain Lakes.

§ 119-2. Permit required.

- A. No person or organization shall film or permit filming on public or private land within the Borough of Mountain Lakes without first having obtained a permit from the office of the Municipal Clerk, which permit shall set forth the approved location of such filming. Said permit must be readily available for inspection by Borough officials at all times at the site of the filming.
- B. All permits shall be applied for and obtained from the office of the Municipal Clerk during normal business hours. Applications for such permits shall be in a form approved by the Municipal Clerk and be accompanied by a permit fee in the amount established by this chapter in § 119-12 herein.
- C. If a permit is issued and, due to inclement weather or other good cause, filming does not in fact take place on the dates specified, the Municipal Clerk may, at the request of the applicant, issue a new permit for filming on other dates subject to full compliance with all other provisions of this chapter. No additional fee shall be paid for this permit.

§ 119-3. Issuance of permits.

- A. No permits will be issued by the Municipal Clerk unless applied for prior to four days before the requested shooting date; provided, however, that the Borough Manager may waive the four-day period if, in his judgment, the applicant has obtained all related approvals and adjacent property owners or tenants do not need to be notified. A permit issued under such waiver shall be treated as an expedited filming permit.
- B. No permit shall be issued for filming upon public lands unless the applicant shall provide the Borough with satisfactory proof of the following:
 - (1) Proof of insurance coverage as follows:
 - (a) For bodily injury to any one person in the amount of \$500,000 and any occurrence in the aggregate amount of \$1,000,000.
 - (b) For property damage for each occurrence in the aggregate amount of \$300,000.
 - (2) An agreement, in writing, whereby the applicant agrees to indemnify and save harmless the Borough of Mountain Lakes from any and all liability, expense, claim or damages resulting from the use of public lands.
 - (3) The posting of cash of \$500 or a maintenance bond of \$500 running in favor of the Borough and protecting and insuring that the location utilized will be left after filming, in a satisfactory condition, free of debris, rubbish and equipment, and that due observance of all Borough ordinances, laws and regulations will be followed. Within 10 days of the completion of the filming, the Borough will return the bond if there has been no damage to public property or public expense caused by the filming.
 - (4) The hiring of an off-duty Mountain Lakes police officer for the times indicated on the permit.
- C. The holder of the permit shall take all reasonable steps to minimize interference with the free passage of pedestrians and traffic over public lands and shall comply with all lawful directives issued by the Mountain Lakes Police Department with respect thereto.

§ 119-4. Interference with public activity; notice of filming.

- A. The holder of a permit shall conduct filming in such a manner as to minimize the inconvenience or discomfort to adjoining property owners attributable to such filming and shall, to the extent practicable, abate noise and park vehicles associated with such filming off the public streets.
- B. The holder shall avoid any interference with previously scheduled activities upon public lands and limit, to the extent possible, any interference with normal public activity on such public lands. Where the applicant's production activity, by reason of location or otherwise, will directly involve and/or affect any businesses, merchants or residents, these parties shall be given written notice of the filming at least three business days prior to the requested shooting date and be informed that objections may be filed with the Municipal Clerk, said objections to form a part of applicant's application and be considered in the review of the same. Proof of service of notification to adjacent owners shall be submitted to the Municipal Clerk within two days of the requested shooting date.

§ 119-5. Filming in residential zones.

Filming in residential zones shall be permitted Monday through Sunday between the hours of 7:00 a.m. and 9:00 p.m. (camera wrap) or 10:00 p.m. (crew wrap), provided that all requests for night scenes (exterior only) shall be approved in the permit to be granted in accordance with § 119-8 hereof.

§ 119-6. Refusal to issue permit; employment of patrolmen and electrician.

- A. The Borough Manager may refuse to issue a permit whenever he determines, on the basis of objective facts and after a review of the application and a report thereon by the Police Department and by other Borough agencies involved with the proposed filming site, that filming at the location

and/or the time set forth in the application would violate any law or ordinance or would unreasonably interfere with the use and enjoyment of adjoining properties, unreasonably impede the free flow of vehicular or pedestrian traffic or otherwise endanger the public's health, safety or welfare.

- B. Further, the Borough reserves the right to require one or more on-site patrolmen in situations where the proposed production may impede the proper flow of traffic, the cost of said patrolman to be borne by the applicant as a cost of production. Where existing electrical power lines are to be utilized by the production, an on-site licensed electrician may be similarly required if the production company does not have a licensed electrician on staff.

§ 119-7. Appeals.

- A. Any person aggrieved by a decision of the Borough Manager denying or revoking a permit or a person requesting relief pursuant to § 119-8 may appeal to the Borough Council. A written notice of appeal setting forth the reasons for the appeal shall be filed with the Manager.
- B. An appeal from the decision of the Manager shall be filed within 10 days of the Manager's decision. The Borough Council shall set the matter down for a hearing within 30 days of the day on which the notice of appeal was filed. The decision of the Borough Council shall be in the form of a resolution supporting the decision of the Borough Manager at the first regularly scheduled public meeting of the Borough Council after the hearing on the appeal, unless the appellant agrees in writing to a later date for the decision. If such a resolution is not adopted within the time required, the decision of the Manager shall be deemed to be reversed, and a permit shall be issued in conformity with the application or the relief pursuant to § 119-8 shall be deemed denied.

§ 119-8. Waiver of requirements of chapter by Manager.

The Borough Manager may authorize filming other than during the hours herein described. In determining whether to allow an extension of hours under this section, the Manager shall consider the following factors:

- A. Traffic congestion at the location caused by vehicles to be parked on the public street.
- B. Applicant's ability to remove film-related vehicles off the public streets.
- C. When the applicant is requesting restrictions on the use of public streets or public parking during the course of the filming.
- D. Nature of the film shoot itself; e.g., indoors or outdoors; day or night; on public or private lands.
- E. Prior experience of the film company/applicant with the Borough, if any.
- F. Consultation with the Council as appropriate.

§ 119-9. Copies of permit; inspections.

Copies of the approved permit will be sent to the Police and Fire Departments before filming takes place and to the New Jersey Film Commission. The applicant shall permit the Fire Prevention Bureau or other Borough inspectors to inspect the site and the equipment to be used. The applicant shall comply with all safety instruction issued by the Fire Prevention Bureau or other Borough inspectors. Copies shall be sent to NJMPTVC.

§ 119-10. Reimbursement of certain costs.

In addition to any other fees or costs mentioned in this chapter, the applicant shall reimburse the Borough for any lost revenue, such as parking meter revenue, repairs to public property or other revenues that the Borough was prevented from earning because of filming.

§ 119-11. Designation of Film Ready Liaison

The Borough Manager shall serve as the Film Ready Liaison for the Borough. He or she may designate an alternate liaison as they deem appropriate.

§ 119-12. Fees.

The schedule of fees for the issuance of permits authorized by this chapter are as follows:

- A. Basic filming permit: \$100. Where an applicant requests a waiver of the provision of § 119-3A requiring expedited processing of a permit application, the basic filming permit fee for processing the application on an expedited basis shall be \$250.
- B. Daily filming fee payable in addition to the basic filming permit: \$150 per day.
- C. Daily filming fee payable for major motion picture: \$250 per day.
- D. Filming permit for nonprofit applicants filming for educational purposes (no daily rate required): \$25.

§ 119-13. Violations and penalties.

Any person who violates any provision of this chapter shall, upon conviction thereof, be punished by a fine not exceeding \$2,000, imprisonment in the county/municipal jail for a term not exceeding 90 days, or a period of community service not exceeding 90 days, or any combination thereof as determined by the Municipal Court Judge. Each day on which a violation of an ordinance exists shall be considered a separate and distinct violation and shall be subject to imposition of a separate penalty for each day of the violation as the Municipal Court Judge may determine.

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

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

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

[illegible]

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

Cara Fox, Borough Clerk

Introduced: 10/13/25

Adopted: 10/27/25

[illegible]

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

RESOLUTION 163-25

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 October 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 October 27, 2025.

Cara Fox, Borough Clerk

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

List of Bills - (All Funds) **Meeting Date: 10/27/2025 For bills from 10/10/2025 to 10/24/2025**

Vendor	Description	Payment	Check Total
Payroll Agency Account			
4521 - INTERNATIONAL BROTHERHOOD OF TEAMSTERS L	PO 31522 DPW UNION DUES - SEPTEMBER 2025	317.00	317.00
Claims Fund			
ACH 219 - ACCESS	PO 31524 ADMIN: CUST# 156NFY04790 - OCTOBER 2025	1,246.89	1,246.89
3861 - AMAZON CAPITAL SERVICES	PO 31521 POLICE: ORDER# 111-7031628-7532229	17.97	17.97
ACH 189 - ANCHOR ACE HARDWARE	PO 31505 FIRE DEPT: SEPTEMBER INVOICES - ACCT# 10	52.97	52.97
ACH 2686 - ATLANTIC TACTICAL OF NJ, INC.	PO 30781 POLICE: RIFLE PURCHASING - NJ STATE CON	763.06	763.06
4719 - BLOODGOOD LAW ENFORCEMENT TRAINING GROUP	PO 31527 POLICE: CLASS FOR KEVIN STEWART AND MELA	390.00	390.00
4368 - BUY WISE AUTO PARTS, INC.	PO 30866 POLICE: VEHICLE REPAIR BLANKET	96.43	96.43
440 - CDW GOVERNMENT	PO 31504 POLICE: COMPUTERS FOR PROCESSING ROOM	1,955.64	
	PO 31520 TAX COLLECTOR - PRINTER	881.69	2,837.33
ACH 4135 - CGP&H, LLC	PO 31544 AUGUST 2025 PROFESSIONAL SERVICES	133.00	133.00
ACH 4150 - CLEARY GIACOBBE ALFIERIE JACOBS,	PO 31540 SEPTEMBER 2025 LEGAL ATTORNEY SERVICES -	787.50	787.50
ACH 4325 - CSI TECHNOLOGY GROUP	PO 31525 POLICE: SOFTWARE RENEWAL/MAINTENANCE	423.00	423.00
ACH 506 - DAN COMO & SONS, INC	PO 31304 SOLID WASTE: LEAF/BRUSH REMOVAL - BLANKE	520.00	520.00
ACH 653 - GANNET NEW YORK/NEW JERSEY LOCALIQ	PO 30993 CLERK: ADVERTISING	63.52	63.52
ACH 196 - GRIFFITH-ALLIED TRUCKING, LLC	PO 30843 DPW - DIESEL FUEL - BLANKET - MCCPC CONT	2,227.67	2,227.67
ACH 196 - GRIFFITH-ALLIED TRUCKING, LLC	PO 31440 DPW - UNLEADED GASOLINE - MCCPC CONTRACT	1,151.24	1,151.24
911 - HOME DEPOT CREDIT SERVICES	PO 31284 DPW - BUILDING MAINTENANCE - BLANKET - 1	53.10	
	PO 31478 WATER OPERATING / S&R - BLANKET - 18-FLE	30.74	83.84
ACH 4209 - HUNTER CARRIER SERVICES	PO 30909 ADMIN: 2025 PHONES - ACCT BOML- BLANKET	1,087.44	1,087.44
3728 - JAKE DENOYER	PO 31582 REIMBURSEMENT FOR SAILING SUPPLIES	1,461.84	1,461.84
859 - JCP&L	PO 31529 M/A #200 000 054 011/ BILL DATE: SEPTEMB	663.47	663.47
ACH 1090 - KENVIL POWER MOWER	PO 30643 DPW - EQUIPMENT REPAIR - BLANKET	129.24	129.24
ACH 4563 - LAURIE STEPPER	PO 31447 SUPPLIES FOR FALL FEST AND SPECIAL EVENT	24.76	24.76
ACH 4563 - LAURIE STEPPER	PO 31502 HUB LAKES AWARDS APPETIZERS	74.62	74.62
ACH 4563 - LAURIE STEPPER	PO 31530 POP-UP TENTS AND TABLES FOR EVENTS	814.29	814.29
ACH 4563 - LAURIE STEPPER	PO 31570 CANVA PRO SUBSCRIPTION RENEWAL	120.00	120.00
ACH 4699 - MAGNUM VAC SERVICE	PO 31565 WATER SERVICE LINE IDENTIFICATION	2,650.00	2,650.00
3167 - MORRIS COUNTY MUNICIPAL JOINT INSUR. FUN	PO 31547 FY2025 4TH INSTALLMENT	5,609.04	
	PO 31547 FY2025 4TH INSTALLMENT	4,907.91	
	PO 31547 FY2025 4TH INSTALLMENT	59,596.05	70,113.00
1392 - MOUNTAIN LAKES POLICE ASSOCIATION	PO 31584 REIMBURSEMENT FOR FALL FEST	28.48	28.48
ACH 1472 - MURPHY MCKEON P.C.	PO 30747 LEGAL: 2025 RETAINER FEES - BLANKET (APR	5,000.00	5,000.00
4615 - NAPA AUTO PARTS	PO 31523 DPW - VEHICLE REPAIR & MAINTENANCE	106.99	106.99
4777 - NICHOLAS FAYO	PO 31531 REIMBURSEMENT FOR FINGERPRINTS	57.73	57.73
4776 - QUADIENT, INC	PO 31539 ADMIN: LEASE PAYMENT FOR POSTAGE MACHINE	512.55	512.55
4725 - RUSSEL SPEEDER'S CAR WASH OF CT	PO 31580 POLICE: CAR WASHES - SEPTEMBER 2025	168.00	168.00
ACH 2470 - SKYLANDS AREA FIRE EQUIP & TRAINING	PO 31065 FIRE DEPT: PPE	68,619.90	68,619.90
ACH 434 - THE COMMUNITY CHURCH OF ML	PO 31548 RENTAL SPACE FOR HPC - NOV 2025	500.00	500.00
ACH 1343 - TILCON NY, INC	PO 31528 WATER OPERATING - DEPARTMENTAL SUPPLIES	1,429.75	1,429.75
603 - TOWNSHIP OF DENVILLE	PO 31541 TAX BILL: 4Q25 PROPERTY TAXES - TOWPATH	1,247.32	1,247.32
2801 - TREE KING, INC	PO 31533 S & R - TREE REMOVAL - MCCPC CONTRACT #1	2,150.00	2,150.00
ACH 1736 - TWP OF PARSIPPANY - TROY HILLS	PO 30656 2025 SEWER MAINTENANCE CHARGES - APR - D	41,226.06	41,226.06
3346 - USA BLUE BOOK	PO 30667 WATER OPERATING - DEPARTMENTAL SUPPLIES	100.17	100.17
4480 - VERIZON	PO 30767 BOROWIDE: 2025 INTERNET SERVICES: ACCT 3	203.61	203.61
4481 - VERIZON	PO 30768 DPW: 2025 INTERNET SERVICES ACCT# 457-15	45.78	
	PO 30768 DPW: 2025 INTERNET SERVICES ACCT# 457-15	31.61	
	PO 30768 DPW: 2025 INTERNET SERVICES ACCT# 457-15	31.61	109.00
2135 - VERIZON WIRELESS	PO 31534 POLICE: PHONE/ ACCT# 882388054-00001	683.87	683.87
832 - W.W. GRAINGER, INC	PO 30668 DPW - BUILDING MAINTENANCE - BLANKET	27.62	27.62
4754 - WOODARD CREATIVE CARVINGS, LLC	PO 31485 PUMPKIN ETCHING CLASS	400.00	400.00
TOTAL			210,821.13

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-100-020	GENERAL ADMIN - OTHER EXPENSE	1,759.44			
01-201-20-120-020	MUNICIPAL CLERK - OTHER EXP'S	63.52			
01-201-20-140-020	COMPUTER SERVICES	1,085.30			
01-201-20-155-020	LEGAL SERVICES - OTHER EXPENSE	5,787.50			
01-201-21-181-020	HISTORIC PRESERVAT'N COMMITTEE	500.00			
01-201-23-210-020	INSURANCE - LIABILITY	33,934.55			
01-201-23-215-020	WORKERS COMPENSATION	25,661.50			
01-201-25-240-020	POLICE DEPT - OTHER EXPENSES	3,717.67			

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-25-255-020	FIRE DEPT - OTHER EXPENSES	52.97			
01-201-26-290-020	STREETS & ROADS - OTHER EXP.	2,405.74			
01-201-26-305-020	SOLID WASTE - OTHER EXPENSES	520.00			
01-201-26-315-020	VEHICLE REPAIRS & MAINTENANCE	203.42			
01-201-28-370-020	PARKS & PLAYGROUNDS OTHER EXP.	623.10			
01-201-31-435-020	ELECTRICITY - ALL DEPARTMENTS	663.47			
01-201-31-440-020	TELECOMMUNICATIONS	1,771.31			
01-201-31-447-020	PETROLEUM PRODUCTS	3,378.91			
01-260-05-100	Due to Clearing			0.00	82,128.40
TOTALS FOR	Current Fund	82,128.40	0.00	0.00	82,128.40
02-200-40-700-490	American Rescue Plan Grant	2,650.00			
02-260-05-100	Due to Clearing			0.00	2,650.00
TOTALS FOR	Federal and State Grants	2,650.00	0.00	0.00	2,650.00
04-215-56-803-000	2025 Capital Ordinance - 8-25			68,619.90	
04-260-05-100	Due to Clearing			0.00	68,619.90
TOTALS FOR	General Capital	0.00	0.00	68,619.90	68,619.90
05-201-55-520-520	Water Operating - Other Expenses	8,448.63			
05-260-05-100	Due to Clearing			0.00	8,448.63
TOTALS FOR	Water Operating	8,448.63	0.00	0.00	8,448.63
07-201-55-520-520	Sewer Operating - Other Expenses	46,165.58			
07-260-05-100	Due to Clearing			0.00	46,165.58
TOTALS FOR	Sewer Operating	46,165.58	0.00	0.00	46,165.58
12-101-01-001-001	PAYROLL AGENCY-CASH-PROVIDENT BANK			0.00	317.00
12-200-00-000-801	DPW UNION DUES	317.00			
TOTALS FOR	Payroll Agency Account	317.00	0.00	0.00	317.00
20-260-05-100	Due to Clearing			0.00	133.00
20-300-60-000-000	Reserve for Affordable Housing			133.00	
TOTALS FOR	Affordable Housing	0.00	0.00	133.00	133.00
33-260-05-100	Due to Clearing			0.00	2,358.62
33-600-00-090-000	Recreation Trust Reserves			2,358.62	
TOTALS FOR	Recreation Trust	0.00	0.00	2,358.62	2,358.62

Total to be paid from Fund 01 Current Fund 82,128.40
 Total to be paid from Fund 02 Federal and State Grants 2,650.00
 Total to be paid from Fund 04 General Capital 68,619.90
 Total to be paid from Fund 05 Water Operating 8,448.63
 Total to be paid from Fund 07 Sewer Operating 46,165.58
 Total to be paid from Fund 12 Payroll Agency Account 317.00
 Total to be paid from Fund 20 Affordable Housing 133.00
 Total to be paid from Fund 33 Recreation Trust 2,358.62

210,821.13

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

RESOLUTION 164-25

**RESOLUTION APPOINTING LEW ENVIRONMENTAL SERVICES TO PERFORM LEAD-BASED PAINT INSPECTIONS
PURSUANT TO P.L. 2021, C. 182**

WHEREAS, pursuant to P.L. 2021, c. 182, all municipalities are now required, with certain exceptions, to inspect every single-family, two-family, and multiple rental dwelling located within the municipality at tenant turnover for lead-based paint hazards;

WHEREAS, to meet the requirements of the legislation, the Borough has determined to hire LEW Environmental Services to perform the required lead-based paint inspections.

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 Manager is authorized to enter into a contract with LEW Environmental Services to perform lead-based paint inspections as required by P.L. 2021, c. 182.

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 October 27, 2025.

Cara Fox, Borough Clerk

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

PROPOSAL/CONTRACT
Professional Services- Staffing
from a NJ Department of Community Affairs
Certified Lead Evaluation Contractor
Proposal Number 1714

Client Information

Steven Gluck
Borough of Mountain Lakes
400 Boulevard
Mountain Lakes, NJ, 07046
Phone: 973-334-3131
Email sgluck@mtnlakes.org

Site Information

Mountain Lakes, NJ

Background

The above mentioned municipality is requesting a proposal for a Professional Services Agreement for Staffing to support management of lead testing of rental units of Mountain Lakes, NJ to comply with NJAC 5:28A.

Scope of Services

Staffing Support for Visual Program

The municipality is managing a program to ensure compliance lead testing for rental units as per NJAC 5:28A. LEW Environmental Services, LLC will support the program through providing staffing and technology to:

- Reach out to property owners to notify them about the law and compliance
- Provide online and personnel for property owners to schedule services
- Provide visual lead inspections, dust wipe sampling, XRF inspections if the property owner would like the option of being lead free, and post remediation/clearance inspections
- Bill and collect payments for the inspections, as well as any municipal and state fee required
- Provide the municipality to a portal that contains all real-time data and record keeping required to be in compliance with the act (inspection schedules, inspection results, tenant turnover, lead-safe certifications)

Staffing Support Process

The municipality will provide to LEW Environmental Services LLC. (LEW) a listing of all contact information associates with the rental units requiring visual assessment to comply with NJAC 5:28A. In addition, the municipality will provide LEW with a letter stating that LEW has been contracted to provide service at defined rates and maintain required information on behalf of the municipality.

LEW will reach out to all units to educate them on the law, requirement, and schedule services. LEW will perform the Visual Assessment Services or Dust Wipe Sampling, as required by NJDCA method of inspection list, and bill the owner of the units for the services. LEW will maintain in its proprietary database a listing of all rental units, the status of compliance, the results of the initial assessment, and the status of remediation, if required. LEW will provide the municipality a monthly reporting documenting the status of each rental unit.

There is no direct fee to the municipality from LEW, all fees are billable and payable to the property owner.

Scope of Services: Visual Inspections

LEW Environmental Services LLC. (LEW) hereby proposes to furnish all the materials and perform all the labor necessary for the completion of a visual assessment to comply with NJAC 5:28A in the dwelling unit(s) and a common area. Exteriors will not be included in assessment per NJAC 5:28A. Visual assessment will be performed in accordance with the HUD Guidelines and regulations at 42 U.S.C. § 4851b. If no deteriorated paint (presumed hazards) is noted, a Lead-safe certification will be issued per NJAC 5:28A. If deteriorated paint (presumed hazards) is noted, a Lead-safe certification will NOT be issued per NJAC 5:28A. Deteriorated paint will be required to be addressed by abatement or interim controls, followed by a post-remediation inspection with dust wipes (additional site visit and dust wipe fees will apply).

LEW is licensed/certified by the applicable regulatory agency to perform the proposed services and all of our environmental professionals and staff are certified by the appropriate regulatory agency.

Property Owner Fees, Interest, and Changed Circumstances

LEW would like to thank you for allowing us this opportunity to be of service and proposes to perform the above stated services for the following amount:

Visual Inspection per unit: \$250.00

***An XRF (X-Ray Fluorescence) inspection is available to the requesting party as an add-on to the visual inspections for an additional \$150.00 per unit.** An XRF inspection will allow a dwelling unit to be certified lead-based paint free and become exempt from the regulation forever. * A Lead-Free Certificate will only be issued if no lead-based paint is found.

Post Remediation Inspection/Clearance: \$295.00 per unit including dust wipe samples.

Mailers/Postcards to Landlords (If Requested) \$1.10 per unit

Report will be digitally delivered ten (10) business days after all sample results are received from the lab. If no samples were taken, the report will be digitally delivered ten (10) business days after the site visit.

LEW's pricing includes report delivery in a digital format. Hard copies will be provided for an additional fee of \$50.00.

Incidentals: All incidentals not specifically stated in LEW's "Scope of Services" above, will be invoiced at cost plus 10%.

Payment Terms, Interest, and Costs of Collection: Net, 0, 18% Payment for services are due upon completion of work. Unpaid balance shall be subject to an additional charge at the rate of 1-1/2% per month, or the maximum permitted by law, from the date of invoice if the unpaid balance is not paid within thirty (30) days. The Property Owner shall reimburse LEW for all attorney's fees and costs related to collection of overdue payments. The Property Owner shall remain obligated to pay LEW for the services even though the test results or report produced by LEW may contain conclusions unfavorable to the Client's interests.

Credit Card Security: Credit card security (Visa or MasterCard) is required on all LEW projects prior to mobilization. Credit cards will not be charged until completion of services as detailed in this Contract. If Property Owner prefers to pay by other means, such payments must be made prior to completion of our on-site visit. **3% fee will be charged on all credit card payments.**

Changed Circumstances, Additional Work, and Additional Fees: LEW will not be responsible for encounters revealing additional work that may affect the Scope of Services and pricing. LEW reserves the right to amend the Scope of Services and pricing if circumstances change. Should additional services be requested by the Client and/or additional services be recommended by LEW to further delineate the environmental issue being evaluated or be required to further remedy the problem identified in the Scope of Services. LEW will request a change order where circumstances change. No additional work shall be performed without the issuance of a written change order signed by the Client.

Respectfully submitted this day on behalf of LEW: 10/1/2024

Per: Melissa Guagenti

Arbitration of Disputes

Client hereby agrees that any and all disputes arising out of or related to this Contract including, but not limited to, disputes concerning breach of contract, express and implied warranties, representations and/or omissions, personal injuries, and all other torts and statutory causes of action ("Claims") shall be resolved by binding arbitration in accordance

with the rules and procedures, as applicable, of the American Arbitration Association ("AAA") or its successor or an equivalent organization selected by LEW. In addition, Client agrees that Client may not initiate any arbitration proceeding for any Claim(s) unless and until Client has first given LEW specific written notice of each claim (at 181 US Hwy 46, Mine Hill, NJ 07803) and given LEW a reasonable opportunity after such notice to cure any default. The provisions of this paragraph shall be governed by the provisions of the Federal Arbitration Act, 9 U.S.C. § 1, et seq. and shall survive completion of the Services described herein.

Additional Terms & Conditions

- **Contract** - This document and any attachments constitute the entire contract and agreement of the parties, and supersede all prior negotiations, agreements, and understandings with respect to the subject matter of this Contract. This document and any attachments shall take precedence over any inconsistent or contradictory provisions contained in any proposal, contract, purchase order, requisition, notice to proceed, or like documents. The parties may only amend this Contract by a written document duly executed by both parties.
- **Warranty** - LEW warrants that its services will be performed using the degree of care and skill ordinarily exercised by, and consistent with the standards applicable to, persons performing similar services under similar conditions in the same locality as the site(s). LEW shall exercise usual and customary professional care in its efforts to comply with codes, regulations, laws, rules, ordinances, and such other requirements in effect as of the date of execution of this Contract. No other warranty or representation, expressed or implied, is included or intended and all implied warranties are disclaimed.
- **Liability Limits and Disclaimer** - The Client agrees that LEW's total liability for any and all injuries, claims, losses, expenses, or damages whatsoever, including attorney's fees, arising out of or in any way related to the Project or this Contract from any cause or causes, including, but not limited to, LEW's negligence, errors, omissions, strict liability, breach of contract, breach of any statute (including consumer fraud statutes), or breach of warranty shall not exceed LEW's total fee under this Contract or \$25,000, whichever is less. In no event shall LEW be liable to Client for any indirect, incidental, special or consequential damages whatsoever (including but not limited to lost profits or interruption of business) arising out of or related to the services provided under the Contract.
- **Force Majeure** - LEW will not be liable to the Client for delays in performing its Services or for direct or indirect costs resulting from such delays that may result from labor strikes, riots, war, acts of governmental authorities, extraordinary weather conditions or other natural catastrophes, or any other cause beyond the reasonable control or contemplation of either party.
- **Unforeseen Occurrences** - LEW shall not be responsible for any damages or losses resulting from unforeseen occurrences beyond reasonable control of LEW or acts of God; Defective plans, specifications, drawings or verbal communications provided by Client; Discoveries or events that occur and could not be reasonably anticipated due to limitations of the scope of the work and where due diligence was performed in avoiding such events.
- **Indemnity** - LEW has neither created nor contributed to the creation or existence of any hazardous, pollutant, irritant, radioactive, toxic, or otherwise dangerous substance or condition on site, and its compensation hereunder is in no way commensurate with the potential risk of injury or loss which may be caused by exposures to such substances or conditions. Furthermore, Client agrees to defend, indemnify, and hold LEW harmless from any claim, liability, loss, cost, or expense (including attorneys' fees) arising from or related to LEW's services hereunder, except for injury or loss caused by the sole negligence or willful misconduct of LEW, its employees, officers and agents.
- **Termination** - This Contract may be terminated in whole or in part in writing by either party in the event of substantial or material failure by the other party to fulfill its obligations under this agreement through no fault of the terminating party, providing that no such termination may be effective unless the other party is given: (1) not less than ten (10) calendar days written notice of intent to terminate, and (2) an opportunity for consultation with the terminating party prior to termination. The Client shall compensate LEW for services performed prior to termination and for prior authorized commitments made by LEW on the Client's behalf.
- **Governing Law** - The laws of the State of New Jersey shall govern the validity and interpretation of this Agreement.
- **Invalid Terms** - If any of the terms and Contract Provisions shall be finally determined to be invalid or unenforceable in whole or in part, the remaining provisions hereof shall remain in full force and effect and be binding upon the parties. The parties agree to reform the contract between them to replace any such invalid or unenforceable provision with a valid and enforceable provision that comes as close as possible to the intention of the stricken provision.
- **LEW Reliance** - Unless otherwise specifically indicated in writing, LEW shall be entitled to rely, without liability, on the accuracy and completeness of information provided by the Client, the Client's consultants and contractors, and information from public records, without the need for independent verification.
- All work will be performed on Monday through Friday between the hours of 8:00am and 5:00pm, unless otherwise agreed.

This Proposal/Agreement and the described procedures, strategies and pricing is to be used only for the purpose of offering services to the above named "Client" and is intended for the "Client" named above only. This Proposal/Agreement and its content and pricing should not be given to, or followed by any other entity. This Proposal/Agreement and pricing should not be used as a specification or guideline without LEW's written authorization.

Length of Proposal: It is understood that this proposal is valid for a term of forty- five (45) days, unless otherwise extended in writing by LEW.

ACCEPTANCE OF PROPOSAL/CONTRACT

The above services, specifications, conditions and fees are satisfactory and are hereby accepted. The LEW is authorized to do the services as specified. Payment will be made as outlined above.

Proposal Number 1714

Property Block and Lot numbers are required for Lead Certificates.

Accepted by: _____ **Date:** _____

Accepted by LEW: Jessica Pacheco Arteaga **Date:** 10/8/25

Client Information *Use Client Info*

Steven Gluck
Borough of Mountain Lakes
400 Boulevard
Mountain Lakes, NJ, 07046
Phone: 973-334-3131
Email sgluck@mtnlakes.org

BILLING/INVOICING INFO

Contact Name: _____
Contact Phone: _____
Contact E-mail: _____

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

RESOLUTION 165-25

**RESOLUTION APPOINTING A FUND COMMISSIONER TO THE NORTH JERSEY MUNICIPAL EMPLOYEE BENEFITS
FUND**

BE IT RESOLVED by the Borough of Mountain Lakes that Cara Fox be and is hereby appointed as Fund Commissioner to the North Jersey Municipal Employee Benefits Fund to represent the Borough of Mountain Lakes effective October 27, 2025.

BE IT FURTHER RESOLVED that Mitchell Stern be and is hereby appointed as Alternate Fund Commissioner to the North Jersey Municipal Employee Benefits Fund to represent the Borough of Mountain Lakes effective October 27, 2025.

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 October 27, 2025.

Cara Fox, Borough Clerk

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



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
OCTOBER 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 6:02p.m.

ROLL CALL ATTENDANCE

Roll Call	Present	Absent		Present	Absent
Cannon	☒	☐	Tsai	☒	☐
Howley	☒	☐	Muilenburg	☒	☐
Menard	☐	☒	Barnett	☒	☐
Sheikh	☒	☐			

Councilmember Sheikh arrived at the meeting at 6:08pm.

FLAG SALUTE

Mayor Barnett led the salute to the flag.

EXECUTIVE SESSION

R152-25, Resolution to Enter an Executive Session – Potential Litigation & Attorney - Client Privilege (Approval of Executive Minutes)

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

COMMUNITY ANNOUNCEMENTS

Deputy Mayor Muilenburg thanked the Department of Public Works for their efforts in preparing seasonal autumn decorations throughout the community.

SPECIAL PRESENTATIONS

There were no special presentations.

REPORTS OF BOROUGH ESTABLISHED BOARDS, COMMISSIONS AND COMMITTEES

Recreation Commission Update

Recreation Director Laurie Stepper provided an update on the Recreation Commission and advised that the commission is recommending the following: Modifying the Rack and Ring Program to require residents to occupy their assigned rack or ring by July 4th, after which a one-week grace period will be granted before any unoccupied spaces are reassigned to individuals on the waitlist without a refund. Renovating Taft Field into a multi-sport facility, including a softball field, to enhance local sports participation, alleviate scheduling conflicts, and support both youth and adult recreational programming.

The Council discussed each of the recommendations with Recreation Director Stepper. The Council approved the proposed rack/ring policy. Residents will be informed of the new policy via the application, program receipt confirmation, and the weekly email blast. For the recommendation to renovate Taft Field, the Council requested more information, including details on current and past field use and the anticipated number of people who would benefit from the improvement.

BOROUGH COUNCIL DISCUSSION ITEMS

There were no discussion items.



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

PUBLIC COMMENT

Mayor Barnett opened the meeting to the public.

Pat Mabey, crossing guard stationed at Briarcliff School, expressed concern over speeding and e-bikes, and requested that the Borough install speed bumps.

Mayor Barnett and Police Chief Bennett responded to the public's comment.

Chief Bennett advised that an in-house traffic study will be conducted.

ATTORNEY'S REPORT

Mr. Oostdyk had nothing to report.

MANAGER'S REPORT

Borough Manager Stern provided his report (attached) which included a review of the Annual Best Practices Inventory and an update on the Birchwood Lake Dam.

RESOLUTIONS

There were no resolutions.

ORDINANCES TO INTRODUCE

15-25, Amending the Revised General Ordinances of the Borough of Mountain Lakes to Provide for the Administration of the Requirement Imposed by the State of New Jersey for Lead-Based Paint Inspections of Certain Residential Rental Dwellings

Introduction: 10/13/25

Council member	M	2nd	Yes	No	Abstain	Absent
Cannon	☐	☒	☒	☐	☐	☐
Howley	☐	☐	☒	☐	☐	☐
Menard	☐	☐	☒	☐	☐	☒
Sheikh	☐	☐	☒	☐	☐	☐
Tsai	☐	☐	☒	☐	☐	☐
Muilenburg	☒	☐	☒	☐	☐	☐
Barnett	☐	☐	☒	☐	☐	☐

16-25, Amending Chapter 119, "Filming", of the Borough Code

Introduction: 10/13/25

Council member	M	2nd	Yes	No	Abstain	Absent
Cannon	☐	☐	☒	☐	☐	☐
Howley	☒	☐	☒	☐	☐	☐
Menard	☐	☐	☐	☐	☐	☒
Sheikh	☐	☐	☒	☐	☐	☐
Tsai	☐	☒	☒	☐	☐	☐
Muilenburg	☐	☐	☒	☐	☐	☐
Barnett	☐	☐	☒	☐	☐	☐

ORDINANCES TO ADOPT

There were no ordinances to adopt.



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

***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 matters unless a Council member requests an item be removed for consideration.

***RESOLUTIONS**

- a. R153-25, Authorizing the Payment of Bills
- b. R154-25, Requesting Approval of Item of Revenue and Appropriation Under N.J.S.A. 40A: 4-87 for the FY2026 Highlands Protection Fund – Plan Conformance Funding Grants - \$3,000.00
- c. R155-25, Authorizing the Award of Contract for Replacement of DPW Office Split Systems and Ductwork
- d. R156-25, Appointing Qualified Purchasing Agent
- e. R157-25, Authorizing the Adoption of the 2025 Morris County, New Jersey Hazard Mitigation Plan Update
- f. R158-25, Establishing a Policy for Retroactive Refund of Taxes Pursuant to N.J.S.A. 54:4-3.32
- g. R159-25, Authorizing the Settlement of a Tax Appeal (15 Point View Place LLC v. Borough of Mountain Lakes – Block 100.02, LOT 87)
- h. R160-25, Authorizing the Settlement of a Tax Appeal (Abbas, Abida Anum/Ali Babar v. Borough of Mountain Lakes – Block 78, Lot 44)
- i. R161-25, Cancelling Taxes for Total Disabled Veteran (Massey, 1 North Crane Roadblock 33 Lot 6)

***APPROVAL OF MINUTES**

16/23/25 (Executive)

9/24/25 (Regular)

***BOARD, COMMITTEE AND COMMISSION APPOINTMENTS**

***Approval of the Consent Agenda**

Council member	M	2nd	Yes	No	Abstain	Absent
Cannon	☐	☐	☒	☐	☐	☐
Howley	☐	☐	☒	☐	☐	☐
Menard	☐	☐	☐	☐	☐	☒
Sheikh	☐	☐	☒	☐	☐	☐
Tsai	☒	☐	☒	☐	☐	☐
Muilenburg	☐	☒	☒	☐	☐	☐
Barnett	☐	☐	☒	☐	☐	☐

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
OCTOBER 13, 2025
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ**

COUNCIL REPORTS

E-bike Safety Subcommittee – Councilmember Howley reported that the subcommittee is developing recommendations to address e-bike safety concerns. He noted that the subcommittee will collaborate with the Municipal Prosecutor to ensure that all proposed measures are consistent with New Jersey law.

Shared Services Committee- Mayor Barnett reported that the committee is in the process of scheduling a meeting with the school district, and that e-bike safety will be included as a topic of discussion.

Planning Board – Mayor Barnett reported that the Board has recommended reducing the Planning Board membership from nine members and two alternates to seven members and two alternates. The Council agreed with this recommendation and will introduce an ordinance to implement the change at the October 27th Council meeting. Mayor Barnett also reported that the Board granted an extension of site plan approval for the proposed storage facility located at 62 U.S. Highway 46, with the new expiration date set for April 2027.

Affordable Housing Advisory Committee – Deputy Mayor Muilenburg reported that the meeting was postponed.

Lakes Management Advisory Committee – Councilmember Cannon reported that the committee discussed the leak in the Birchwood Lake Dam embankment and the growth of algae in the lakes.

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 Barnett reviewed the following next steps and priorities:

Next Step	Completed by	Completion date
Conduct In-House Traffic Study at Briarcliff School During Drop-off & Pick-up	Police Chief	

ADJOURNMENT at 8:20P.M.

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

Respectfully Submitted,

Cara Fox, Borough Clerk



BOROUGH of MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

CONSTRUCTION OFFICE

MONTHLY ACTIVITY REPORT

SEPTEMBER 2025

ADMINISTRATIVE SUMMARY

Two more permits were issued for tenant fit-outs at 333 Route 46 West. Both permits were for medical related facilities. One additional application has been received and is going through the code review process.

Construction continues for the new single family detached dwelling at 26 Lake Drive. All foundation work has been finished and the rough grading has been completed. The steel frame system was started on the last day of September and should be completed the first week of October.

Both the number of applications received and the scale of projects proposed has increased from last month. Hopefully this is an indication that the housing stock will continue to be updated and maintained, aiding in the desirability of the borough.



Mountain Lakes Borough
400 BOULEVARD
MOUNTAIN LAKES, NJ 07046

Construction Permit Activity Report

9/1/2025 -> 9/30/2025

Summary

	Cost:	Count:				
New:	\$0.00	0	Cubic Footage:	3,739 Cu.ft	Permits Issued:	40
Addition:	\$56,060.00	2	Square Footage:	238 Sq.ft	Updates Issued:	5
Alteration:	\$1,074,427.00	41				
Demolition:	\$1,400.00	2				
Total:	\$1,131,887.00	45				

Permits	Count	Permit Fees	Admin Fees	Total	Inspections	Passed	Failed	Other
Building:	13	\$8,698.00	\$0.00	\$8,698.00	B 28	16 %57.1	7 %25	5 %17.9
Plumbing:	9	\$1,925.00	\$0.00	\$1,925.00	P 6	6 %100	0 %0	0 %0
Electrical:	31	\$5,695.00	\$0.00	\$5,695.00	E 39	26 %66.7	11 %28.2	2 %5.1
Fire:	8	\$1,360.00	\$0.00	\$1,360.00	F 9	8 %88.9	1 %11.1	0 %0
Elevator:	0	\$0.00	\$0.00	\$0.00	V 0	0 %	0 %	0 %
Mechanical:	18	\$2,155.00	\$0.00	\$2,155.00	M 9	9 %100	0 %0	0 %0
	79	\$19,833.00	\$0.00	\$19,833.00		91	65	19
DCA Training:	1		13	Other Fees				
DCA State:	41		2067	\$400.00				
DCA Minimum:	3		3					
	45		\$2,083					

(Note: Does not include result of none)

Variations	Total	Paid	Certificates	Issued Total	Paid Total
Building 0	0	0	CA 35	\$0.00	\$0.00
Plumbing 0	0	0	CCO 0	\$0.00	\$0.00
Electrical 0	0	0	CO 0	\$0.00	\$450.00
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: 35	\$0.00	\$450.00

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

Record Count	Total Exempted	Violations	Fines	Paid
DCA Fees 0	\$0	Issued 1	\$2,000.00	\$200.00

Payments (Based on Payment Date)	
Permit (88)	\$22,766.00
NON-UCC (0)	\$0.00
Variation Payments	\$0.00
Penalty (1)	\$200.00
Inspection Payments	\$0.00
Ongoing Invoice	\$0.00
Test Payments	\$0.00
Other Payments	\$0.00
Grand Total	\$22,966.00



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

CONSTRUCTION OFFICE SUMMARY OF FEES COLLECTED

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	2024 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		

PERIOD	2025 COLLECTED	YEAR TO DATE	COMMENTS	AMOUNT
JANUARY	6,635.00	6,635.00		
FEBRUARY	11,433.00	18,068.00		
MARCH	12,913.00	30,981.00		
APRIL	67,234.00	98,215.00	26 Lake Drive	15,351.00
MAY	7,427.00	105,642.00		
JUNE	16,191.00	121,833.00		
JULY	23,391.00	145,224.00		
AUGUST	7,006.00	152,230.00		
SEPTEMBER	22,966.00	175,196.00		
OCTOBER				
NOVEMBER				
DECEMBER				



Mountain Lakes Borough
400 BOULEVARD
MOUNTAIN LAKES, NJ 07046

Building Summary Report Comparison

Building Summary between the dates of 9/1/2025 and 9/30/2025.

Permit Summary	9/1/2025-9/30/2025	9/1/2024-9/30/2024	Month Diff %	YTD	YTD last Year	YTD Diff %
Permits Issued:	40	18	122.2%	248	211	17.5%
Updates Issued:	5	6	-16.7%	27	25	8%
Inspections Scheduled:	91	81	12.3%	864	934	-7.5%
Inspections Passed:	65	67	-3%	685	766	-10.6%
Inspections Failed	19	10	90%	117	103	13.6%
Certificates Of Occupancy Issued:	0	1	-100%	5	9	-44.4%
Certificates of Approval Issued:	35	46	-23.9%	247	225	9.8%
Cert Continuing Occupancy Issued:	0	0	NA	1	0	NA
Permit Payments Count:	88	50	76%	562	473	18.8%
Fee Collected:	\$22,766	\$9,481	140.1%	\$139,344	\$162,191	-14.1%
Fee Collected (Subcodes Only):	\$19,833	\$8,135	123.4%	\$126,825	\$144,837	-11.1%
Violations	1	0	NA	4	5	-20%
Violation Payments	\$200.00	\$1,000.00	-80%	\$200.00	\$2,000.00	-90%
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

Joe Mullaney
Fire Admin Officer
info@mlvfd.com

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

TO: Mitchell Stern
DATE: 9/23/25
SUBJECT: August Fire Report

The following lists the activity for the Mountain Lakes Volunteer Fire Department during the month of August 2025:

FIRE CALLS (12)

LOCATION	DATE	TIME	DESCRIPTION
Wildwood School	8/5	7:40 AM	Fire Alarm-Set off by construction
Rt 46 and Fox Hill Rd	8/8	6:19 PM	Small brush fire
Rockaway Valley RD BT	8/11	8:15 AM	Assist BTFD- Traffic Accident
40 Robinhood Drive	8/16	2:39 PM	Fire Alarm-Malfunction
40 Dartmouth Road	8/17	11:30 AM	Wire Fire
25 Sherwood Drive	8/17	6:29 PM	Fire Alarm-Malfunction
15 Tower Hill Road	8/20	5:48 PM	Fire Alarm-Malfunction
30 Park Place	8/21	11:34 PM	Fire Alarm-Malfunction
Craig School	8/23	10:03 AM	Fire Alarm-Malfunction
7 Woodland Ave	8/23	11:00 AM	Fire Alarm-Malfunction
209 Morris Ave	8/25	9:32 PM	CO Alarm- Bad Detector
High School	8/27	7:32 AM	Electrical Fire

DRILLS/TRAINING (5)

LOCATION	DATE	TIME	DESCRIPTION
High School	8/10	1:00 PM	JFD Training
Firehouse	8/13	7:00 PM	JFD Training
Fire Academy	8/19	7:00 PM	Senior Dept Training
Firehouse	8/20	7:00 PM	JFD Training
DPW	8/24	1:00 PM	JFD Training

MEETINGS (2)

LOCATION	DATE	TIME	DESCRIPTION
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Firehouse	8/26	7:00 PM	JFD Meet and Greet
Firehouse	8/26	8:00 PM	Business Meeting

WORK DETAILS (2)

Firehouse	8/21	7:00 PM	Clean Engines
Firehouse	8/28	7:00 PM	Clean Engines

LOCATION	DATE	TIME	DESCRIPTION
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COMMUNITY EVENTS (0)

ANNOUNCEMENTS (0)

Breakdown of Manhours

Calls- 110

Training 100

Meetings 25

Miscellaneous-15

TOTAL: 250



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: 10/18/25
SUBJECT: September Fire Report

The following lists the activity for the Mountain Lakes Volunteer Fire Department during the month of September 2025:

FIRE CALLS (19)

LOCATION	DATE	TIME	DESCRIPTION
84 Pollard Road	9/3	2:53 PM	CO Alarm-Malfunction
400 Boulevard	9/4	10:14 PM	Fire Alarm-Malfunction
447 Rockaway Valley Rd	9/4	2:45 PM	Assist Boonton Twp
21 Laurelwood Drive	9/5	10:05 PM	Fire Alarm-Malfunction
W. Shore and Roberts	9/7	5:17 AM	Wires/Tree down
25 Lake Drive	9/8	4:12 PM	Fire Alarm-Malfunction
160 Laurel Hill Road	9/10	1:49 AM	Fire Alarm-Malfunction
31 Sherwood Drive	9/14	9:02 PM	CO Alarm-Malfunction
8 Dartmouth Road	9/15	6:15 AM	Water Leak/Electrical
130 Pollard Road	9/17	5:55 PM	CO Alarm-Set off in error
Craven Road	9/17	7:39 PM	CO Alarm-Malfunction
120 Ball Road	9/18	3:20 AM	Fire Alarm-Malfunction
Rt 46/Lackawanna	9/26	1:45 PM	Car Fire
340 Boulevard	9/27	5:55 AM	Fire Alarm-Malfunction
Boulevard/Glen	9/28	6:42 PM	Smoke Condition
10 Crystal Road	9/29	3:57 PM	Fire Alarm-Culinary Mishap
5 Condit Road	9/29	4:15 PM	Electrical
11 Valley Road	9/29	10:50 PM	CO Alarm-Malfunction
10 Crystal Road	9/30	6:02 PM	Fire Alarm-Culinary Mishap

DRILLS/TRAINING (4)

LOCATION	DATE	TIME	DESCRIPTION
High School	9/7	1:00 PM	JFD Training
Firehouse	9/16	7:00 PM	JFD Training
Fire Academy	9/16	8:00 PM	Senior Dept Training

High School	9/21	1:00 PM	JFD Trainin
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MEETINGS (2)

LOCATION	DATE	TIME	DESCRIPTION
Firehouse	9/2	1:00 PM	Officers Meeting
Firehouse	9/23	8:00 PM	Business Meeting

WORK DETAILS (0)

LOCATION	DATE	TIME	DESCRIPTION
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COMMUNITY EVENTS (0)

ANNOUNCEMENTS (0)

Breakdown of Manhours

Calls- 160

Training 235

Meetings 25

Miscellaneous-420

TOTAL: 250



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-Drakes town Rd.
Budd Lake, NJ 07828
P - (973) 691-0700 EXT. 7330

PUBLIC HEALTH SERVICES REPORT OF ACTIVITIES September 2025

Administration:

Major Activities/Updates

- Attended 21st Century Steering Committee Meetings.
- Attended Community Noise Enforcement Training
- Attended NJACCHO Nomination Committee Meetings
- Attended NJACCHO Strategic Planning Meeting
- Attended NJACCHO Environmental Workgroup Meeting
- Attended NJACCHO Executive Committee Meeting

Environmental Health:

Major Activities/Updates

- 9/04/25 - Issued West Nile Advisory Notification; positive pool located at Taft Field and Mountain Lakes DPW Building
- 9/26/25 - Staff attended Accreditation Network DLPH Workforce Planning and Professional Development Meeting

September 2025 Statistics

INSPECTIONS & OTHER ACTIVITIES

Inspection Type	Number	September Results			YTD	2024
		Sat.	Cond.	Unsat.		
Retail Food Establishment (RFE) Inspections	3	3	0	0	17	14



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-Drakes town Rd.
 Budd Lake, NJ 07828

P - (973) 691-0700 EXT. 7330

Food Re-Inspections	0	0	0	0	2	1
Mobile Food Vendors	0	0	0	0	1	0
Temp. Food Vendors	0	0	0	0	0	0
RFE - Plan Reviews	1	1	0	0	3	0
RTF - Pre-Operation Insp.	0	0	0	0	0	0
Public Recreational Bathing Inspections	1	1	0	0	6	5
Public Recreational Bathing Sample Results Reviewed	6	6	0	0	88	56
Youth Camp Inspections	0	0	0	0	2	0
Meetings/Consultations	0	N/A	N/A	N/A	8	5
Violation Notices Issued	0	N/A	N/A	N/A	0	0
Nuisance Complaints						
Residential	0	N/A	N/A	N/A	0	0
Commercial	0	N/A	N/A	N/A	0	0
Chapter 24 (Food)	1	N/A	N/A	N/A	1	0
Other	0	N/A	N/A	N/A	0	0
Summonses Issued						
Residential	0	N/A	N/A	N/A	0	0
Commercial	0	N/A	N/A	N/A	0	0
Chapter 24 (Food)	0	N/A	N/A	N/A	0	0
Other	0	N/A	N/A	N/A	0	0
Court Appearances	0	N/A	N/A	N/A	0	0
Total	12	11	0	0	128	76

*Retail Food Establishment Inspections:

1. 09/17 – Light Bridge Academy – 100 Route 46 – Satisfactory
2. 09/17 – Mountain Lakes Country Day School – 356 Route 46 – Satisfactory
3. 09/17 – King of Kings Preschool – 178 Route 46 – Satisfactory

*Recreational Bathing Inspections:

1. 09/11 – Lakeland Hills YMCA – 100 Fanny Rd. – Satisfactory



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-Drakes town Rd.
Budd Lake, NJ 07828

P - (973) 691-0700 EXT. 7330

Health Education:

Major Activities/Updates

- None

Public Health Nursing:

Major Activities/Updates

- Outbreak surveillance, public health guidance
- Coordination and oversight of Vaccine for Children Program
- CDC's Division of State and Local Readiness bi-weekly calls
- NJDOH monthly vaccine call
- NJDOH CDS monthly epidemiology call
- 9/03/25 – Attended Health Commission Meeting
- 9/09/25 – Attended Morris County Public Health Nurse Meeting; Topics- Measles and Morris County Tuberculosis Control Program
- 9/12/25 – Attended Morris County Community Resource Exchange; Topics- 988 for Mental Health Crisis & Suicide Prevention, The Mobile Crisis Outreach Response Team, & the ARRIVE Together Partnership
- 9/23/25 – Held free flu vaccine clinic at Mountain Lakes Borough municipal building. Seven vaccines administered
- 9/26/25 – Health Education/PH nursing QI meeting- *Public Health Minute* initiative
- Held Community Senior Vaccine Clinics open to all jurisdictions provided through Green Brook Family Medicine & MOTHD- Senior/regular flu, pneumonia, Covid vaccines
- Notification of community engagement/ health programs
 - MOTHD
 - October child health clinic (10/29/25, 4:00 – 8:00 pm)
 - Free flu vaccines for children 6 months through 18 years



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-Drakes town Rd.
Budd Lake, NJ 07828

P - (973) 691-0700 EXT. 7330

- Homebound flu and COVID vaccines available
- Rabies education: Bats can carry rabies, know what to do
- Mt Olive Child Care & Learning Center
 - Free Parent Empowerment Program
- Child & Family Resources
 - American Red Cross Babysitter's Course- Confident. Certified. Ready to Babysit.
- Connecting Dover
 - Cultural Connections Festival- 10/4/25
 - CTRL Care Behavioral Health - mental health treatment center
- NJDOH/ Partnership for Maternal & Child Health
 - Protect Me with 3+ poster & video contest

Sept. 2025 Statistics

INVESTIGATIONS & OTHER ACTIVITIES

Activity	Sept 2025	YTD	2024
School audits	0	6	0
Childcare/Pre-school audits	0	9	0
School/Childcare charts audited	0	750	0
Child Immunizations/NJIIS Registration	0	0	0
Adult Office Visits	0	0	0
Home Visits	0	0	0
Record Request	0	0	0
Blood Chemistry Screenings	0	0	0
Blood Pressure Screenings	0	0	0
Influenza Vaccinations	7	7	12
COVID-19 Vaccinations (Adult)	0	0	0
COVID-19 Vaccinations (Pediatric)	0	0	0
Phone Consultations	3	6	6
Female Cancer Screenings	0	0	0
Skin Cancer Screening	0	0	0



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Foot Screenings	0	0	0
Hearing Screenings	0	0	0

Communicable Disease Investigations

Aug 2025	Communicable Diseases	YTD	2024
0	Amoebiasis	0	0
0	Alpha-Gal	0	1
0	Anaplasmosis	0	0
0	Babesiosis	0	0
0	Brucellosis	0	1
1	Campylobacteriosis	1	2
0	Chikungunya	0	0
0	Creutzfeldt-Jakob Disease	0	0
0	Cryptosporidiosis	0	0
3	COVID - 19 (Confirmed)	11	24
0	COVID - 19 (Probable)	10	15
0	Cyclosporiasis	1	1
0	Cholera	1	0
0	Cryptosporidiosis	0	0
0	Dengue Fever	0	0
0	Diphtheria	0	0
0	Ehrlichiosis	0	0
0	Giardiasis	0	0
0	Haemophilus Influenza	0	0
0	Hepatitis A	0	0
0	Hepatitis B	0	0
0	Hepatitis B (Chronic)	1	0
0	Hepatitis B (Perinatal)	0	0
0	Hepatitis C (Acute)	0	0
0	Hepatitis C (Chronic)	1	0
0	Influenza A	50	9
0	Influenza B	8	0
0	Influenza Outbreak	0	0



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0	Other respiratory outbreaks	1	2
0	Legionellosis	0	0
0	Lyme	8	1
0	Measles	0	0
0	Monkeypox Virus	0	0
0	Multisystem Inflammatory Syndrome	0	0
0	Mumps	0	0
0	Pertussis	0	1
0	Rocky Mountain Spotted Fever	0	0
0	Salmonellosis	0	0
0	Shiga-Toxin E. Coli (STEC)	1	0
0	Shigellosis	0	0
0	Strep (GBS and GAS)	0	0
0	Strep Pneumoniae	0	0
0	<i>Rabies Post Exposure Prophylaxis</i>	10	10
0	Tuberculosis	0	0
0	Varicella	2	0
0	Vibrio	1	0
0	Yersiniosis	0	0
0	<i>Zika Testing Approvals/Denials</i>	0	0

Note: *Italicized diseases are 'non-reportable.'*

Quality Management Activities:

Major Activities/Updates

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



BOROUGH OF MOUNTAIN LAKES

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Workforce Development:

Professional Development			
Date	Name of Event	Attendee	# of CEU's
9/05/25	PHN 101 Webinar 1: An Introduction to Public Health & Public Health Nursing	Lauren. Mariano	0.00
9/08/25	APHA: From Research to Results- How evidence-based policymaking is advancing health & equity in U.S. cities	Alexis Shilley	0.00
9/08/25	APHA: From Research to Results- How evidence-based policymaking is advancing health & equity in U.S. cities	Angie Deiling	0.00
9/10/25	FEMA - Emergency Management Institute (EMI) Course IS-100.C: Introduction to the Incident Command System, ICS 100	Lauren. Mariano	0.00
9/11/25	CDC COCA call: Clinician update on measles cases & outbreaks in the U.S.	Angie Deiling	0.00
9/16/25	NJDOH IP LTC: Preparing for respiratory season & outbreak response	Angie Deiling	0.00
9/16/25	Setting a Standard in RSV Protection: A Long-Acting monoclonal antibody to help protect infants against RSV-LRTI	Lauren. Mariano	0.00
9/17/25	NJAPHNA/Rutgers: 19 th annual public health nursing summit	Angie Deiling	3.00
9/17/25	NJAPHNA/Rutgers: 19 th annual public health nursing summit	Lauren. Mariano	3.00
9/17/25	Promoting Equity in Public Health and the Role of Change Management	Lismary Espinal	0.00
9/18/25	Improving well-being of low-wage food workers: What role for state and local governments?	Lismary Espinal	0.00



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P - (973) 691-0700 EXT. 7330

9/18/25	NJDOH: Communicable disease forum- State & Local insights on communicable disease prevention &	Angie Deiling	3.00
9/18/25	NJDOH: Communicable disease forum- State & Local insights on communicable disease prevention &	Lauren. Mariano	3.00
9/19/25	Reducing Promotion and Consumption of Ultra-Processed Food	Lismary Espinal	0.00
9/23/25	APHN: Updates to the 2025-26 Covid-19 Vaccines	Angie Deiling	0.00
9/24/25	Online Seminar: Advancing Climate & Health Equity- The role of nurses ahead of COP30 in Brazil	Angie Deiling	0.00
9/24/25	APHN: Public health nursing residency programs & leadership pathways	Angie Deiling	0.00
9/29/25	Rutgers: NJ's Changing Climate	Angie Deiling	1.00
9/29/25	SDSU: Resurgence of New World Screwworm in the Americas	Angie Deiling	0.00
9/30/25	NJDOH: Special pathogens 101- Identify, Isolate, & Inform Best Practices	Angie Deiling	0.00
9/30/25	NJDOH: Special pathogens 101- Identify, Isolate, & Inform Best Practices	Lauren. Mariano	0.00

Respectfully submitted,

Derrick Webb

Derrick Webb, Health Officer/Director of Health



Police Department

Borough of Mountain Lakes

400 Boulevard

Mountain Lakes, NJ 07046

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

sbennett@mtnlakespd.org



Shawn M. Bennett

CHIEF OF POLICE

Mountain Lakes Police Borough Council Monthly Report September 2025

- September 2nd, at approximately 11:37 PM, Sergeant Brown conducted a motor vehicle stop on Route 46 West that led to the arrest of 47-year-old Gaurav Joshi of Hackettstown for driving under the influence. Mr. Joshi was issued motor vehicle summonses for driving under the influence, failure to maintain lane, reckless driving, and careless driving. Mr. Joshi was then released pending a mandatory court date.
- September 6th, at approximately 11:13 AM Ptl. Aguilar conducted a motor vehicle stop on Route 46 east that led to the arrest of 33-year-old Naafi Al-Baseer of Belleville for an active NCIC warrant out of Harford County, Maryland. Mr. Al-Baseer was released as per Harford County.
- September 13th, at approximately 7:17 AM, Ptl. Pierre attempted to conduct a motor vehicle stop on Route 46 east. Upon initiation of his overhead lights, the vehicle fled at a high rate of speed. An investigation is ongoing at this time.
- September 15th, at approximately 8:55 AM, Ptl. Stewart conducted a motor vehicle stop on Boulevard that led to the arrest of 33-year-old Nigee Ross of Boonton for an active NCIC warrant out of Somerset County Sheriff's Office as well as an active criminal warrant out of Princeton. He was then transported to Morris County Correctional Facility to be held until taken into custody by Somerset County Sheriff's Office.
- September 16th, at approximately 11:08 AM, Sergeant Cacciabeve conducted a motor vehicle stop on Morris Avenue that led to the arrest of 42-year-old Dulce Ibanez of Elmwood Park for an active criminal warrant out of Elmwood Park as well as an active criminal warrant out of Fairlawn. Ms. Ibanez was turned over to Elmwood Park Police.
- September 16th, at approximately 11:22 PM, Ptl. Borst conducted a motor vehicle stop on Route 46 west that led to the arrest of 34-year-old Omar Grady of Paterson for an active traffic warrant out of Lincoln Park as well as two criminal warrants out of Paterson. Mr. Grady was turned over to the Lincoln Park Police.

- September 18th, patrol responded to a residence in town for the report of a domestic violence incident. During the incident, a party on scene assaulted an officer on scene. The assaulting party was later charged with assaulting a law enforcement officer, a fourth-degree crime.
- September 21st, at approximately 12:42 AM, Ptl. Aguilar conducted a motor vehicle stop on Boulevard that led to the arrest of 25-year-old Khang Lieu of Boonton for driving under the influence. Mr. Lieu was charged with driving under the influence, reckless driving, careless driving, and failure to maintain lanes. Mr. Lieu was then released pending a mandatory court date.
- September 28th, at approximately 2:36 PM, Ptl. Pierre conducted a motor vehicle stop on Essex Avenue in Boonton for a violation observed in Mountain Lakes. During the stop, the driver fled from the scene in their vehicle, resulting in a police pursuit. The pursuit ended on Route 287 south and led to the arrest of the driver, 49-year-old David Kubach of Boonton. Mr. Kubach was charged with driving while suspended, eluding a law enforcement officer, possession of controlled dangerous substances, possession of a weapon with prior convictions, and unlawful possession of a firearm. Mr. Kubach was transported to the Morris County Correctional Facility pending a court hearing.
- September 23rd, at approximately 7:29 PM, Ptl. Blair conducted a motor vehicle stop on Boulevard that led to the arrest of 41-year-old Donald Cole of Parsippany for an active NCIC warrant out of Ocean County Sheriff's Office. Mr. Cole was turned over to the Ocean County Sheriff's Office.
- September 27th, at approximately 12:49 AM, Ptl. Blair conducted a motor vehicle stop on Route 46 east that led to the arrest of 31-year-old Jordin Henry of Paterson for an active criminal warrant out of Elmwood Park. Mr. Henry posted bail and was released pending a mandatory court hearing.
- September 28th, at approximately 10:39 PM, 22-year-old Jose Medrano of Wharton came to police headquarters requesting a ride home. Upon requesting Jose's identification, it was found that he had an active criminal warrant out of Newark. Sgt. Grady placed Jose Medrano under arrest. Mr. Medrano was released pending a new mandatory court hearing in Newark.

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,



Chief Shawn Bennett

MOUNTAIN LAKES BORO POLICE DEPARTMENT

Agency Activity Report

By CFS Classification

From Date: 9/1/2025 To Date: 9/30/2025

Report Date: 10/21/2025 12:47:35 PM

Classification code	Description	Total Events	0000-0800	0801-1600	1601-2359
1400	Malicious Mischief	1	0	0	1
2000	Family Offense	2	0	0	2
2100	Liquor Laws Drunk Driving	2	1	0	1
2400	Disorderly Conduct	6	0	2	4
2600	All Other Offenses	7	1	3	3
4000	Non Criminal Investigations	29	8	9	12
4100	Fire Related	18	4	4	10
5000	Lost Found Property	1	0	1	0
5500	Animal Complaints	11	3	5	3
6000	Traffic Accidents	9	1	5	3
6300	Traffic Enforcement	503	73	209	221
6500	Parking Enforcement	7	0	7	0
6600	Traffic Services	15	1	12	2
7000	Public Services	355	231	67	57
7500	Assist other Agency	17	5	4	8
8000	Warrants	2	0	2	0
8100	Warrants Other	2	0	1	1
9000	Administrative	480	170	138	172
	Total:	1467	498	469	500

MOUNTAIN LAKES BORO POLICE DEPARTMENT

Officer Citation Report

From Date : 9/1/2025 To Date : 9/30/2025

Report Date : 10/21/2025 12:44 PM

Officers Name	Badge Number	Traffic Stops	Equipment	Moving	Radar	Parking	Ordinance	Warnings	Total
XX	X	63	1	6	0	0	0	0	7
XX	X	0	0	0	0	0	0	0	0
XX	X	67	0	5	0	0	0	1	6
XX	X	37	0	4	0	0	0	12	16
XX	X	16	0	4	0	0	0	0	4
XX	X	63	8	7	0	0	0	5	20
XX	X	12	0	0	0	0	0	0	0
XX	X	0	0	0	0	0	0	0	0
XX	X	49	5	4	0	0	0	0	9
XX	X	81	0	14	2	0	0	5	21
XX	X	62	0	8	0	0	0	0	8
XX	X	1	0	0	0	0	0	0	0
XX	X	25	0	0	0	0	0	0	0
Total:		476	14	52	2	0	0	23	91

Time Used/Overtime by Month

	Sick Time Hours				Vacation/Camp Hours/Pers Day/Bereave												Court Overtime				Department Overtime										
	2019	2020			2021	2022	2023	2024	2025	2019	2020	2021	2022	2023	2024	2025	2019	2020	2021	2022	2023	2024	2025	2019	2020	2021	2022	2023	2024	2025	
Jan	79	588	324	36	264	10	60	14	0	42	48	224.5	165.5	120	\$0	\$154	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,348	\$9,570	\$7,154	\$6,557	\$14,494	\$6,937	\$26,163
Feb	86	444	266	68	48	56	24	220	111	189.5	252	171.5	163.75	121.5	\$210	\$258	\$0	\$0	\$0	\$0	\$0	\$0	\$139	\$4,789	\$21,810	\$4,939	\$15,797	\$12,240	\$13,041		
March	110	332	180	36	118	84	24	168	74.5	81	289	257.75	123	147.75	\$0	\$0	\$0	\$447	\$0	\$0	\$512	\$6,254	\$4,081	\$7,510	\$4,771	\$29,020	\$14,777	\$13,803			
April	106	456	240	94	222	120.5	82	265.5	0	226	333	215	249.5	96.25	\$422	\$0	\$263	\$0	\$0	\$164	\$679	\$27,385	\$3,930	\$12,820	\$10,392	\$18,838	\$31,124	\$19,398			
May	96	564	204	46	48	126	48	169	36	681	482	260.5	146.75	256.5	\$993	\$0	\$0	\$0	\$0	\$0	\$0	\$29,828	\$5,202	\$18,415	\$16,682	\$22,341	\$18,924	\$28,052			
June	106	540	312	140	69	190	36	254	194	727.5	385	198.5	261.5	289.5	\$0	\$0	\$0	\$161	\$0	\$0	\$232	\$32,632	\$21,692	\$25,194	\$12,050	\$37,501	\$19,497	\$25,593			
July	47	442	420	44	70	214	92	84.5	551	877	482	669.5	543.25	255.25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,180	\$26,802	\$32,344	\$25,516	\$41,289	\$37,455	\$23,548			
August	246	312	168	104	90	104	198	748	708	792	541	459	681	583.5	\$0	\$0	\$263	\$0	\$0	\$0	\$0	\$34,709	\$22,125	\$30,577	\$28,933	\$30,293	\$36,963	\$23,695			
Sept	180	256	70	22	100	140	58	222.5	389	280	549.5	301	302	183.5	\$0	\$0	\$250	\$161	\$0	\$328	\$0	\$22,108	\$20,166	\$23,313	\$23,754	\$28,316	\$23,544	-\$5,418			
Oct	154	314	48	120	68	86.5		216	292	204	502.5	251.5	353		\$0	\$0	\$0	\$161	\$0	\$176		\$15,865	\$17,041	\$34,942	\$25,878	\$27,517	\$33,279				
Nov	426	302	44	80	156	60		176	287	370	550.5	337.25	396.5		\$0	\$0	\$363	\$0	\$0	\$0		\$17,554	\$10,442	\$30,691	\$15,320	\$26,166	\$39,137				
Dec	600	424	206	104	168	118		144.5	376	265	642.5	366.5	316.5		\$0	\$0	\$0	\$0	\$0	\$0		\$21,126	\$25,206	\$22,102	\$15,766	\$26,057	\$32,632				
Total	2236	4974	2482	894	1421	1309	622	2682	3018.5	4735	5057	3712.5	3702.3	2053.8	\$1,625	\$412	\$1,139	\$929	\$0	\$68	\$1,762	\$241,128	\$171,046	\$266,872	\$190,558	\$317,628	\$306,508	\$178,712			

September

<u>Total Overtime</u>
<u>Hours Paid</u>
77.25

<u>Total</u>			
<u>Total</u>	<u>Vaca/Comp/Perso</u>	<u>nal/Bereave Hrs</u>	<u>% of Hrs Equating to</u>
<u>Vaca/Comp Hrs</u>	<u>Creating OT</u>	<u>OT</u>	
183.5	18		9.80%

<u>Total Sick Time</u>			
<u>Total Sick Time</u>	<u>Hrs Creating OT</u>	<u>OT</u>	<u>% of Hrs Equating to</u>
<u>Hrs</u>			
58	24		41.38%

- 21.25 hours of arrest/investigations
- 8 Hours Mountain lakes High School Football security
- 2.5 Hours Mandatory Training
- 3.5 Hours Training Library Staff in CPR/First Aid



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Recreation Department
September 2025

Recreation Commission

- September meeting via Zoom – Review's Director's report; welcomed new student member; discussed changes to the rack and ring policy.

Recreation Director

- Jr Laker Wrestling registration is open. As of September 30, there are 19 kids registered
- Briarcliff and MLHS Ski Club opened for registration, which is one month earlier than previous years. As of September 30, there are 47 Briarcliff and 7 MLHS kids registered. Deadline is October 10th.
- Meet with Jr Laker Basketball Director to discuss facility requests and logistics.
- Attended a Sponsorship webinar to learn strategies for cultivating and securing event sponsors.
- Started preparing for the Halloween and Holiday Porch/Door Decorating Contests by designing the lawn signs and updating fliers and policies/rules.
- Continue working with two Eagle Scout candidates on projects. Possibly working with a 3rd candidate in the coming weeks.
- Continue planning Fall Fest and expanding the event by inviting Mountain Lakes Committees and Commissions to host a family-friendly, interactive activity — whether it's a game, craft, demonstration, or creative display — that engages attendees and introduces our residents to what their group is all about.
- On Wednesday, September 17th Mobile MVC brought their services to our community. Event took place at Borough Hall with 122 transactions provided, from Real ID, license renewal, license plate returns, and more. Overall, the event was a huge success, and additional dates may be offered again soon.

Upcoming Events

- Fri, Oct 10 – Movie Night at Island Beach – Moana 2 (rescheduled from Aug 20)
- Sun, Oct 12 – Fall Fest at Birchwood Lake
- Halloween Porch/Door Decorating Contest – Oct 3-23 submission window
- Holiday Porch/Door Decorating Contest – Nov 14-Dec 15 submission window
- Sat-Sun, Dec 6-7 – Gingerbread Wonderland at ML Library
- Sun, Dec 7 – Annual Tree Lighting
- Sun, Dec 14 – Menorah Lighting
- March 2026 – Astronomy event
- March 2026 – Egg Hunt

Monthly Meetings

- Recreation Commission
- HUB Lakes
- DPW Subcommittee
- NJRPA District 7
- Safety Committee – quarterly meeting - Sept 11

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
- Distribute New Resident Welcome kits
- Manage Rack and Ring requests
- Conduct facility inspections as scheduled



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: 9/23/25
SUBJECT: Monthly Report August 2025

The following lists code enforcement/property maintenance issues for the month of August 2025:

8/6- Notice to Rt 46 Business- Zoning Violation
8/7: Follow up inspection of Rainbow Trail property
8/11: Follow up inspection of Rainbow Trail property.
8/11: 2 summonses issued to Rainbow Trail resident for failing to maintain property and failing to register vacant property.
8/11: Summons issued to Route property owner for failing to maintain property
8/11: Summons issued to Rainbow Trail resident for failing to maintain property
8/26: Summons issued to Rainbow Trail resident for failing to maintain property
8/26: Summons issued to Route 46 property owner for failing to maintain property
Attended court in Denville on 8/14 and 8/21.

SMOKE AND CO ALARM INSPECTIONS

DATE	LOCATION	PASS/FAIL
8/7	38 Robinhood Drive	Pass
8/7	24 Hillcrest Road	Pass
8/22	17 Woodland Ave	Pass

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



BOROUGH OF MOUNTAIN LAKES

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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: 10/18/25
SUBJECT: Monthly Report September 2025

The following lists code enforcement/property maintenance issues for the month of September 2025:

9/11: Attended Court in Denville
9/11: Follow up with Rainbow Trail resident ahead of 9/18 Court appearance
9/15: Follow up with Hanover Road residence. Property Maintenance violation
9/18: Attended court in Denville
9/18: Notice to Rainbow Trail resident. Property Maintenance
9/22: Notice to Route 46 Business. Zoning violation

SMOKE AND CO ALARM INSPECTIONS

DATE	LOCATION	PASS/FAIL
9/10	29 Park Place	Pass
9/13	59 Hanover Road	Pass
9/17	22 Maple Way	Pass
9/17	330 Morris Ave	Pass
9/19	241 Morris Ave	Pass
9/23	49 Briarcliff Road	Pass
9/23	5 Whitby Road	Pass

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



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: September 23, 2025

Re: Report of Receipts for the Month ending August 31, 2025

TAXES YEAR 2024	\$	1,405.42
TAXES YEAR 2025	\$	7,363,875.28
TAXES YEAR 2026	\$	21,655.41
TAXES - INTEREST	\$	3,371.26
WATER YEAR 2024	\$	7,665.56
WATER YEAR 2025	\$	119,684.83
WATER - INTEREST	\$	493.08
SEWER YEAR 2024	\$	275.87
SEWER YEAR 2025	\$	97,126.70
SEWER - INTEREST	\$	561.66
TOTAL CASH RECEIPTS AS OF 08/31/2025	\$	7,616,115.07

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: October 21, 2025

Re: Report of Receipts for the Month ending September 30, 2025

TAXES YEAR 2024	\$	24,064.21
TAXES YEAR 2025	\$	251,007.84
TAXES - INTEREST	\$	12,254.15
COST of SALE	\$	670.48
WATER YEAR 2024	\$	8,455.33
WATER YEAR 2025	\$	20,390.14
WATER - INTEREST	\$	2,062.79
SEWER YEAR 2024	\$	7,322.00
SEWER YEAR 2025	\$	21,341.07
SEWER - INTEREST	\$	2,684.69
TOTAL CASH RECEIPTS AS OF 09/30/2025	\$	350,252.70

Respectfully submitted,

Monika Strama
Tax Clerk