



**AGENDA FOR THE COUNCIL MEETING OF THE BOROUGH OF MOUNTAIN LAKES
HELD AT THE BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ 07046**

NOVEMBER 10, 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. R166-25, Resolution to Enter an Executive Session – Litigation & Attorney - Client Privilege (Approval of Executive Minutes)

5) COMMUNITY ANNOUNCEMENTS

6) SPECIAL PRESENTATIONS

- a. Proclamation Recognizing Natalie Grabow for Her History-Making Ironman Finish

7) REPORTS OF BOROUGH ESTABLISHED BOARDS, COMMISSIONS AND COMMITTEES

8) BOROUGH COUNCIL DISCUSSION ITEMS

- a. Third Quarter 2025 Current Budget Report
- b. Third Quarter 2025 Water Budget Report & Third Quarter 2025 Sewer Budget Report
- c. Trust Balances
- d. Capital Account Balances

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

14) ORDINANCES TO ADOPT

- 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

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. R167-25, Authorizing the Payment of Bills

***APPROVAL OF MINUTES**

10/27/25 (Regular)

10/27/25 (Executive)

***BOARD, COMMITTEE AND COMMISSION APPOINTMENTS**

16) DEPARTMENT REPORTS SUBMITTED FOR FILING

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

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 166-25

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.

XX

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

Cara Fox, Borough Clerk

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

Borough of Mountain Lakes, New Jersey

Proclamation

WHEREAS, Natalie Grabow is a long-time resident of Mountain Lakes, who moved with her family to the Borough in 1959, graduated from Mountain Lakes High School in 1963, raised her family here with her husband Paul, and has been an active and engaged member of our community; and

WHEREAS, on the weekend of October 11th, 2025, Natalie Grabow, at the age of 80 years old became the oldest woman competitor ever to complete the Ironman World Championship course in Kailua-Kona, Hawaii - a course which includes a 2.4-mile swim, 112-mile bicycle ride, and 26.2-mile marathon run; and

WHEREAS, despite extremely challenging conditions, including heat, humidity, strong winds and a demanding course terrain, Ms. Grabow persevered and crossed the finish line in a time of 16 hours, 45 minutes and 26 seconds, thereby demonstrating exceptional physical stamina, mental strength, and determination; and

WHEREAS, Ms. Grabow's achievement is the result of many years of dedicated training, resilience, and the pursuit of excellence; and

WHEREAS, by accomplishing this historic milestone, Natalie Grabow serves as an inspiration to her community and to people around the world, setting an encouraging example for active living and pursuing one's goals regardless of age - and bringing great pride and honor to herself, to her family, and to the Borough of Mountain Lakes.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Borough Council of the Borough of Mountain Lakes do hereby officially recognize Natalie Grabow for her history-making Ironman finish, and direct that this proclamation shall be entered into the official minutes of the Borough.

In witness whereof I have hereunto set my hand and caused this seal to be affixed on this 10th day of November, Two Thousand Twenty-Five.

Lauren Barnett, Mayor

Attest:

Cara Fox, Borough Clerk



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Finance Department
Jennifer Semler, CFO
jsemler@mtnlakes.org

400 Boulevard
Mountain Lakes, NJ 07046
P -973-334-3131 ext. 2008

To: Mitchell Stern, Borough Manager
Date: November 1, 2025
Subject: Third Quarter 2025 Current Fund Budget Report

Attached is the third quarter budget report for the Current Fund Budget. Below are the significant items of note for the third quarter of 2025.

Revenues:

- There are revenue line items that are expected to be different than approximately 75% collected by the end of Q3. These items are, along with commentary on each:
 - Amount to be Raised by Taxation – 3.47% – Entry to realize Reserve for Uncollected Taxes is done in April. Current Year Taxes Received is in line with prior year and entries to recognize will occur at year end.
 - Liquor Licenses – 101.50% – and Other Licenses – 119.17% – Payments are due in the first half of the year, with additional collections happening at a lower level in the second half of the year. Collection percentage is consistent YOY.
 - Cable Franchise Fees – 100.00% – Budgeted amount is the known cash collection that is received in the first half of the year.
 - Recreation Fees and Income – 111.96% – Most of the programming revenue is received in the first half of the year for summer programs, with some additional revenues occurring in Q3. Collection percentage is consistent YOY.
 - Receipts of Delinquent Taxes – 99.29% – Historically, most collections of this revenue occur in the first half of the year, with additional collections at much lower amounts to happen in the second half of the year. Collection percentage is higher YOY.
 - Revenue lines charged after budget adoption:
 - Capital Surplus – General Capital – 100%
 - Utility Fund Balance – 100%
 - Reserve for Debt Service – 100%
 - Federal & State Grant Revenue – 100%
- There are revenue line items that are not expected to be different than approximately 75% collected by the end of Q3. These items are, along with commentary on each:
 - Fees & Permits – 69.13% – and Clerk’s Fees & Permits – 68.62% – These revenues are trending slightly lower than 2024 and slightly behind 2025 anticipated levels. Depending on the revenue generated in the fourth quarter of 2025, this may be an area for re-evaluation for the 2026 budget.

- Interest & Costs on Taxes – 63.94% – The Borough anticipated a higher level of interest for 2025; however, due to a lower outstanding balance of taxes owed, the revenues have lagged behind the anticipated level. This will be an area for re-evaluation for the 2026 budget.
- T-Mobile Cell Tower Lease – 68.63% – This lease was not renewed after expiration in July 2025. At this point, no additional revenues are expected and this line item will need to be re-evaluated for the 2026 budget.
- The following accounts were reviewed and there are no issues with collections. The variance from the expectation is due to timing.
 - Board of Education Field Lease – 66.67%
 - Verizon Ground Lease – 66.67%
 - Solid Waste Fees – 67.10%
 - Dish Wireless – 68.41%
 - Board of Education SRO Shared Services – 60.31% – This is a new anticipated revenue stream for the Borough in 2025.
- All other revenue line items are consistent with the amount of time that has passed in the year, as well as when compared to the same period last year. State Aid is 76.19% collected, which is expected.
- Anticipated Revenue for 2025, net of the Amount to be Raised by Taxation, is \$4,840,217.72, which is an increase of approximately \$1.0M from Anticipated Revenue (net) for 2024. This increase is due to some additional usage of Utility Fund Balance, the anticipation of Board of Education SRO Shared Services Revenue, increased anticipated Interest on Investments, and a significant increase in Federal & State Grants, offset slightly by a lower amount of anticipated Receipts from Delinquent Taxes.
 - Through Q3 2025, 82.37% of this net amount has been received, versus 83.97% through Q3 2024.
- Revenues will continue to be monitored monthly and any discrepancies or issues will be investigated and resolved.

Expenditures:

- There are expenditure line items that are expected to be different than approximately 75% expended by the end of Q3. These items are, along with commentary on each:
 - Timing of payments:
 - Annual Audit – 100% – Audit is complete for 2024.
 - Finance – Other Expenses – 89.08% – Timing of payments for Accounting System and other Professional Services.
 - Reserve for Salary Adjustment – 0% – No use of appropriation through Q3, but use depends on need, which could occur in Q4.
 - PERS – 95.61% – and PFRS – 98.84% – Payments occur in April.
 - LOSAP – 0% – Payment occurs at the end of the year.
 - Payment of Bond Principal – 100%; Interest on Bonds – 100%; Sunset Lake Dam Loan – 100% – Timing of payments and amount of payments varies depending on each Bond Issuance and Loan Payment.
 - Payment of BAN Principal – 0%; Interest on Notes – 0% – BAN payments to be made in October.
 - Recreation Department – S&W – 89.14% – Significant programs are held in the summer months.

- Various utility accounts have expenditures that are delayed by one month, which leads to variability in the percentage expended.
 - For all of the above, the percentage expended and encumbered is consistent YOY.
 - Accounts where there are significant encumbrances for full-year services or contracts:
 - Tax Assessor – Other Expenses – 99.67%
 - Interlocal Services – Morris County Dispatch – 100%
 - Solid Waste – Other Expenses – 92.65%
 - Aid to Public Library – 100%
 - Shared Services – Health Services – 100% (new for 2025)
 - For all of the above, the percentage expended and encumbered is consistent YOY
 - Appropriation lines charged after budget adoption:
 - Insurance – Unemployment Compensation – 100%
 - Accumulated Leave Compensation – 100%
 - Grant Expenditures – 100%
 - Capital Improvement Fund – 100%
 - Deferred Charges – 100%
 - Reserve for Uncollected Taxes – 100%
 - For all of the above, the percentage expended and encumbered is consistent YOY.
- There are expenditure line items that are not expected to be different than approximately 75% expended by the end of Q3. These items are, along with commentary on each:
 - Favorable:
 - Other Expenses – General Administration (53.79%); Mayor & Council (38.87%); Computer Services (44.71%); Police Department (63.22%); Fire Department (66.15%); Streets & Roads (45.45%); Shade Tree Commission (8.43%); Buildings & Grounds Municipal Building (62.59%); Vehicle Repairs & Maintenance (32.98%);
 - Salary & Wage – Tax Collector (59.58%)
 - Other – Engineering Services (55.14%)
 - Favorable expenditure percentages will be monitored and re-evaluated during the Q4 review process.
 - Unfavorable:
 - Planning Board – S&W – 90.27%; Board of Adjustment – S&W – 90.27%; Code Enforcement – S&W – 97.00% – Movement from PT employee costs to FT employee costs
- Reserve for Tax Appeals – No appropriation for 2025 as additional reserve was not deemed necessary.
- All other expenditure line items are consistent with the amount of time that has passed in the year, as well as when compared to the same period last year.
- Expenditures will continue to be monitored monthly and any discrepancies or issues will be investigated and resolved.

Please let me know if you have any questions.

Thank you,
Jen

Current Budget Report Comparison - 2025

| Borough of Mountain Lakes Budget Comparison | | | | | | | | | | |
|---|--|-----------------------|---------------|-----------------|------------|------------------------|-----------------------|---------------|-----------------|------------|
| Current Fund - Revenue Budgets | | | | | | | | | | |
| | | Activity to 9/30/2025 | | | | | Activity to 9/30/2024 | | | |
| Account Number | Description | Budget | Activity | Balance | % Received | Total Realized in 2024 | Budget | Activity | Balance | % Received |
| 01-190-07-200-000 | Amount to be Raised by Taxation | 37,923,815.71 | 1,314,799.38 | 36,609,016.33 | 3.47% | | 36,430,313.23 | 1,276,085.01 | 35,154,228.22 | 3.50% |
| 01-192-08-101-000 | Anticipated Surplus | 2,000,000.00 | 1,500,000.00 | 500,000.00 | 75.00% | 2,000,000.00 | 2,000,000.00 | 1,500,000.00 | 500,000.00 | 75.00% |
| 01-192-08-101-004 | Capital Surplus - General Capital | 477.91 | 477.91 | - | 100.00% | - | - | - | - | 0.00% |
| 01-192-08-103-000 | Licenses - Liquor | 12,500.00 | 12,688.00 | (188.00) | 101.50% | 12,938.00 | 12,500.00 | 12,938.00 | (438.00) | 103.50% |
| 01-192-08-104-000 | Other Licenses | 1,800.00 | 2,145.00 | (345.00) | 119.17% | 2,685.00 | 1,500.00 | 2,440.00 | (940.00) | 162.67% |
| 01-192-08-105-000 | Fees & Permits | 35,000.00 | 24,197.00 | 10,803.00 | 69.13% | 35,654.31 | 38,000.00 | 27,368.81 | 10,631.19 | 72.02% |
| 01-192-08-106-010 | Clerk's Fees & Permits | 4,500.00 | 3,088.00 | 1,412.00 | 68.62% | 4,923.00 | 4,500.00 | 3,258.00 | 1,242.00 | 72.40% |
| 01-192-08-110-000 | Municipal Court Fines & Costs | 26,000.00 | 21,923.35 | 4,076.65 | 84.32% | 26,301.96 | 35,000.00 | 21,786.95 | 13,213.05 | 62.25% |
| 01-192-08-112-000 | Interest & Costs - Tax Collection | 65,000.00 | 41,559.35 | 23,440.65 | 63.94% | 78,580.30 | 45,000.00 | 46,382.31 | (1,382.31) | 103.07% |
| 01-192-08-113-000 | Interest on Investments | 285,000.00 | 247,659.72 | 37,340.28 | 86.90% | 371,694.07 | 147,909.46 | 256,867.23 | (108,957.77) | 173.67% |
| 01-192-08-115-000 | Cable Franchise Fees | 15,814.27 | 15,814.27 | - | 100.00% | 16,752.99 | 16,752.99 | 16,752.99 | - | 100.00% |
| 01-192-08-116-000 | Utility Fund Balance | 96,645.63 | 96,970.63 | (325.00) | 100.34% | 45,947.00 | 45,947.00 | 45,947.00 | - | 100.00% |
| 01-192-08-118-000 | Recreation Fees & Income | 85,000.00 | 95,165.00 | (10,165.00) | 111.96% | 87,901.00 | 85,000.00 | 87,901.00 | (2,901.00) | 103.41% |
| 01-192-08-119-000 | Rent from Railroad Stations | 43,000.00 | 33,206.58 | 9,793.42 | 77.22% | 43,093.38 | 41,838.00 | 32,239.44 | 9,598.56 | 77.06% |
| 01-192-08-120-000 | T-Mobile Cell Tower Lease | 83,000.00 | 56,962.32 | 26,037.68 | 68.63% | 83,252.60 | 80,050.00 | 61,891.73 | 18,158.27 | 77.32% |
| 01-192-08-122-000 | Board of Education - Field Lease | 45,000.00 | 30,000.00 | 15,000.00 | 66.67% | 45,000.00 | 45,000.00 | 33,750.00 | 11,250.00 | 75.00% |
| 01-192-08-123-000 | Verizon Ground Lease (as of 1/1/17) | 38,000.00 | 25,335.28 | 12,664.72 | 66.67% | 40,339.67 | 36,090.00 | 30,838.94 | 5,251.06 | 85.45% |
| 01-192-08-125-000 | Solid Waste Fees | 101,199.00 | 67,905.80 | 33,293.20 | 67.10% | 101,199.74 | 101,307.00 | 76,200.74 | 25,106.26 | 75.22% |
| 01-192-08-126-000 | Trash Bag Receipts | 3,000.00 | 2,900.00 | 100.00 | 96.67% | 5,050.00 | 500.00 | 4,425.00 | (3,925.00) | 885.00% |
| 01-192-08-128-000 | Dish Wireless | 30,000.00 | 20,522.04 | 9,477.96 | 68.41% | 30,108.96 | 31,600.00 | 22,470.48 | 9,129.52 | 71.11% |
| 01-192-08-160-000 | Uniform Construction Code Fees | 163,600.00 | 131,514.00 | 32,086.00 | 80.39% | 173,919.00 | 134,000.00 | 150,872.00 | (16,872.00) | 112.59% |
| 01-192-08-227-000 | Reserve for Debt Service | 60,504.47 | 60,504.47 | - | 100.00% | 8,738.18 | 8,737.43 | 8,738.18 | (0.75) | 100.01% |
| 01-192-09-000-000 | State Aid Revenue (Non-Grant) | 422,268.48 | 321,730.37 | 100,538.11 | 76.19% | 465,794.25 | 465,793.77 | 365,256.14 | 100,537.63 | 78.42% |
| 01-192-10-000-000 | Federal & State Grant Revenue | 946,427.96 | 946,427.96 | - | 100.00% | 127,287.67 | 123,752.74 | 123,752.74 | - | 100.00% |
| 01-192-11-110-000 | Shared Services - Board of Education - SRO | 118,480.00 | 71,458.07 | 47,021.93 | 60.31% | - | - | - | - | 0.00% |
| 01-192-15-499-000 | Receipts from Delinquent Taxes | 158,000.00 | 156,874.87 | 1,125.13 | 99.29% | 327,824.36 | 335,000.00 | 288,897.06 | 46,102.94 | 86.24% |
| 01-192-18-001-000 | Current Year Taxes Received | - | 27,815,026.84 | (27,815,026.84) | 0.00% | - | - | 26,902,602.58 | (26,902,602.58) | 0.00% |
| 01-192-20-200-000 | Unanticipated Revenues (MRNA) | - | 204,809.36 | (204,809.36) | 0.00% | 68,669.91 | - | 46,433.66 | (46,433.66) | 0.00% |
| TOTALS | | 42,764,033.43 | 33,321,665.57 | 9,442,367.86 | 77.92% | 12,196,071.62 | 40,266,091.62 | 31,446,095.99 | 8,819,995.63 | 78.10% |
| | Anticipated Revenue Total | 42,764,033.43 | | | | | 40,266,091.62 | | | |
| | Less: Amount to be Raised | (37,923,815.71) | | | | | (36,430,313.23) | | | |
| | Net | 4,840,217.72 | | | | | 3,835,778.39 | | | |
| | Amount Collected, no Amt Raised, MRNA | | 3,987,029.99 | | | | | 3,220,974.74 | | |
| | Revenue Collection % | | 82.37% | | | | | 83.97% | | |

Current Budget Report Comparison - 2025

| Borough of Mountain Lakes Budget Comparison | | | | | | | | | | | | | | |
|---|--|-----------------------|--------------|------------|------------|------------|---------------------|-----------------------------|-----------------------|--------------|------------|------------|------------|---------------------|
| Current Fund - Expenditure Budgets | | | | | | | | | | | | | | |
| Account Number | Description | Activity to 9/30/2025 | | | | | | | Activity to 9/30/2024 | | | | | |
| | | Budget | Activity | Encumbered | Balance | % Expended | % Expended & Encum. | Total Expended in 2024/2025 | Budget | Activity | Encumbered | Balance | % Expended | % Expended & Encum. |
| 01-201-20-100-001 | GENERAL ADMIN - SALARY & WAGES | 146,090.04 | 99,550.59 | - | 46,539.45 | 68.14% | 68.14% | 140,667.91 | 142,567.56 | 105,512.95 | - | 37,054.61 | 74.01% | 74.01% |
| 01-201-20-100-020 | GENERAL ADMIN - OTHER EXPENSE | 96,324.00 | 45,254.89 | 6,559.53 | 44,509.58 | 46.98% | 53.79% | 60,034.03 | 98,774.00 | 48,627.53 | 8,279.56 | 41,866.91 | 49.23% | 57.61% |
| 01-201-20-110-020 | MAYOR & COUNCIL - OTHER EXP'S | 6,550.00 | 1,694.30 | 851.43 | 4,004.27 | 25.87% | 38.87% | 3,207.96 | 6,350.00 | 1,595.32 | 33.85 | 4,720.83 | 25.12% | 25.66% |
| 01-201-20-120-001 | MUNICIPAL CLERK - SALARY/WAGE | 55,099.47 | 41,633.06 | - | 13,466.41 | 75.56% | 75.56% | 53,754.00 | 53,754.00 | 40,315.56 | - | 13,438.44 | 75.00% | 75.00% |
| 01-201-20-120-020 | MUNICIPAL CLERK - OTHER EXP'S | 29,364.00 | 15,621.45 | 4,750.18 | 8,992.37 | 53.20% | 69.38% | 19,406.12 | 28,084.00 | 8,506.41 | 2,987.15 | 16,590.44 | 30.29% | 40.93% |
| 01-201-20-130-001 | FINANCE - SALARY & WAGE | 72,086.25 | 57,710.84 | - | 14,375.41 | 80.06% | 80.06% | 67,307.91 | 71,860.45 | 50,557.84 | - | 21,302.61 | 70.36% | 70.36% |
| 01-201-20-130-020 | FINANCE - OTHER EXPENSES | 15,796.00 | 11,186.21 | 2,884.28 | 1,725.51 | 70.82% | 89.08% | 13,573.62 | 14,418.00 | 9,612.31 | 140.00 | 4,665.69 | 66.67% | 67.64% |
| 01-201-20-135-020 | ANNUAL AUDIT | 25,462.50 | 25,462.50 | - | - | 100.00% | 100.00% | 24,987.50 | 24,987.50 | 24,987.50 | - | - | 100.00% | 100.00% |
| 01-201-20-140-020 | COMPUTER SERVICES | 52,734.00 | 21,224.86 | 2,351.72 | 29,157.42 | 40.25% | 44.71% | 36,081.06 | 52,734.00 | 19,686.40 | 3,589.38 | 29,458.22 | 37.33% | 44.14% |
| 01-201-20-145-001 | TAX COLLECTOR - SALARY & WAGE | 36,000.00 | 21,449.93 | - | 14,550.07 | 59.58% | 59.58% | 33,543.95 | 39,122.10 | 25,153.95 | - | 13,968.15 | 64.30% | 64.30% |
| 01-201-20-145-020 | TAX COLLECTOR - OTHER EXPENSES | 9,260.00 | 6,118.09 | 646.00 | 2,495.91 | 66.07% | 73.05% | 5,287.53 | 7,225.00 | 4,596.13 | - | 2,628.87 | 63.61% | 63.61% |
| 01-201-20-150-001 | TAX ASSESSOR - SALARY & WAGE | 24,594.88 | 18,446.31 | - | 6,148.57 | 75.00% | 75.00% | 23,995.16 | 23,995.48 | 17,996.36 | - | 5,999.12 | 75.00% | 75.00% |
| 01-201-20-150-020 | TAX ASSESSOR - OTHER EXPENSES | 28,100.00 | 12,008.04 | 16,000.00 | 91.96 | 42.73% | 99.67% | 21,928.77 | 23,000.00 | 16,458.25 | 5,000.00 | 1,541.75 | 71.56% | 93.30% |
| 01-201-20-151-020 | RESERVE FOR TAX APPEALS - OTHER EXPENSE | - | - | - | - | 0.00% | 0.00% | 50,000.00 | 50,000.00 | 50,000.00 | - | - | 100.00% | 100.00% |
| 01-201-20-155-020 | LEGAL SERVICES - OTHER EXPENSE | 107,500.00 | 65,965.00 | 15,000.00 | 26,535.00 | 61.36% | 75.32% | 72,672.88 | 110,000.00 | 57,311.90 | 12,499.98 | 40,188.12 | 52.10% | 63.47% |
| 01-201-20-165-020 | ENGINEERING SERVICES | 36,414.00 | 18,329.40 | 1,750.00 | 16,334.60 | 50.34% | 55.14% | 46,067.10 | 54,614.00 | 19,218.35 | - | 35,395.65 | 35.19% | 35.19% |
| 01-201-21-180-001 | PLANNING BOARD - SALARY & WAGE | 15,182.00 | 13,705.06 | - | 1,476.94 | 90.27% | 90.27% | 13,442.80 | 13,798.86 | 10,182.80 | - | 3,616.06 | 73.79% | 73.79% |
| 01-201-21-180-020 | PLANNING BOARD - OTHER EXPENSE | 16,000.00 | 12,964.12 | 192.42 | 2,843.46 | 81.03% | 82.23% | 13,680.77 | 13,750.00 | 11,615.58 | 210.08 | 1,924.34 | 84.48% | 86.00% |
| 01-201-21-181-020 | HISTORIC PRESERVAT'N COMMITTEE | 6,000.00 | 5,000.00 | - | 1,000.00 | 83.33% | 83.33% | 6,273.94 | 10,000.00 | 273.94 | - | 9,726.06 | 2.74% | 2.74% |
| 01-201-21-185-001 | BD OF ADJUST - SALARY & WAGE | 15,182.00 | 13,705.06 | - | 1,476.94 | 90.27% | 90.27% | 13,442.75 | 13,798.86 | 10,182.75 | - | 3,616.11 | 73.79% | 73.79% |
| 01-201-21-185-020 | BD OF ADJUST - OTHER EXPENSES | 19,150.00 | 12,506.93 | 224.00 | 6,419.07 | 65.31% | 66.48% | 19,369.67 | 25,100.00 | 13,015.97 | 240.78 | 11,843.25 | 51.86% | 52.82% |
| 01-201-22-195-001 | UNIFORM CONST CODE-SALARY/WAGE | 144,426.64 | 98,558.20 | - | 45,868.44 | 68.24% | 68.24% | 133,658.35 | 151,999.50 | 99,963.08 | - | 52,036.42 | 65.77% | 65.77% |
| 01-201-22-195-020 | UNIFORM CONST - OTHER EXPENSES | 24,074.00 | 15,859.33 | 89.99 | 8,124.68 | 65.88% | 66.25% | 16,403.16 | 21,649.00 | 15,406.55 | 431.00 | 5,811.45 | 71.17% | 73.16% |
| 01-201-22-196-001 | CODE ENFORCEMENT - SALARY & WAGE | 56,071.00 | 54,386.35 | - | 1,684.65 | 97.00% | 97.00% | 53,191.05 | 54,740.00 | 39,881.01 | - | 14,858.99 | 72.86% | 72.86% |
| 01-201-22-196-020 | CODE ENFORCEMENT - OTHER EXPENSES | 500.00 | - | - | 500.00 | 0.00% | 0.00% | - | 500.00 | - | - | 500.00 | 0.00% | 0.00% |
| 01-201-23-210-020 | INSURANCE - LIABILITY | 151,281.95 | 102,449.66 | - | 48,832.29 | 67.72% | 67.72% | 124,157.63 | 140,235.85 | 93,974.33 | 31,148.10 | 15,113.42 | 67.01% | 89.22% |
| 01-201-23-215-020 | WORKERS COMPENSATION | 102,646.00 | 76,984.49 | - | 25,661.51 | 75.00% | 75.00% | 100,928.99 | 100,929.00 | 75,696.74 | 25,232.25 | 0.01 | 75.00% | 100.00% |
| 01-201-23-220-020 | GROUP INSURANCE PLANS-EMPLOYEE | 578,952.34 | 449,485.94 | 9,577.54 | 119,888.86 | 77.64% | 79.29% | 457,199.75 | 495,021.97 | 379,054.89 | 10,277.31 | 105,689.77 | 76.57% | 78.65% |
| 01-201-23-222-020 | HEALTH BENEFIT WAIVER | 10,629.17 | 8,939.58 | - | 1,689.59 | 84.10% | 84.10% | 10,882.03 | 10,183.63 | 7,368.02 | - | 2,815.61 | 72.35% | 72.35% |
| 01-201-23-225-020 | INSURANCE - UNEMPLOYMENT COMPENSATION | 30,000.00 | 30,000.00 | - | - | 100.00% | 100.00% | 20,000.00 | 20,000.00 | 20,000.00 | - | - | 100.00% | 100.00% |
| 01-201-25-240-001 | POLICE DEPT - SALARY & WAGE | 1,897,562.30 | 1,426,352.49 | - | 471,209.81 | 75.17% | 75.17% | 1,856,076.77 | 1,804,623.25 | 1,382,361.02 | - | 422,262.23 | 76.60% | 76.60% |
| 01-201-25-240-020 | POLICE DEPT - OTHER EXPENSES | 150,900.00 | 85,100.16 | 10,292.42 | 55,507.42 | 56.40% | 63.22% | 124,652.32 | 136,525.00 | 86,748.03 | 10,551.97 | 39,225.00 | 63.54% | 71.27% |
| 01-201-25-241-020 | TRAFFIC & SAFETY COMM. - OTHER EXPENSES | 1,600.00 | - | - | 1,600.00 | 0.00% | 0.00% | - | 1,600.00 | - | - | 1,600.00 | 0.00% | 0.00% |
| 01-201-25-250-020 | INTERLOCAL SERVICES: MC DISPATCH - OE | 105,789.69 | 79,342.26 | 26,447.42 | 0.01 | 75.00% | 100.00% | 105,789.69 | 105,789.69 | 79,342.27 | 26,447.42 | - | 75.00% | 100.00% |
| 01-201-25-251-020 | INTERLOCAL SERVICES: DENVILLE COURT - OE | 64,791.00 | 32,395.50 | 16,197.75 | 16,197.75 | 50.00% | 75.00% | 63,365.00 | 63,365.00 | 15,841.25 | 47,523.75 | - | 25.00% | 100.00% |
| 01-201-25-252-001 | EMERGENCY MGMT - SALARY & WAGE | 5,638.50 | 4,121.86 | - | 1,516.64 | 73.10% | 73.10% | 5,500.00 | 5,500.00 | 4,125.06 | - | 1,374.94 | 75.00% | 75.00% |
| 01-201-25-252-020 | EMERGENCY MGMT - OTHER EXPENSE | 5,000.00 | - | - | 5,000.00 | 0.00% | 0.00% | 871.00 | 4,100.00 | - | - | 4,100.00 | 0.00% | 0.00% |
| 01-201-25-255-001 | FIRE DEPT - SALARY & WAGE | 7,688.50 | 5,445.72 | - | 2,242.78 | 70.83% | 70.83% | 7,500.00 | 7,500.00 | 5,625.00 | - | 1,875.00 | 75.00% | 75.00% |
| 01-201-25-255-020 | FIRE DEPT - OTHER EXPENSES | 35,350.00 | 15,429.20 | 7,956.59 | 11,964.21 | 43.65% | 66.15% | 32,648.09 | 34,850.00 | 21,676.32 | 2,557.50 | 10,616.18 | 62.20% | 69.54% |
| 01-201-25-266-001 | FIRE DEPT - SAFETY - SALARY & WAGE | 19,612.50 | 14,517.56 | - | 5,094.94 | 74.02% | 74.02% | 16,269.76 | 17,000.00 | 12,019.64 | - | 4,980.36 | 70.70% | 70.70% |
| 01-201-25-266-020 | FIRE DEPT - SAFETY - OTHER EXP | 1,500.00 | - | - | 1,500.00 | 0.00% | 0.00% | 50.00 | 1,500.00 | 50.00 | - | 1,450.00 | 3.33% | 3.33% |
| 01-201-26-290-001 | STREETS & ROADS - SALARY/WAGE | 437,960.85 | 313,936.69 | - | 124,024.16 | 71.68% | 71.68% | 394,112.99 | 394,070.81 | 297,543.31 | - | 96,527.50 | 75.51% | 75.51% |
| 01-201-26-290-020 | STREETS & ROADS - OTHER EXP | 218,600.00 | 76,180.56 | 23,173.93 | 119,245.51 | 34.85% | 45.45% | 211,542.89 | 224,075.00 | 145,029.57 | 56,320.29 | 22,725.14 | 64.72% | 89.86% |
| 01-201-26-300-020 | SHADE TREE COMMISSION - O/E | 65,420.00 | 475.00 | 5,040.00 | 59,905.00 | 0.73% | 8.43% | 52,280.50 | 65,420.00 | 170.00 | 1,350.00 | 63,900.00 | 0.26% | 2.32% |
| 01-201-26-305-001 | SOLID WASTE - SALARY & WAGES | 22,873.60 | 16,079.70 | - | 6,793.90 | 70.30% | 70.30% | 20,824.72 | 21,830.54 | 14,602.70 | - | 7,227.84 | 66.89% | 66.89% |
| 01-201-26-305-020 | SOLID WASTE - OTHER EXPENSES | 1,080,160.00 | 618,050.57 | 382,728.33 | 79,381.10 | 57.22% | 92.65% | 1,014,985.23 | 1,056,250.00 | 680,429.79 | 291,749.72 | 84,070.49 | 64.42% | 92.04% |
| 01-201-26-306-020 | RECYCLING TAX | 4,900.00 | 2,770.26 | 328.33 | 1,801.41 | 56.54% | 63.24% | 3,808.41 | 4,900.00 | 2,807.79 | - | 2,092.21 | 57.30% | 57.30% |
| 01-201-26-310-020 | BLDG & GROUNDS - MUNIC BLDG | 48,500.00 | 25,957.09 | 4,397.29 | 18,145.62 | 53.52% | 62.59% | 35,110.17 | 38,500.00 | 17,766.63 | 7,607.04 | 13,126.33 | 46.15% | 65.91% |
| 01-201-26-315-020 | VEHICLE REPAIRS & MAINTENANCE | 57,300.00 | 14,186.37 | 4,709.40 | 38,404.23 | 24.76% | 32.98% | 45,186.38 | 56,100.00 | 39,781.80 | 6,461.00 | 9,857.20 | 70.91% | 82.43% |
| 01-201-27-330-001 | BOARD OF HEALTH - SALARY/WAGE | 5,125.00 | 3,843.80 | - | 1,281.20 | 75.00% | 75.00% | 4,999.92 | 5,000.00 | 3,749.94 | - | 1,250.06 | 75.00% | 75.00% |

Current Budget Report Comparison - 2025

| Borough of Mountain Lakes Budget Comparison | | | | | | | | | | | | | | |
|---|---------------------------------------|-----------------------|--------------|------------|--------------|------------|---------------------|-----------------------------|---------------|--------------|------------|--------------|------------|---------------------|
| Current Fund - Expenditure Budgets | | | | | | | | | | | | | | |
| Account Number | Description | Activity to 9/30/2025 | | | | | | Activity to 9/30/2024 | | | | | | |
| | | Budget | Activity | Encumbered | Balance | % Expended | % Expended & Encum. | Total Expended in 2024/2025 | Budget | Activity | Encumbered | Balance | % Expended | % Expended & Encum. |
| 01-201-27-330-020 | BOARD OF HEALTH - OTHER EXP. | - | - | - | - | 0.00% | 0.00% | 30,992.02 | 35,000.00 | 13,492.02 | 17,500.00 | 4,007.98 | 38.55% | 88.55% |
| 01-201-27-335-020 | ENVIRONMENTAL COMM. - OTHER EXP. | 1,675.00 | 1,184.54 | 200.00 | 290.46 | 70.72% | 82.66% | 1,473.23 | 2,095.00 | 425.00 | 125.00 | 1,545.00 | 20.29% | 26.25% |
| 01-201-27-337-020 | WOODLAND COMMITTEE - OTHER EXPENSE | 3,000.00 | 129.28 | - | 2,870.72 | 4.31% | 4.31% | 481.52 | 3,000.00 | - | - | 3,000.00 | 0.00% | 0.00% |
| 01-201-27-340-020 | DOG REGULATION - OTHER EXPENSE | 5,000.00 | 5,000.00 | - | - | 100.00% | 100.00% | 3,800.00 | 3,800.00 | 3,800.00 | - | - | 100.00% | 100.00% |
| 01-201-28-370-001 | RECREATION DEPT. - SALARY/WAGE | 130,638.00 | 116,445.20 | - | 14,192.80 | 89.14% | 89.14% | 120,507.25 | 129,120.00 | 110,977.25 | - | 18,142.75 | 85.95% | 85.95% |
| 01-201-28-370-020 | PARKS & PLAYGROUNDS OTHER EXP. | 58,017.00 | 43,052.66 | 1,315.35 | 13,648.99 | 74.21% | 76.47% | 43,591.57 | 51,782.00 | 36,919.30 | 905.55 | 13,957.15 | 71.30% | 73.05% |
| 01-201-28-375-020 | MAINT OF PARKS (BEACHES/LAKES) | 199,900.00 | 73,682.98 | 90,167.49 | 36,049.53 | 36.86% | 81.97% | 193,162.81 | 204,300.00 | 153,161.50 | 39,150.00 | 11,988.50 | 74.97% | 94.13% |
| 01-201-29-390-020 | AID TO PUBLIC LIBRARY | 401,525.00 | 334,604.18 | 66,920.82 | - | 83.33% | 100.00% | 386,082.00 | 386,082.00 | 321,735.00 | 64,347.00 | - | 83.33% | 100.00% |
| 01-201-30-415-010 | ACCUMULATED LEAVE COMPENSATION - S&W | 10,000.00 | 10,000.00 | - | - | 100.00% | 100.00% | 10,000.00 | 10,000.00 | 10,000.00 | - | - | 100.00% | 100.00% |
| 01-201-30-420-020 | CELEBRATION OF PUBLIC EVENTS - O/E | 2,000.00 | 2,000.00 | - | - | 100.00% | 100.00% | 1,500.00 | 2,000.00 | 1,500.00 | - | 500.00 | 75.00% | 75.00% |
| 01-201-31-435-020 | ELECTRICITY - ALL DEPARTMENTS | 46,000.00 | 29,753.40 | - | 16,246.60 | 64.68% | 64.68% | 32,946.52 | 45,000.00 | 24,608.75 | 317.49 | 20,073.76 | 54.69% | 55.39% |
| 01-201-31-436-020 | ELECTRICITY -STREET LIGHTING | 55,000.00 | 35,723.28 | 4,438.88 | 14,837.84 | 64.95% | 73.02% | 47,973.32 | 51,000.00 | 30,581.64 | 4,606.66 | 15,811.70 | 59.96% | 69.00% |
| 01-201-31-437-020 | NATURAL GAS | 29,800.00 | 23,095.20 | 63.87 | 6,640.93 | 77.50% | 77.72% | 21,017.55 | 31,200.00 | 15,687.80 | - | 15,512.20 | 50.28% | 50.28% |
| 01-201-31-440-020 | TELECOMMUNICATIONS | 22,000.00 | 11,115.54 | 5,466.56 | 5,417.90 | 50.53% | 75.37% | 17,947.86 | 25,000.00 | 10,061.64 | 6,884.54 | 8,053.82 | 40.25% | 67.78% |
| 01-201-31-447-020 | PETROLEUM PRODUCTS | 73,500.00 | 19,173.36 | 12,717.52 | 41,609.12 | 26.09% | 43.39% | 46,226.43 | 73,500.00 | 29,034.78 | 13,427.60 | 31,037.62 | 39.50% | 57.77% |
| 01-201-31-456-010 | RESERVE FOR SALARY ADJUSTMENT - S&W | 40,000.00 | - | - | 40,000.00 | 0.00% | 0.00% | - | 70,000.00 | - | - | 70,000.00 | 0.00% | 0.00% |
| 01-201-36-471-020 | PERS | 147,628.17 | 141,148.17 | - | 6,480.00 | 95.61% | 95.61% | 143,513.37 | 148,514.00 | 143,513.37 | - | 5,000.63 | 96.63% | 96.63% |
| 01-201-36-472-020 | SOCIAL SECURITY (O.A.S.I.) | 131,617.80 | 96,593.02 | - | 35,024.78 | 73.39% | 73.39% | 115,316.84 | 126,258.66 | 87,666.89 | - | 38,591.77 | 69.43% | 69.43% |
| 01-201-36-475-000 | PFRS - CONTRIBUTION | 516,959.00 | 510,959.00 | - | 6,000.00 | 98.84% | 98.84% | 543,802.00 | 548,802.00 | 543,802.00 | - | 5,000.00 | 99.09% | 99.09% |
| 01-201-36-476-020 | LENGTH OF SVS AWARDS (LOSAP) | 22,500.00 | - | - | 22,500.00 | 0.00% | 0.00% | - | 22,500.00 | - | - | 22,500.00 | 0.00% | 0.00% |
| 01-201-36-477-020 | DCRP - EMPLOYER | 8,000.00 | 5,800.71 | - | 2,199.29 | 72.51% | 72.51% | 4,405.94 | 8,000.00 | 4,956.49 | - | 3,043.51 | 61.96% | 61.96% |
| 01-201-41-700-000 | GRANT EXPENDITURES | 946,427.96 | 946,427.96 | - | - | 100.00% | 100.00% | 127,287.67 | 123,752.74 | 123,752.74 | - | - | 100.00% | 100.00% |
| 01-201-42-110-020 | SHARED SERVICES - BD OF ED -SRO | 118,480.00 | 47,828.07 | - | 70,651.93 | 40.37% | 40.37% | - | - | - | - | - | 0.00% | 0.00% |
| 01-201-42-114-020 | SHARED SERVICES - HEALTH SERVICES | 36,500.00 | 27,375.00 | 9,125.00 | - | 75.00% | 100.00% | - | - | - | - | - | 0.00% | 0.00% |
| 01-201-44-901-020 | CAPITAL IMPROVEMENT FUND | 77,795.99 | 77,795.99 | - | - | 100.00% | 100.00% | 50,676.34 | 50,676.34 | 50,676.34 | - | - | 100.00% | 100.00% |
| 01-201-45-920-020 | PAYMENT OF BOND PRINCIPAL | 815,000.00 | 815,000.00 | - | - | 100.00% | 100.00% | 790,000.00 | 790,000.00 | 790,000.00 | - | - | 100.00% | 100.00% |
| 01-201-45-925-020 | PAYMENT OF BAN PRINCIPAL | 300,401.00 | - | - | 300,401.00 | 0.00% | 0.00% | 154,767.60 | 154,767.60 | 154,767.00 | - | 0.60 | 100.00% | 100.00% |
| 01-201-45-930-020 | INTEREST ON BONDS | 267,850.00 | 267,850.00 | - | - | 100.00% | 100.00% | 285,650.00 | 285,650.00 | 285,650.00 | - | - | 100.00% | 100.00% |
| 01-201-45-935-020 | INTEREST ON NOTES | 227,238.00 | - | - | 227,238.00 | 0.00% | 0.00% | 150,227.00 | 150,227.00 | - | - | 150,227.00 | 0.00% | 0.00% |
| 01-201-45-942-020 | SUNSET LAKE DAM LOAN | 111,746.85 | 111,746.85 | - | - | 100.00% | 100.00% | - | - | - | - | - | 0.00% | 0.00% |
| 01-201-46-875-020 | DEFERRED CHGS - SPECIAL EMER. 5 YEARS | 25,000.00 | 25,000.00 | - | - | 100.00% | 100.00% | 25,000.00 | 25,000.00 | 25,000.00 | - | - | 100.00% | 100.00% |
| 01-201-50-899-020 | RESERVE FOR UNCOLLECTED TAXES | 1,314,799.38 | 1,314,799.38 | - | - | 100.00% | 100.00% | 1,268,585.01 | 1,268,585.01 | 1,268,585.01 | - | - | 100.00% | 100.00% |
| TOTALS | | 12,293,741.33 | 9,183,668.75 | 732,564.04 | 2,377,508.54 | 74.70% | 80.66% | 10,267,654.08 | 10,747,304.40 | 8,326,777.06 | 697,901.97 | 1,722,625.37 | 77.48% | 83.97% |



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Finance Department
Jennifer Semler, CFO
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400 Boulevard
Mountain Lakes, NJ 07046
P -973-334-3131 ext. 2008

To: Mitchell Stern, Borough Manager
Date: November 1, 2025
Subject: Third Quarter 2025 Water Budget Report
Third Quarter 2025 Sewer Budget Report

Attached are the third quarter budget reports for the Water Operating Budget and Sewer Operating Budget, along with the Water and Sewer Billing and Revenue Report. Below are the significant items of note for the third quarter of 2025.

Water Operating Budget:

- The anticipated amount for Water Operating Revenues was kept flat from 2024 to 2025, but collections have performed better through the third quarter of 2025 than through the same period of time in 2024.
- Billings and collections in Q3 include some sprinkler meter activity, and the expectation is that revenue collections will continue to increase in Q4 once the core sprinkler season has been billed and collected (due date of late November).
- Water Operating Expenditures for 2025 through the third quarter are down from prior year and lower than expected when passage of time and timing of bills are considered. The major reason for the decrease year over year is due to no spend against Capital Outlay in 2025, but this can change if the need arises.
- Expenditures will continue to be monitored monthly and any discrepancies or issues will be investigated and resolved.

Sewer Operating Budget:

- The anticipated revenue amount for Sewer Rents is lower in 2025 than in 2024. While Sewer Rent collections in dollars for 2025 have decreased from 2024, the percentage of revenue received has actually increased in 2025 (82.81%) as compared to 2024 (71.32%). Based on the amount of time elapsed in 2025 thus far, the collections are generally in line and are slightly favorable when compared to 2024.
- Sewer Operating Expenditures for 2025 through the third quarter are in line with prior year and are at levels that are expected when passage of time and timing of bills are considered.
- Influencing the Sewer Operating – Other Expenses is a large encumbrance for the Parsippany sewer charges. This is expected and is appropriate.
- Expenditures will continue to be monitored monthly and any discrepancies or issues will be investigated and resolved.

Water and Sewer Billing and Revenue:

- There is currently a major internal initiative of better understanding the water and sewer billings, both from a historical audit perspective as well as a current and prospective policy and procedures perspective. Once these efforts are completed, we will be able to provide a meaningful analysis of the billing and collections for both sewer and water.
- However, we do know that there has been an increased effort towards billing based off actual readings (whether automatically or manually) versus estimated readings; these efforts are having a positive effect on the billing and collections and will allow for a more comprehensive understanding of the utilities in terms of rates and associated revenues.

Please let me know if you have any questions.

Thank you,
Jen

Water Budget Report Comparison - 2025

| Borough of Mountain Lakes | | | | | | | | | | | | |
|--|----------------------------------|------------------------------|-------------------|-------------------|-------------------|-------------------------------|------------------------------------|------------------------------|-------------------|-------------------|-------------------|-------------------|
| Water Operating - Revenue Budgets | | | | | | | | | | | | |
| <i>Account Number</i> | <i>Description</i> | <i>Activity to 9/30/2025</i> | | | | | <i>Activity to 9/30/2024</i> | | | | | |
| | | <i>Budget</i> | <i>Activity</i> | <i>Balance</i> | <i>% Received</i> | <i>Total Realized in 2024</i> | <i>Budget</i> | <i>Activity</i> | <i>Balance</i> | <i>% Received</i> | | |
| 05-192-08-501-000 | Anticipated Surplus | 208,658.38 | 156,493.79 | 52,164.59 | 75.00% | 109,799.38 | 109,799.38 | 82,349.54 | 27,449.84 | 75.00% | | |
| 05-192-17-000-000 | Water Operating Revenues | 865,000.00 | 589,103.57 | 275,896.43 | 68.10% | 809,965.68 | 865,000.00 | 484,159.18 | 380,840.82 | 55.97% | | |
| 05-192-17-100-000 | MRNA - Interest Earned | - | 17,370.23 | (17,370.23) | | 25,590.49 | - | 19,493.45 | (19,493.45) | | | |
| TOTALS | | 1,073,658.38 | 762,967.59 | 310,690.79 | 71.06% | 945,355.55 | 974,799.38 | 586,002.17 | 388,797.21 | 60.12% | | |
| Water Operating - Expenditure Budgets | | | | | | | | | | | | |
| <i>Account Number</i> | <i>Description</i> | <i>Activity to 9/30/2025</i> | | | | | | <i>Activity to 9/30/2024</i> | | | | |
| | | <i>Budget</i> | <i>Activity</i> | <i>Encumbered</i> | <i>Balance</i> | <i>% Expended</i> | <i>Total Expended in 2024/2025</i> | <i>Budget</i> | <i>Activity</i> | <i>Encumbered</i> | <i>Balance</i> | <i>% Expended</i> |
| 05-201-55-510-001 | Water Operating - Salary & Wages | 436,610.10 | 314,628.38 | - | 121,981.72 | 72.06% | 429,271.46 | 422,846.25 | 327,550.23 | - | 95,296.02 | 77.46% |
| 05-201-55-520-520 | Water Operating - Other Expenses | 533,599.34 | 329,359.23 | 33,476.41 | 170,763.70 | 68.00% | 389,982.81 | 450,115.92 | 308,779.98 | 26,828.25 | 114,507.69 | 74.56% |
| 05-201-55-527-000 | Water - Capital Outlay | 50,000.00 | - | - | 50,000.00 | 0.00% | 36,230.72 | 50,000.00 | 6,230.72 | - | 43,769.28 | 12.46% |
| 05-201-55-531-000 | Water - Social Security | 33,400.67 | 23,668.66 | - | 9,732.01 | 70.86% | 31,536.65 | 32,347.74 | 24,025.37 | - | 8,322.37 | 74.27% |
| 05-201-55-532-000 | Water - P.E.R.S. | 20,048.27 | 19,168.27 | - | 880.00 | 95.61% | 19,489.47 | 19,489.47 | 19,489.47 | - | - | 100.00% |
| TOTALS | | 1,073,658.38 | 686,824.54 | 33,476.41 | 353,357.43 | 67.09% | 906,511.11 | 974,799.38 | 686,075.77 | 26,828.25 | 261,895.36 | 73.13% |

Sewer Budget Report Comparison - 2025

| Borough of Mountain Lakes | | | | | | | | | | | | |
|--|-------------------------------------|-----------------------|-------------------|-------------------|-------------------|-------------------------------|------------------------------------|-----------------------|-------------------|-------------------|-------------------|-------------------|
| Sewer Operating - Revenue Budgets | | | | | | | | | | | | |
| <i>Account Number</i> | <i>Description</i> | Activity to 9/30/2025 | | | | | Activity to 9/30/2024 | | | | | |
| | | <i>Budget</i> | <i>Activity</i> | <i>Balance</i> | <i>% Received</i> | <i>Total Realized in 2024</i> | <i>Budget</i> | <i>Activity</i> | <i>Balance</i> | <i>% Received</i> | | |
| 07-192-08-501-000 | Anticipated Surplus | 176,117.50 | 132,088.13 | 44,029.37 | 75.00% | 117,342.66 | 117,342.66 | 88,007.00 | 29,335.66 | 75.00% | | |
| 07-192-17-000-001 | Sewer Operating Revenues: | 817,970.00 | 677,358.57 | 140,611.43 | 82.81% | 818,028.98 | 837,000.00 | 596,963.28 | 240,036.72 | 71.32% | | |
| 07-192-17-001-000 | Sewer - Miscellaneous Fees | 35,030.00 | 27,986.69 | 7,043.31 | 79.89% | 43,025.03 | 20,000.00 | 29,351.24 | (9,351.24) | 146.76% | | |
| 07-192-17-200-000 | Misc Revenue Not Anticipated (MRNA) | | | | | 40.00 | - | 40.00 | (40.00) | | | |
| TOTALS | | 1,029,117.50 | 837,433.39 | 191,684.11 | 81.37% | 978,436.67 | 974,342.66 | 714,361.52 | 259,981.14 | 73.32% | | |
| Sewer Operating - Expenditure Budgets | | | | | | | | | | | | |
| <i>Account Number</i> | <i>Description</i> | Activity to 9/30/2025 | | | | | | Activity to 9/30/2024 | | | | |
| | | <i>Budget</i> | <i>Activity</i> | <i>Encumbered</i> | <i>Balance</i> | <i>% Expended</i> | <i>Total Expended in 2025/2024</i> | <i>Budget</i> | <i>Activity</i> | <i>Encumbered</i> | <i>Balance</i> | <i>% Expended</i> |
| 07-201-55-510-001 | Sewer Operating - Salary & Wages | 253,466.00 | 187,381.89 | - | 66,084.11 | 73.93% | 249,836.32 | 271,745.20 | 190,260.66 | - | 81,484.54 | 70.01% |
| 07-201-55-520-520 | Sewer Operating - Other Expenses | 726,680.79 | 465,351.99 | 124,462.31 | 136,866.49 | 81.17% | 623,851.85 | 652,634.79 | 438,170.38 | 124,259.66 | 90,204.75 | 86.18% |
| 07-201-55-527-000 | Sewer Operating - Capital Outlay | 15,000.00 | - | - | 15,000.00 | 0.00% | - | 15,000.00 | - | - | 15,000.00 | 0.00% |
| 07-201-55-531-000 | Sewer Operating - Social Security | 19,390.15 | 13,751.70 | - | 5,638.45 | 70.92% | 18,154.59 | 20,788.51 | 13,741.08 | - | 7,047.43 | 66.10% |
| 07-201-55-532-000 | Sewer Operating - P.E.R.S. | 14,580.56 | 13,940.56 | - | 640.00 | 95.61% | 14,174.16 | 14,174.16 | 14,174.16 | - | - | 100.00% |
| TOTALS | | 1,029,117.50 | 680,426.14 | 124,462.31 | 224,229.05 | 78.21% | 906,016.92 | 974,342.66 | 656,346.28 | 124,259.66 | 193,736.72 | 80.12% |

Reserve Accounts - 2025

| Borough of Mountain Lakes 2025 Reserve Accounts | | | | | | | | | | | | |
|--|-----------------------|------------|--------------|-----------|--------------|-----------|--------------|-----------|--------------|-----------|------------|-------------|
| | Target Per Policy | Balance | 1st Qtr 2025 | | 2nd Qtr 2025 | | 3rd Qtr 2025 | | 4th Qtr 2025 | | Balance | At or Above |
| | | 12/31/2024 | Increases | Decreases | Increases | Decreases | Increases | Decreases | Increases | Decreases | 12/31/2025 | Policy? |
| Reserve for Tax Appeals <i>01-275-55-000-000</i> | \$150,000 - \$200,000 | 426,123.95 | - | 1,791.00 | - | 955.20 | - | - | | | 423,377.75 | Yes |
| Reserve for Storm Recovery <i>18-300-70-000-208</i> | \$300,000 | 384,998.71 | - | - | - | 38,735.58 | - | - | | | 346,263.13 | Yes |
| Reserve for Accum. Absences <i>18-300-70-000-207</i> <i>User Friendly Budget sheet 9</i> | \$67,929.70 | 52,231.97 | 10,000.00 | - | - | - | - | - | | | 62,231.97 | No |
| Reserve for Liability Insurance <i>18-300-70-000-209</i> | \$25,000 - \$50,000 | 50,000.00 | - | - | - | - | - | - | | | 50,000.00 | Yes |
| Capital Improvement Fund <i>04-225-55-000-000</i> | \$100,000 | 7,591.13 | 77,795.99 | - | - | 67,796.00 | - | - | | | 17,591.12 | No |
| Premium on Bonds <i>04-400-65-000-000 (sub)</i> | | 477.91 | - | - | - | 477.91 | - | - | | | - | |
| | | | 1st Qtr 2025 | | 2nd Qtr 2025 | | 3rd Qtr 2025 | | 4th Qtr 2025 | | Total | |
| Tax Appeals paid from Fund Balance | | | Payments | | Payments | | Payments | | Payments | | - | |
| | | | - | | - | | - | | - | | | |
| * Premium on Bonds is part of the General Capital Fund Balance. The balance as of 12/31/2024 is the premium from the 2017 bond sale. | | | | | | | | | | | | |

Capital and Trust Accounts Cash Balances - 2025

| Borough of Mountain Lakes | | | |
|-----------------------------------|--|------------|---------------------|
| Capital and Trust Accounts | | | |
| <i>Fund</i> | | | <i>Cash Balance</i> |
| <i>Number</i> | | | <i>9/30/2025</i> |
| 4 | General Capital | | 1,918,525.43 |
| | Subaccounts - Part of the cash balance: | | |
| | Capital Improvement Fund | 17,591.12 | |
| | Premium from Sale of BAN/Bonds (incl. in Fund Balance) | - | |
| | General Capital Fund Balance (net of Premium) | 70,795.23 | |
| | | | |
| 6 | Water Capital | | 14,273.45 |
| | | | |
| 8 | Sewer Capital | | 40,732.70 |
| | | | |
| 12 | Payroll Agency | | 73,129.59 |
| | | | |
| 13 | Animal Control | | 8,254.77 |
| | | | |
| 14 | Unemployment | | 21,854.15 |
| | | | |
| 17 | Developer's Escrow - Includes cash bonds | | 89,018.64 |
| | | | |
| 18 | Other Trust | | 482,258.42 |
| | Subaccounts: | | |
| | Due from Curent Fund | 6,067.17 | |
| | Reserve for Municipal Alliance | 3,674.76 | |
| | Reserve for Parking Offenses Adj. Act | 278.69 | |
| | Video Systems for Police Cars | 1,444.50 | |
| | Reserve for Accumulated Absences | 62,231.97 | |
| | Reserve for Storm Recovery | 346,263.13 | |
| | Reserve for Liability Insurance | 50,000.00 | |
| | Fire - General Penalty Trust | 8,139.76 | |
| | Fire - Dedicated Penalty Trust | 250.00 | |
| | Reserve for Abandoned, Vacant, Forclosed Prop. | 3,908.44 | |
| | | | |
| 19 | Police Outside Services | | 11,169.06 |
| | | | |
| 20 | Affordable Housing | | 75,502.54 |
| | | | |
| 23 | Police Forfeiture of Assets | | 3,440.56 |
| | | | |
| 26 | Flexible Spending | | 7,777.77 |
| | | | |
| 32 | Shade Tree Trust | | 23,884.07 |
| | | | |
| 33 | Recreation | | 325,477.84 |
| | Subaccounts: | | |
| | Due from Curent Fund | 16,211.42 | |
| | Reserve for Encumbrances | 20,528.67 | |
| | Historic Preservation Comm. | 33,406.88 | |
| | Mountain Lakes Centennial Comm. | 10,812.73 | |
| | Various Recreation Programs | 244,518.14 | |
| | | | |
| 49 | Net Payroll | | 593.78 |

Capital Cash Flow Analysis - 2025

| | Balances as of 9/30/2025 | October 2025 | November 2025 | December 2025 | January 2026 | After January 2026 | Expected Future Balance |
|--|-----------------------------|-----------------|------------------|------------------|-----------------|-----------------------|----------------------------|
| <i>Beginning Cash Balance</i> | | 3,440,665.60 | 3,066,627.75 | 2,853,085.17 | 2,079,497.05 | 789,725.80 | |
| Ord. 6-16 Various Improvements | 21,160.40 | | | | | 21,160.40 | - |
| Ord. 5-17 Various Improvements | 6,917.96 | | | 3,458.98 | 3,458.98 | - | - |
| Ord. 4-18 Various Improvements | 9,787.63 | | | | | 9,787.63 | - |
| Ord 2-19 Various Improvements | 6,694.73 | | | | | 6,694.73 | - |
| Ord. 4-20 Various Improvements | 63.01 | | 63.01 | | | - | - |
| Ord. 8-20 Borough Hall | 367.08 | | 367.08 | | | - | - |
| Ord. 10-21 Various Improvements | 30,643.47 | 7,660.87 | 7,660.87 | 7,660.87 | 7,660.87 | - | - |
| Ord. 2-22 Various Improvements | 93,365.20 | 55,181.00 | | 19,092.10 | 19,092.10 | - | - |
| Ord. 2-23 Improv. To Tennis Courts | 3,826.89 | | | | | 3,826.89 | - |
| Ord. 6-23 Cap. Amendment Equipment | 578.89 | | 578.89 | | | - | - |
| Ord. 8-23 Various Improvements | 940,403.56 | 117,920.27 | | 160,000.00 | 497,000.00 | 165,483.29 | - |
| Ord. 12-23 Improv. To Sunset Dam | 9,063.59 | | 4,531.80 | 4,531.80 | | - | - |
| Ord. 13-23 Improv. To Municipal Bldg. | 1,196.53 | | 1,196.53 | | | - | - |
| Ord. 3-24 Various improvements | 345,678.71 | 90,791.12 | 84,962.53 | 84,962.53 | 84,962.53 | - | - |
| Ord. 6-24 Improv. To Sunset Dam | 68,975.19 | | 34,487.60 | 34,487.60 | | - | - |
| Ord. 7-24 Const. of PFOA/PFOS Treatment Plan | 135,458.79 | 33,864.70 | 33,864.70 | 33,864.70 | 33,864.70 | - | - |
| Ord. 8-24 Improv. of Train Station | 107,805.00 | | | 53,902.50 | 53,902.50 | - | - |
| Ord. 8-25 Various Improvements | 1,521,190.24 | 68,619.90 | | 544,000.00 | 544,000.00 | 364,570.34 | - |
| Ord. 12-25 Various Improvements | 137,488.73 | | 45,829.58 | 45,829.58 | 45,829.58 | - | - |
| | 3,440,665.60 | | | | | | - |
| Total Expenditures | | 374,037.86 | 213,542.57 | 991,790.64 | 1,289,771.25 | 571,523.28 | |
| Cash Balance | | 3,066,627.75 | 2,853,085.17 | 1,861,294.53 | 789,725.80 | 218,202.52 | |



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Mitchell Stern
Borough Manager
mstern@mtnlakes.org

400 Boulevard
Mountain Lakes, NJ 07046
P -973-334-3131 ext. 2006

TO: Honorable Mayor and Borough Council
SUBJ: Manager's Report for the Borough Council meeting of November 10, 2025
CC: Robert Oostdyk, Borough Attorney

Proposed Resolution Opposing State Legislation Preempting Local Zoning Authority

Senate Bill S-4736 proposes to significantly limit municipal control over land use by preempting local zoning regulations. The bill would require municipal planning boards to permit the conversion or partial conversion of certain properties owned by religious or nonprofit organizations into inclusionary housing developments, regardless of where they are located within the community. These projects would be considered permitted uses and would not require a use variance.

Under the legislation, an eligible property could be redeveloped into an inclusionary development, provided it meets the bill's zoning and affordability standards. Key requirements include:

- At least 20% of all units must be reserved for very low-, low-, or moderate-income households.
- Of the income-restricted units, at least 50% in each bedroom category must be low-income, with at least 13% of those designated for very low-income households.
- All affordable units must comply with the State's Uniform Housing Affordability Controls.
- The bill also establishes specific density and height allowances for these developments.

By mandating approval of such projects—regardless of existing zoning, local planning objectives, or neighborhood context—the legislation would substantially diminish municipal oversight of land use decisions.

In response, the NJ League of Municipalities has prepared a sample resolution opposing S-4736 and is encouraging municipalities to consider its adoption. Attached to my report, you will find a copy of the proposed legislation, along with a draft resolution opposing the measure.

After discussion, if Borough Council agrees to the proposed draft resolution (or a modified version), it will be included on the agenda for our November 23rd meeting.

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

Respectfully,

Mitchell

SENATE, No. 4736

STATE OF NEW JERSEY

221st LEGISLATURE

INTRODUCED OCTOBER 27, 2025

Sponsored by:

Senator TROY SINGLETON

District 7 (Burlington)

Senator BENJIE E. WIMBERLY

District 35 (Bergen and Passaic)

SYNOPSIS

Enhances ability of religious and nonprofit organizations to convert certain property to inclusionary developments with affordable housing.

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT enhancing the ability of religious and nonprofit
2 organizations to convert certain nonresidential property to
3 inclusionary developments with affordable housing and
4 supplementing P.L.1975, c.291 (C.40:55D-1 et seq.).

5
6 **BE IT ENACTED** by the Senate and General Assembly of the State
7 of New Jersey:

8
9 1. a. As used in this section:

10 "Adjoining property" means property that shares a boundary with
11 an eligible property, including but not limited to, a property that is,
12 at least in part, situated directly across a road from an eligible
13 property.

14 "Eligible property" means property, including non-residential
15 buildings, owned by a religious organization or tax-exempt
16 nonprofit organization.

17 "Inclusionary development" means the same as the term defined
18 pursuant to subsection f. of section 4 of P.L.1985, c.222 (C.52:27D-
19 304).

20 b. A municipal planning board enforcing municipal zoning
21 regulations shall permit conversions or partial conversions of
22 eligible properties into inclusionary developments pursuant to the
23 provisions of P.L. , c. (C.) (pending before the Legislature
24 as this bill).

25 c. An inclusionary development that is the subject of an
26 application for development to convert an eligible property shall be
27 a permitted use and shall not require a use variance pursuant to
28 subsection d. of section 57 of P.L.1975, c.291 (C.40:55D-70) if the
29 application for development complies with the following
30 requirements:

31 (1) the inclusionary development, which may include the
32 demolition of existing structures, complies with the zoning
33 requirements applicable to development projects within the
34 applicable municipal zone as provided for in subsection d. of this
35 section;

36 (2) at least 20 percent of the residential units to be constructed
37 shall be reserved as very-low income housing, low-income housing,
38 or moderate-income housing, as those terms are defined pursuant
39 section 4 of P.L.1985, c.222 (C.52:27D-304);

40 (3) of the residential units reserved as very low-income housing,
41 low-income housing, or moderate-income housing, at least 50
42 percent within each bedroom distribution are low-income units, and
43 at least 13 percent of the low-income units are very-low income
44 units; and

45 (4) the residential units reserved as very low-income housing,
46 low-income housing, or moderate-income housing comply with the
47 Uniform Housing Affordability Controls promulgated by the New

1 Jersey Housing and Mortgage Financing Agency, required pursuant
2 to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et seq.).

3 d. The municipal planning board shall approve an application
4 to repurpose or redevelop an eligible property into an inclusionary
5 development, notwithstanding the eligible property's location in the
6 municipality, if the project complies with applicable zoning
7 requirements, and as described pursuant to subsection e. of this
8 section.

9 e. A proposed housing development project on an eligible
10 property that qualifies as a permitted use pursuant to subsection c.
11 of this section shall be allowed the following density and height
12 restrictions:

13 (1) The development project shall be allowed a density of 40
14 units per acre and a height of one story above the maximum height
15 otherwise applicable to the zoning district in which the eligible
16 property is located.

17 (2) If the municipal zoning regulations applicable to the eligible
18 property allow for greater residential density or building heights on
19 the eligible property, or an adjoining property, than permitted in
20 paragraph (1) of this subsection, the greater density or building
21 height shall apply to the eligible property. A development project
22 approved pursuant to this section shall not use an incentive, waiver,
23 or concession to increase the height of the development to greater
24 than the height authorized pursuant to this paragraph. For the
25 purposes of a conversion or partial conversion of an eligible
26 property into an inclusionary development, the owner shall be
27 authorized to apply the zoning restrictions of an adjoining property.

28 (3) Except as provided in paragraph (2) of this subsection, a
29 housing development project approved pursuant to this section shall
30 be eligible for other applicable incentives, waivers, and programs.

31
32 2. Notwithstanding any provision of the "Long Term Tax
33 Exemption Law," P.L.1991, c.431 (C.40A:20-1 et seq.) to the
34 contrary, a project undertaken pursuant to section 1 of P.L. , c.
35 (C.) (pending before the Legislature as this bill) shall be
36 eligible for long term tax exemption pursuant to the "Long Term
37 Tax Exemption Law," P.L.1991, c.431 (C.40A:20-1 et seq.).
38

39 3. The provisions of P.L. , c. (C.) (pending before the
40 Legislature as this bill) shall not prohibit or limit an applicant's
41 ability to apply and qualify for tax incentives, financing, or grants
42 in order to supplement investments for projects undertaken pursuant
43 to P.L. , c. (C.) (pending before the Legislature as this
44 bill). Notwithstanding this provision, project eligibility for tax
45 incentives, financing, or grants, or any other award, shall be
46 determined by the respective awarding entity.

1 4. A development project and any municipal action undertaken
2 pursuant to P.L. , c. (C.) (pending before the Legislature as
3 this bill) shall be in compliance with the "Municipal Land Use
4 Law," P.L.1975, c.291 (C.40:55D-1 et seq.) and all other applicable
5 municipal zoning ordinance requirements that do not conflict with
6 the requirements of P.L. , c. (C.) (pending before the
7 Legislature as this bill).

8
9 5. This act shall take effect immediately.

10
11
12 STATEMENT

13
14 This bill would authorize the conversion of certain property
15 owned by religious and nonprofit organizations to inclusionary
16 developments, limit the criteria for a municipality to reject such an
17 application, and specify tax exemption eligibility.

18 The bill would require a municipal planning board to permit the
19 conversion or partial conversion of an eligible property, as defined
20 in the bill, into an inclusionary development, for which a certain
21 percentage of the units are reserved as very low-, low-, or moderate-
22 income housing (affordable housing). The conversion of an eligible
23 property into an inclusionary development with affordable housing
24 would be a permitted use and would not require a use variance, and
25 would be subject to certain zoning requirements and the following
26 affordability constraints:

27 (1) at least 20 percent of the units are required to be reserved as
28 very-low, low-, or moderate-income housing;

29 (2) of the income-restricted units, at least 50 percent within each
30 bedroom distribution are required to be low-income units, and at
31 least 13 percent of the low-income units as very-low-income units;
32 and

33 (3) the income-restricted units are required to comply with the
34 State's Uniform Housing Affordability Controls.

35 The bill requires a municipal planning board to approve an
36 application to repurpose or redevelop an eligible property into an
37 inclusionary development with affordable housing, regardless of the
38 eligible property's location in the municipality if the project
39 complies with applicable zoning requirements, as described in the
40 bill. The bill specifies certain permitted density and height criteria.

41 Regardless of any provision of the "Long Term Tax Exemption
42 Law," P.L.1991 (C.40A:20-1 et seq.) to the contrary, the bill
43 specifies that a project undertaken pursuant to the bill is to be
44 eligible for long term tax exemption pursuant to the "Long Term
45 Tax Exemption Law." The "Long Term Tax Exemption Law"
46 permits a municipality to enter into financial agreements with urban
47 renewal entities, which agreements require an entity to make
48 payments in lieu of real property taxes pertaining to the

S4736 SINGLETON, WIMBERLY

5

1 improvements constructed on the property. The provisions of the
2 bill are not to prohibit or limit an applicant's ability to apply and
3 qualify for variances, tax incentives, financing, or grants. A
4 development project and any municipal action undertaken pursuant
5 to the bill is to be in compliance with the "Municipal Land Use
6 Law," P.L.1975, c.291 (C.40:55D-1 et seq.) and all other applicable
7 municipal zoning ordinance requirements that do not conflict with
8 the bill.

Sample Resolution Opposing S-4736

WHEREAS, municipalities are required to establish a Municipal Master Plan with a combination of mandatory and optional elements including Goals and Objectives, Land Use, Circulation, Housing, Community Facilities, Downtown Economic Development, Historic Preservation, and Sustainability; and

WHEREAS, municipalities are also required to reexamine the Municipal Master Plan every 10 years to ensure that the master plan meets the community needs and is relevant as communities, evolve, grow, and change; and

WHEREAS, municipalities complete this effort at great cost and community input to ensure their community has a roadmap for growth; and

WHEREAS, a municipality is best suited to plan for and understand their community's needs, the existing infrastructure to address the municipality's public safety, health, traffic, and character and the ability to expand such infrastructure for desired growth; and

WHEREAS, there are many mechanisms for exceptions and variances to the local planning process; and

WHEREAS, municipalities have been diligently working to comply with the changes outlined in the passage of A-4/S-50 in 2024 that made substantial changes to the 4th Round of Affordable Housing obligations; and

WHEREAS, affordable housing construction has generally comprised between 10 – 20 % of a total development, but municipalities will end up constructing far more units during this current round of affordable housing; and

WHEREAS, recent legislative proposals that preempt the planning process by permitting the conversion of underutilized properties into mixed used developments, reducing the number of parking spaces required for new developments near transit, making Accessory Dwelling Units permissible, and most recently, legislation that enhances the ability of religious and nonprofit organizations to convert certain property to inclusionary developments with affordable housing undermine the careful planning process outlined in the Municipal Land Use Law; and

WHEREAS, this proposal, S-4736 is particularly egregious because the required percentage of affordable housing units is only 20% with the remaining 80% at market rate making it more challenging for municipalities to meet their 4th Round Affordable Housing obligations; and

WHEREAS, this legislation bypasses local planning for increased density and height, regardless of a municipality's ability to ensure safety; and

WHEREAS, a worthy project could, and should participate in the local planning and zoning process to engage with the public; and

WHEREAS, S-4736 permits the bypassing of the local planning process which is an egregious assault on municipal autonomy and local decision making.

NOW, THEREFORE, BE IT RESOLVED by the [INSERTY MUNICIPALITY HERE] urges the legislature to defeat S-4736 and similar legislation that denies local autonomy in land use planning and ignores the well thought out master plan; and

BE IT FURTHER RESOLVED, that a copy of this resolution is forwarded to the Senator [INSERT NAME] Assemblymember [INSERT NAME], Assemblymember [INSERT NAME], Governor Phil Murphy, Governor-Elect Mikie Sherrill, and the New Jersey State League of Municipalities.

RESOLUTION AND ORDINANCE REVIEW FOR THE NOVEMBER 10, 2025 MEETING

TO: MAYOR AND COUNCIL

FROM: MITCHELL STERN, MANAGER

RESOLUTIONS

NONE.

ORDINANCES TO INTRODUCE

NONE.

ORDINANCES TO ADOPT

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.

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:

**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

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

RESOLUTION 167-25

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 November 10, 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 November 10, 2025.

Cara Fox, Borough Clerk

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

List of Bills - Claims/Clearing Checking Account
 Meeting Date: 11/10/2025 For bills from 10/24/2025 to 11/06/2025

| Check# | Vendor | Description | Payment | Check Total |
|--------|--|---|-----------|-------------|
| 26192 | 4614 - ACME WATERPROOFING, INC | PO 31571 WATER OPERATING - REMOVAL OF SPOILS | 1,800.00 | 1,800.00 |
| ACH | 2237 - ACUITY SPECIALITY PRODUCTS, INC. | PO 31573 DPW - DEPARTMENT SUPPLIES | 157.95 | 157.95 |
| ACH | 2426 - AGL WELDING SUPPLY CO. | PO 30428 DPW - EQUIPMENT & TOOLS - BLANKET | 97.77 | 97.77 |
| ACH | 206 - ALLEN PAPER & SUPPLY CO. | PO 31593 DPW - CUSTODIAL SUPPLIES - MCCP #25 | 409.76 | 409.76 |
| 26193 | 3861 - AMAZON CAPITAL SERVICES | PO 31515 DPW - ORDER# 111-5350585-4010647 | 117.44 | |
| | | PO 31516 PLANNING: ORDER# 111-8332867-4605049 | 89.99 | |
| | | PO 31542 POLICE: ORDER# 111-2790570-7646610 111- | 47.19 | 254.62 |
| 26194 | 3861 - AMAZON CAPITAL SERVICES | PO 31549 DPW - ORDER# 111-0346028-2594660 111-9 | 95.93 | |
| | | PO 31578 CLERK: ORDER# 111-4300223-3358653 | 219.14 | |
| | | PO 31581 CONSTRUCTION: ORDER# 111-1391011-5650657 | 39.99 | |
| | | PO 31583 POLICE: ORDER#111-1498584-0425847 111- | 243.23 | 598.29 |
| 26195 | 3861 - AMAZON CAPITAL SERVICES | PO 31585 RECREATION: ORDER# 111-8605622-4181028 | 8.12 | |
| | | PO 31592 DPW - ORDER# 111-0972604-4266603 | 13.84 | |
| | | PO 31639 POLICE: ORDER# 111-8193451-9094654 | 94.94 | 116.90 |
| ACH | 189 - ANCHOR ACE HARDWARE | PO 31629 DPW - ANCHOR ACE OCT 2025 ACCT# 10027 AN | 289.72 | 289.72 |
| ACH | 189 - ANCHOR ACE HARDWARE | PO 31629 DPW - ANCHOR ACE OCT 2025 ACCT# 10027 AN | 116.91 | 116.91 |
| 26196 | 102 - ANDERSON & DENZLER ASSOC., INC | PO 31555 SEPTEMBER 2025 PROFESSIONAL SERVICES - P | 189.20 | 189.20 |
| ACH | 4163 - APPRAISAL SYSTEMS, INC. | PO 30701 2025 PROFESSIONAL SERVICE FOR REASSESSME | 2,500.00 | 2,500.00 |
| 26197 | 3957 - ATLANTIC COAST RECYCLING | PO 30792 SOLID WASTE - RECYCLING - 2025 - BLANKET | 980.66 | 980.66 |
| 26198 | 4785 - BATTAGLIA ASSOCIATES LLC | PO 31644 Professional Services - October 2025 | 3,600.00 | 3,600.00 |
| 26199 | 3103 - BENEFIT ANALYSIS, INC. | PO 30936 2025 FLEXIBLE SPENDING ACCOUNTS - BLANKE | 225.00 | 225.00 |
| 26200 | 3303 - BOROUGH OF CHESTER (MCLM) | PO 31602 REGISTRATION - MEETING SEMINAR 11/19/25 | 330.00 | 330.00 |
| 26201 | 3828 - BOROUGH OF MADISON | PO 31608 IT BILLING FOR AUG/SEPT 2025 | 2,226.93 | 2,226.93 |
| ACH | 4588 - BOSWELL ENGINEERING, INC | PO 29995 PROFESSIONAL LAND SURVEYING SERVICES - M | 7,118.44 | 7,118.44 |
| ACH | 4588 - BOSWELL ENGINEERING, INC | PO 31113 EAST LOW EMBANKMENT - BIRCHWOOD LAKE DAM | 462.50 | 462.50 |
| ACH | 4588 - BOSWELL ENGINEERING, INC | PO 31344 O&M MANUAL - FILE PR-25-13890 | 3,607.50 | 3,607.50 |
| ACH | 4588 - BOSWELL ENGINEERING, INC | PO 31576 BIRCHWOOD LAKE DAM - EAST LOW AREA - PRO | 19,973.15 | 19,973.15 |
| 26202 | 4688 - BRANDON RUSSO | PO 31603 SHADE TREE CONFERENCE - 2025 ACCOMMODATI | 294.81 | 294.81 |
| 26203 | 320 - BRENT MATERIAL COMPANY | PO 31496 WATER DEPT: LEAD LINE REPLACEMENT PARTS | 2,467.50 | 2,467.50 |
| 26204 | 3860 - CARNER BROS. | PO 31618 EMERGENCY WATER TAP - 91 POCONO RD | 950.00 | 950.00 |
| 26205 | 440 - CDW GOVERNMENT | PO 31553 ADMIN: CONFERENCE ROOM TV | 596.79 | 596.79 |
| 26206 | 4689 - CHAD HESS | PO 31617 SHADE TREE CONFERENCE 2025 - ACCOMMODATI | 277.94 | 277.94 |
| ACH | 4090 - CLEAN MAT SERVICES, LLC | PO 30750 2025 FLOOR MAT SERVICE / DPW APR - DEC - | 210.66 | 210.66 |
| ACH | 1481 - CORE & MAIN, LP | PO 31566 WATER OPERATING - METERS & READERS REPLA | 4,285.00 | 4,285.00 |
| ACH | 1481 - CORE & MAIN, LP | PO 31577 WATER OPERATING - WATER METERS FOR STOCK | 482.61 | |
| | | PO 31577 WATER OPERATING - WATER METERS FOR STOCK | 42.39 | 525.00 |
| 26207 | 3190 - COUNTY OF MORRIS | PO 31604 2025 ADDED & OMITTED TAX ASSESSMENT | 2,307.00 | 2,307.00 |
| 26208 | 3190 - COUNTY OF MORRIS | PO 31612 2025 ADDED & OMITTED TAX ASSESSMENT | 63.36 | 63.36 |
| 26209 | 2396 - COUNTY WELDING SUPPLY CO. | PO 30429 DPW - EQUIPMENT & TOOLS - BLANKET | 36.00 | 36.00 |
| ACH | 436 - CY DRAKE LOCKSMITH, INC. | PO 31532 DPW - BUILDING MAINTENANCE - MUNICIPAL B | 195.00 | 195.00 |
| ACH | 506 - DAN COMO & SONS, INC | PO 30996 SOLID WASTE: LEAF/BRUSH REMOVAL- BLANKET | 480.00 | 480.00 |
| ACH | 506 - DAN COMO & SONS, INC | PO 31304 SOLID WASTE: LEAF/BRUSH REMOVAL - BLANKE | 420.00 | 420.00 |
| ACH | 506 - DAN COMO & SONS, INC | PO 31518 SOLID WASTE: LEAF/BRUSH REMOVAL - FALL - | 560.00 | |
| | | PO 31518 SOLID WASTE: LEAF/BRUSH REMOVAL - FALL - | 420.00 | 980.00 |
| ACH | 4170 - DEWBERRY ENGINEERS, INC | PO 29173 ENGINEERING SERVICES - WELL #4 - PROJECT | 5,590.00 | 5,590.00 |
| ACH | 4652 - DOG WASTE DEPOT | PO 31586 DPW - DEPARTMENT SUPPLIES | 510.84 | 510.84 |
| ACH | 4490 - DPS PUMP SERVICE | PO 31562 WATER OPERATING - WELL 3 - REMOVE WELL P | 2,300.00 | 2,300.00 |
| 26210 | 4102 - DURABLE DOOR | PO 31610 PD OVERHEAD DOOR | 562.75 | 562.75 |
| 26211 | 1710 - FAMOUS PASQUALE'S OF NEW YORK | PO 31526 POLICE: NATIONAL NIGHT OUT | 642.00 | 642.00 |
| 26212 | 3480 - FASTSIGNS | PO 31514 SHADE TREE CERTIFICATE ARTWORK | 60.00 | 60.00 |
| 26213 | 3715 - FED EX | PO 31538 FINANCE: BAN SALE - ACCT# 2047-4057-7 | 32.38 | |
| | | PO 31605 POLICE: SHIPPING SERVICE - ACCOUNT 2047- | 28.58 | 60.96 |
| ACH | 4242 - FMHUB, LLC | PO 31546 FINANCE: 2025 BAN - ELECTRONIC MUNCARD | 500.00 | 500.00 |
| ACH | 653 - GANNET NEW YORK/NEW JERSEY LOCALIQ | PO 30993 CLERK: ADVERTISING | 352.38 | 352.38 |
| ACH | 653 - GANNET NEW YORK/NEW JERSEY LOCALIQ | PO 31640 TAX COLLECTOR: 2025 Tax sale costs | 247.04 | 247.04 |
| 26214 | 815 - GATES FLAG & BANNER CO. INC | PO 31517 UNITED STATES FLAG | 965.00 | 965.00 |
| ACH | 4605 - GEESE CHASERS NORTH JERSEY, LLC | PO 30834 PARKS: 2025 GOOSE MANAGEMENT ANNUAL MAIN | 1,175.00 | 1,175.00 |
| 26215 | 3111 - GLOBAL INDUSTRIES, INC. | PO 31349 POLICE DEPARTMENT ARMORY ROOM (DIVIDER W | 4,228.26 | 4,228.26 |
| ACH | 196 - GRIFFITH-ALLIED TRUCKING, LLC | PO 31440 DPW - UNLEADED GASOLINE - MCCPC CONTRACT | 1,972.00 | |
| | | PO 31440 DPW - UNLEADED GASOLINE - MCCPC CONTRACT | 1,053.70 | 3,025.70 |
| ACH | 3991 - GRM INFORMATION MANAGEMENT SERVICES | PO 30749 2025 ARCHIVE STORAGE ACCT 01QA0220 - 20 | 172.20 | 172.20 |
| ACH | 4674 - HOME AND HARDSCAPE SOFTWASH | PO 31607 INTERIOR WINDOW CLEANING | 385.00 | 385.00 |
| 26216 | 911 - HOME DEPOT CREDIT SERVICES | PO 30664 WATER OPERATING - DEPARTMENTAL SUPPLIES | 104.51 | |
| | | PO 31270 PARKS & BEACHES - GENERAL MAINTENANCE - | 123.29 | |
| | | PO 31478 WATER OPERATING / S&R - BLANKET - 18-FLE | 197.46 | 425.26 |
| 26217 | 3817 - IL TORRENTE PIZZA | PO 31599 WATER OPERATING - MEALS | 57.87 | 57.87 |
| 26218 | 3393 - INT'L ASSOC OF LAW ENFORCEMENT FIRE | PO 31590 POLICE: 2025-2026 MEMBERSHIP DUES | 60.00 | 60.00 |
| 26219 | 859 - JCP&L | PO 31563 MAST ACCT# 200 000 021 275 / BILL DATE: | 9,291.63 | |
| | | PO 31568 MASTER ACCT#200 000 574 000/ BILL DATE: | 170.32 | |

List of Bills - Claims/Clearing Checking Account

Meeting Date: 11/10/2025 For bills from 10/24/2025 to 11/06/2025

| Check# | Vendor | Description | Payment | Check Total |
|--------|---|---|--------------|--------------|
| | | PO 31615 STREET LIGHTING - 148/163 - SEPT to OCT | 4,490.11 | 13,952.06 |
| 26220 | 3959 - JEFFERSON RECYCLING II, LLP | PO 30949 DPW - DEPARTMENT SUPPLIES - BLANKET | 266.00 | 266.00 |
| ACH | 4771 - JENNIFER SEMLER | PO 31627 FINANCE: REIMBURSEMENT | 17.04 | 17.04 |
| 26221 | 1040 - JESCO, INC. | PO 30644 DPW - EQUIPMENT REPAIR - BLANKET | 457.06 | 457.06 |
| ACH | 1090 - KENVIL POWER MOWER | PO 31458 DPW - EQUIPMENT REPAIR - BLANKET | 163.34 | 163.34 |
| ACH | 1090 - KENVIL POWER MOWER | PO 31561 S & R: CHAINSAW - ESCNJ CO-OP #65MCESCCP | 615.99 | 615.99 |
| ACH | 4563 - LAURIE STEPPER | PO 31616 SPECIAL EVENTS SUPPLIES AND AWARDS AND T | 252.00 | 252.00 |
| 26222 | 1338 - MGL PRINTING SOLUTIONS, LLC | PO 31597 ADMIN: NON - WINDOW ENVELOPES | 343.00 | 343.00 |
| 26223 | 3886 - MISSION COMMUNICATIONS, LLC | PO 31634 WATER DEPARTMENT - SERVICE CONTRACT 10/1 | 4,143.00 | 4,143.00 |
| ACH | 3926 - MITCHELL STERN | PO 31588 GENERAL ADMIN: MITCHELL STERN - REIMBURS | 159.90 | 159.90 |
| 26224 | 1371 - MTN. LAKES BOARD OF EDUCATION | PO 31614 NOV 2025 MTN LAKES SCHOOL DISTRICT GENER | 2,207,005.34 | 2,207,005.34 |
| ACH | 1472 - MURPHY MCKEON P.C. | PO 31575 SEPTEMBER 2025 - TAX APPEALS/AFFORDABLE | 600.00 | |
| | | PO 31575 SEPTEMBER 2025 - TAX APPEALS/AFFORDABLE | 1,095.00 | 1,695.00 |
| 26225 | 4615 - NAPA AUTO PARTS | PO 31551 DPW - VEHICLE REPAIR & MAINTENANCE | 91.79 | 91.79 |
| ACH | 4522 - NATIONAL HIGHWAY PRODUCTS, INC | PO 31488 DPW - DEPARTMENT SUPPLIES - BLANKET | 156.72 | 156.72 |
| 26226 | 1553 - NEW JERSEY NATURAL GAS | PO 31579 NATURAL GAS: SEPT to OCT 2025 SERVICE | 1,033.59 | 1,033.59 |
| 26227 | 3388 - NEW JERSEY REGISTRAR'S ASSOCIATION | PO 31601 2025 NJ REGISTRAR'S CONFERENCE | 100.00 | 100.00 |
| 26228 | 4357 - NIELSEN FORD OF MORRISTOWN, INC | PO 31261 DPW - VEHICLE REPAIR & MAINTENANCE - BLA | 408.62 | 408.62 |
| 26229 | 2745 - NJ DEPT OF LABOR -WORKFORCE DEVELOPMENT | PO 31622 2nd QTR 2025 UNEMPLOYMENT | 20,061.88 | 20,061.88 |
| 26230 | 1562 - NJLM | PO 31545 JOB ADVERTISEMENT DPW DRIVER / LABORER | 160.00 | 160.00 |
| ACH | 2676 - NORTH JERSEY COPY | PO 31536 PLANNING: BUSINESS CARDS | 115.95 | 115.95 |
| ACH | 2676 - NORTH JERSEY COPY | PO 31550 DPW: BUSINESS CARDS FOR MICHAEL GAGLIARD | 110.95 | 110.95 |
| 26231 | 2968 - OPTIMUM | PO 30758 DPW: 2025 INTERNET SERVICES ACCT# 07876- | 12.94 | 12.94 |
| 26232 | 2968 - OPTIMUM | PO 30759 DPW: 2025 INTERNET SERVICES ACCT# 07876- | 161.44 | 161.44 |
| ACH | 4567 - PARAGON INTEGRATED SERVICES GROUP, LLC | PO 31466 LAKE MANAGEMENT - PROJECT PRJ-2627 - HYD | 61,068.75 | 61,068.75 |
| 26233 | 3113 - PHILLIPS PREISS GRYGIEL LEHENY KELLER, L | PO 31560 SEPT 2025 - PROFESSIONAL SERVICES FOR J2 | 180.00 | |
| | | PO 31574 AFFORDABLE HOUSING: SEPT 2025 PROFESSION | 1,432.50 | 1,612.50 |
| ACH | 3781 - PHOENIX ADVISORS | PO 31537 BOND ANTICIPATION NOTES, SERIES 2025 | 4,583.62 | 4,583.62 |
| ACH | 3781 - PHOENIX ADVISORS | PO 31636 FINANCE: 2025 CONTINUING MARKET DISCLOSU | 200.00 | |
| | | PO 31636 FINANCE: 2025 CONTINUING MARKET DISCLOSU | 1,600.00 | 1,800.00 |
| 26234 | 4779 - ROBERT PAUL MASSEY | PO 31630 REFUND ROBERT MASSEY DISABLED VETERAN TA | 4,272.95 | 4,272.95 |
| 26235 | 1824 - RUTGERS, THE STATE UNIVERSITY | PO 31468 TAX DEPARTMENT - TAX COLLECTION REVIEW | 646.00 | 646.00 |
| ACH | 1948 - SHEAFFER SUPPLY, INC. | PO 30666 DPW - DEPARTMENT SUPPLIES - BLANKET | 7.71 | 7.71 |
| 26236 | 4578 - T-MOBILE | PO 30518 WATER: T-MOBILE ACCT - 999393642 - MONTH | 31.35 | |
| | | PO 31558 DATA SERVICE FOR IPADS -AUGUST to SEPT - | 174.55 | |
| | | PO 31643 DATA SERVICE FOR IPADS - SEPT to OCT - A | 174.55 | 380.45 |
| 26237 | 3896 - TCJWL | PO 31591 JR LAKER WRESTLING LEAGUE FEE 2026 | 1,000.00 | 1,000.00 |
| ACH | 4591 - TIGRIS | PO 30765 LAKES MANAGEMENT: 2025 MARCH-DECEMBER SE | 6,810.00 | 6,810.00 |
| 26238 | 881 - TMS, INC | PO 30189 ADMIN: 2025 DNS HOSTING / ACCT# GTI - BL | 30.00 | 30.00 |
| ACH | 2999 - TONY SANCHEZ LTD. | PO 31569 DPW - VEHICLE REPAIR & MAINTENANCE | 1,493.50 | 1,493.50 |
| 26239 | 2977 - UGI ENERGY SERVICES, INC. | PO 31611 CUST# J0001077, 1078, 1079 - MOUNTAIN LA | 98.72 | 98.72 |
| ACH | 1062 - UNITED SITE SERVICES | PO 31509 POLICE: RESTROOMS FOR HALLOWEEN FESTIVIT | 189.00 | 189.00 |
| ACH | 1062 - UNITED SITE SERVICES | PO 31606 PORTA JOHNS: OCT - NOV 2025 - CUST ID# A | 765.04 | 765.04 |
| 26240 | 4177 - WEINER LAW GROUP, LLP | PO 31559 SEPTEMBER PROFESSIONAL SERVICES - PB/ESC | 600.00 | 600.00 |
| TOTAL | | | | 2,417,306.47 |

Summary By Account

| ACCOUNT | DESCRIPTION | CURRENT YR | APPROP. YEAR | NON-BUDGETARY | CREDIT |
|-------------------|--------------------------------|------------|--------------|---------------|--------|
| 01-192-18-001-000 | Current Year Taxes Received | | | 4,272.95 | |
| 01-201-20-100-020 | GENERAL ADMIN - OTHER EXPENSE | 1,634.27 | | | |
| 01-201-20-110-020 | MAYOR & COUNCIL - OTHER EXP'S | 220.00 | | | |
| 01-201-20-120-020 | MUNICIPAL CLERK - OTHER EXP'S | 671.52 | | | |
| 01-201-20-130-020 | FINANCE - OTHER EXPENSES | 1,617.04 | | | |
| 01-201-20-140-020 | COMPUTER SERVICES | 1,642.16 | | | |
| 01-201-20-145-020 | TAX COLLECTOR - OTHER EXPENSES | 893.04 | | | |
| 01-201-20-150-020 | TAX ASSESSOR - OTHER EXPENSES | 2,500.00 | | | |
| 01-201-20-155-020 | LEGAL SERVICES - OTHER EXPENSE | 1,095.00 | | | |
| 01-201-21-180-020 | PLANNING BOARD - OTHER EXPENSE | 905.15 | | | |
| 01-201-21-185-020 | BD OF ADJUST - OTHER EXPENSES | 180.00 | | | |
| 01-201-22-195-020 | UNIFORM CONST - OTHER EXPENSES | 479.08 | | | |
| 01-201-23-220-020 | GROUP INSURANCE PLANS-EMPLOYEE | 225.00 | | | |
| 01-201-25-240-020 | POLICE DEPT - OTHER EXPENSES | 1,919.71 | | | |
| 01-201-26-290-020 | STREETS & ROADS - OTHER EXP. | 5,061.98 | | | |
| 01-201-26-300-020 | SHADE TREE COMMISSION - O/E | 572.75 | | | |
| 01-201-26-305-020 | SOLID WASTE - OTHER EXPENSES | 4,660.66 | | | |

Summary By Account

| ACCOUNT | DESCRIPTION | CURRENT YR | APPROP. YEAR | NON-BUDGETARY | CREDIT |
|-------------------|--|-------------------|-----------------|---------------------|---------------------|
| 01-201-26-310-020 | BLDG & GROUNDS - MUNIC BLDG | 1,448.39 | | | |
| 01-201-26-315-020 | VEHICLE REPAIRS & MAINTENANCE | 518.35 | | | |
| 01-201-28-370-020 | PARKS & PLAYGROUNDS OTHER EXP. | 260.12 | | | |
| 01-201-28-375-020 | MAINT OF PARKS (BEACHES/LAKES) | 69,942.08 | | | |
| 01-201-31-436-020 | ELECTRICITY - STREET LIGHTING | 4,490.11 | | | |
| 01-201-31-437-020 | NATURAL GAS | 1,132.31 | | | |
| 01-201-31-447-020 | PETROLEUM PRODUCTS | 3,025.70 | | | |
| 01-207-55-000-000 | Local School Taxes Payable | | | 2,207,005.34 | |
| 01-209-55-000-000 | County Taxes Payable - Added/Omitted | | | 2,307.00 | |
| 01-211-55-100-000 | County Open Space Added/Omitted | | | 63.36 | |
| 01-260-05-100 | Due to Clearing | | | 0.00 | 2,318,743.07 |
| TOTALS FOR | Current Fund | 105,094.42 | 0.00 | 2,213,648.65 | 2,318,743.07 |
| 02-200-40-700-490 | American Rescue Plan Grant | 6,794.89 | | | |
| 02-260-05-100 | Due to Clearing | | | 0.00 | 6,794.89 |
| TOTALS FOR | Federal and State Grants | 6,794.89 | 0.00 | 0.00 | 6,794.89 |
| 04-215-55-989-000 | 2020 CAPITAL ORD. 8-20 BORO HALL RENOV. | | | 367.08 | |
| 04-215-55-991-000 | 2021 CAPTIAL ORDINANCE 10-21 | | | 482.61 | |
| 04-215-55-992-000 | 2022 CAPITAL ORDINANCE 2-22 | | | 5,083.62 | |
| 04-215-55-997-000 | 2023 CAPITAL ORDINANCE 12-23 | | | 68.04 | |
| 04-215-55-998-000 | 2023 CAPITAL ORDINANCE 13-23 BORO HALL R | | | 29.15 | |
| 04-215-55-999-000 | 2024 CAPITAL ORDINANCE 3-24 | | | 4,032.03 | |
| 04-215-56-800-000 | 2024 CAPITAL ORDINANCE 6-24 | | | 10,657.90 | |
| 04-215-56-801-000 | 2024 CAPITAL ORDINANCE 7-24 | | | 5,590.00 | |
| 04-215-56-804-000 | 2025 Capital Ordinance - 12-25 | | | 20,435.65 | |
| 04-260-05-100 | Due to Clearing | | | 0.00 | 46,746.08 |
| TOTALS FOR | General Capital | 0.00 | 0.00 | 46,746.08 | 46,746.08 |
| 05-201-55-520-520 | Water Operating - Other Expenses | 16,649.73 | | | |
| 05-203-55-520-520 | (2024) Water Operating - Other Expenses | | 4,143.00 | | |
| 05-260-05-100 | Due to Clearing | | | 0.00 | 20,792.73 |
| TOTALS FOR | Water Operating | 16,649.73 | 4,143.00 | 0.00 | 20,792.73 |
| 07-201-55-520-520 | Sewer Operating - Other Expenses | 170.32 | | | |
| 07-260-05-100 | Due to Clearing | | | 0.00 | 170.32 |
| TOTALS FOR | Sewer Operating | 170.32 | 0.00 | 0.00 | 170.32 |
| 14-260-05-100 | Due to Clearing | | | 0.00 | 20,061.88 |
| 14-300-60-000-000 | RESERVE FOR UNEMPLOYMENT INSUR | | | 20,061.88 | |
| TOTALS FOR | Unemployment Trust | 0.00 | 0.00 | 20,061.88 | 20,061.88 |
| 20-260-05-100 | Due to Clearing | | | 0.00 | 2,032.50 |
| 20-300-60-000-000 | Reserve for Affordable Housing | | | 2,032.50 | |
| TOTALS FOR | Affordable Housing | 0.00 | 0.00 | 2,032.50 | 2,032.50 |
| 33-260-05-100 | Due to Clearing | | | 0.00 | 1,965.00 |
| 33-600-00-090-000 | Recreation Trust Reserves | | | 1,965.00 | |
| TOTALS FOR | Recreation Trust | 0.00 | 0.00 | 1,965.00 | 1,965.00 |

Total to be paid from Fund 01 Current Fund 2,318,743.07
 Total to be paid from Fund 02 Federal and State Grants 6,794.89
 Total to be paid from Fund 04 General Capital 46,746.08
 Total to be paid from Fund 05 Water Operating 20,792.73

Summary By Account

| ACCOUNT | DESCRIPTION | CURRENT YR | APPROP. YEAR | NON-BUDGETARY | CREDIT |
|--|-------------|---------------------|--------------|---------------|--------|
| Total to be paid from Fund 07 Sewer Operating | | 170.32 | | | |
| Total to be paid from Fund 14 Unemployment Trust | | 20,061.88 | | | |
| Total to be paid from Fund 20 Affordable Housing | | 2,032.50 | | | |
| Total to be paid from Fund 33 Recreation Trust | | 1,965.00 | | | |
| | | <u>2,417,306.47</u> | | | |

Checks Previously Disbursed

| | | | | |
|-------|-----------------------------|---|--------------|------------|
| 26191 | NJ MOTOR VEHICLE COMMISSION | PO# 31642 DPW - VEHICLE REGISTRATION- ML3 | 60.00 | 11/04/2025 |
| | | | <u>60.00</u> | |

| Totals by fund | Previous Checks/Voids | Current Payments | Total |
|----------------------------------|-----------------------|---------------------|----------------------------|
| Fund 01 Current Fund | 60.00 | 2,318,743.07 | 2,318,803.07 |
| Fund 02 Federal and State Grants | | 6,794.89 | 6,794.89 |
| Fund 04 General Capital | | 46,746.08 | 46,746.08 |
| Fund 05 Water Operating | | 20,792.73 | 20,792.73 |
| Fund 07 Sewer Operating | | 170.32 | 170.32 |
| Fund 14 Unemployment Trust | | 20,061.88 | 20,061.88 |
| Fund 20 Affordable Housing | | 2,032.50 | 2,032.50 |
| Fund 33 Recreation Trust | | 1,965.00 | 1,965.00 |
| BILLS LIST TOTALS | 60.00 | 2,417,306.47 | <u>2,417,366.47</u> |

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

Meeting Date: 11/10/2025 For bills from 10/24/2025 to 11/06/2025

| Check# | Vendor | Description | Payment | Check Total |
|--------|--------------------------------------|---|---------|-----------------|
| 5464 | 102 - ANDERSON & DENZLER ASSOC., INC | PO 31554 SEPTEMBER 2025 PROFESSIONAL SERVICES - E | 473.00 | |
| | | PO 31556 SEPT 2025 PROFESSIONAL SERVICES - ESCROW | 311.71 | |
| | | PO 31589 JUNE/SEPT 2025 PROFESSIONAL SERVICES - E | 176.73 | 961.44 |
| 5465 | 4157 - BRIGHT VIEW ENGINEERING | PO 31647 OCTOBER 2025 PROFESSIONAL SERVICES - ESC | 447.50 | 447.50 |
| 5466 | 4177 - WEINER LAW GROUP, LLP | PO 31559 SEPTEMBER PROFESSIONAL SERVICES - PB/ESC | 232.50 | 232.50 |
| TOTAL | | | | 1,641.44 |

Summary By Account

| ACCOUNT | DESCRIPTION | CURRENT YR | APPROP. YEAR | NON-BUDGETARY | CREDIT |
|-------------------|---|-------------|--------------|-----------------|-----------------|
| 17-101-01-001-002 | Escrow - Developers - Checking | | | 0.00 | 1,641.44 |
| 17-500-00-091-412 | TFJ MOUNTAIN LAKES, LLC | | | 232.50 | |
| 17-500-00-091-420 | PRIME REAL ESTATE MANAGEMENT LLC ILLYAS SARWARI | | | 920.50 | |
| 17-500-00-091-422 | DUSKO JOLDZIC | | | 176.73 | |
| 17-500-00-091-425 | 264 MORRIS AVE INSPECTION | | | 284.83 | |
| 17-500-00-091-427 | PARKS LAKES TENNIS - INSPECTION FEES | | | 26.88 | |
| TOTALS FOR | Developer's Escrow | 0.00 | 0.00 | 1,641.44 | 1,641.44 |

Total to be paid from Fund 17 Developer's Escrow

1,641.44

1,641.44



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
OCTOBER 27, 2025
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ**

CALL TO ORDER AND OPEN PUBLIC MEETINGS ACT STATEMENT

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

Mayor Barnett called the meeting to order at 6:02p.m.

ROLL CALL ATTENDANCE

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

FLAG SALUTE

Mayor Barnett led the salute to the flag.

EXECUTIVE SESSION

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

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

COMMUNITY ANNOUNCEMENTS

Deputy Mayor Muilenburg expressed appreciation on behalf of the Mountain Lakes Library to the Borough, Police Department, and Department of Public Works for their assistance with the Diwali event. She also announced that the Lakeland Hills YMCA Turkey Trot is scheduled for November 27th at 9:00 a.m., beginning at Wildwood Elementary School.

As a follow-up to Pat Mabey’s public comment at the October 13, 2025 Council meeting, Police Chief Bennett reported that initial police observations at the Briarcliff School crossing guard post did not identify any speeding or e-bike safety violations. He also noted that the crossing guard will be provided with traffic cones to place in the walkway to enhance pedestrian safety.

SPECIAL PRESENTATIONS

There were no presentations.

REPORTS OF BOROUGH ESTABLISHED BOARDS, COMMISSIONS AND COMMITTEES

There were no reports.

BOROUGH COUNCIL DISCUSSION ITEMS

There were no discussion items.

PUBLIC COMMENT

Mayor Barnett opened the meeting to the public.

There was no one from the public wishing to speak.



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
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ATTORNEY'S REPORT

Borough Attorney Oostdyk had nothing to report.

MANAGER'S REPORT

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

RESOLUTIONS

There were no resolutions.

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

Introduced: 10/27/25

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

18-25, Amending Chapter 245, "Land Use and Zoning", of the Borough Code and Establishing a Seven Member Planning Board

Introduced: 10/27/25

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

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 Rental Dwellings

Introduction: 10/13/25

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



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
OCTOBER 27, 2025
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ**

PUBLIC COMMENT/HEARING

Mayor Barnett opened the meeting to the public.

There was no one from the public wishing to speak.

Adopted: 10/27/25

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

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

Introduction: 10/13/25

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

PUBLIC COMMENT/HEARING

Mayor Barnett opened the meeting to the public.

There was no one from the public wishing to speak.

Adopted: 10/27/25

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

***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



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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. Joseph DiPompeo and Kierian Finnie to the Economic Development Advisory Committee as student members

***Approval of the Consent Agenda**

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

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

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

COUNCIL REPORTS

Woodlands Advisory Committee – Deputy Mayor Muilenburg reported the following: The committee walked the proposed Red Trail with representatives from the Morris County Park Commission. The committee conducted cleanup efforts on several Village trails. The committee is developing a proposal to use goats for managing invasive species and vegetation in pocket parks, in collaboration with the Shade Tree and Environmental Commissions. The committee discussed hosting a public webinar focused on Beech trees and Beech Leaf Disease.

Environmental Commission – Councilmember Howley reported that the commission discussed battery recycling and the Environmental Resource Inventory (ERI).

E-bike Safety Subcommittee – Councilmember Howley reported that the subcommittee drafted and discussed a proposed ordinance. However, after consulting with the Municipal Prosecutor and Borough Police Chief, the decision was made not to proceed due to enforcement limitations under State law. Instead, the subcommittee will focus on public education efforts, including a standalone e-blast and coordination with the Mountain Lakes School District to organize school assemblies. Police Chief Bennett advised that an assembly has been scheduled for November 10th at 10:30 a.m. at Briarcliff School.

Finance Advisory Committee – Councilmember Sheikh reported the following: The committee discussed the Borough's long-term capital plan, using the I-Bank for financing, and shifting water improvement costs to the water utility. The committee agreed to set the maturity period for the Borough's Bond Anticipation Notes at 10 months, replacing the current



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12-month term. Borough Manager Stern recommended increasing the storm trust reserve in anticipation of reduced FEMA funding. Councilmember Howley reported that the committee is considering an increase to the Borough's sprinkler rates.

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 |
|--|-----------------|-----------------|
| Consider Informing Residents of Upcoming Birchwood Lake Dam Work via Broadcast Email | Borough Manager | |

ADJOURNMENT at 7:31P.M.

Motion made by Councilmember Howley, second by Deputy Mayor Muilenburg to adjourn the meeting at 7:31p.m., with all members in favor signifying by "Aye".

Respectfully Submitted,

Cara Fox, Borough Clerk