



**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

Borough of Mountain Lakes Budget Comparison										
Current Fund - Revenue Budgets										
		Activity to 9/30/2025					Activity to 9/30/2024			
					%	Total Realized				%
Account Number	Description	Budget	Activity	Balance	Received	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	Receiupts 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														
		Activity to 9/30/2025							Activity to 9/30/2024					
Account Number	Description	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%

Borough of Mountain Lakes Budget Comparison													
Current Fund - Expenditure Budgets													
		Activity to 9/30/2025							Activity to 9/30/2024				
						%	% Expended	Total Expended					%
Account Number	Description	Budget	Activity	Encumbered	Balance	Expended	& Encum.	in 2024/2025	Budget	Activity	Encumbered	Balance	Expended
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
01-201-42-114-020	SHARED SERVICES - HEALTH SERVICES	36,500.00	27,375.00	9,125.00	-	75.00%	100.00%	-	-	-	-	-	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%
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%
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%
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%
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%
01-201-45-942-020	SUNSET LAKE DAM LOAN	111,746.85	111,746.85	-	-	100.00%	100.00%	-	-	-	-	-	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%
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%
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%



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 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

Borough of Mountain Lakes												
Water Operating - Revenue Budgets												
		Activity to 9/30/2025					Activity to 9/30/2024					
					%	Total Realized				%		
Account Number	Description	Budget	Activity	Balance	Received	in 2024	Budget	Activity	Balance	Received		
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												
		Activity to 9/30/2025						Activity to 9/30/2024				
						%	Total Expended					%
Account Number	Description	Budget	Activity	Encumbered	Balance	Expended	in 2024/2025	Budget	Activity	Encumbered	Balance	Expended
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%

Borough of Mountain Lakes												
Sewer Operating - Revenue Budgets												
		Activity to 9/30/2025					Activity to 9/30/2024					
					%	Total Realized				%		
Account Number	Description	Budget	Activity	Balance	Received	in 2024	Budget	Activity	Balance	Received		
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												
		Activity to 9/30/2025						Activity to 9/30/2024				
					%	Total Expended					%	
Account Number	Description	Budget	Activity	Encumbered	Balance	Expended	in 2025/2024	Budget	Activity	Encumbered	Balance	Expended
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												
		Balance	1st Qtr 2025		2nd Qtr 2025		3rd Qtr 2025		4th Qtr 2025		Balance	At or Above
	Target Per Policy	12/31/2024	Increases	Decreases	Increases	Decreases	Increases	Decreases	Increases	Decreases	12/31/2025	Policy?
Reserve for Tax Appeals 01-275-55-000-000	\$150,000 - \$200,000	426,123.95	-	1,791.00	-	955.20	-	-			423,377.75	Yes
Reserve for Storm Recovery 18-300-70-000-208	\$300,000	384,998.71	-	-	-	38,735.58	-	-			346,263.13	Yes
Reserve for Accum. Absences 18-300-70-000-207	\$67,929.70	52,231.97	10,000.00	-	-	-	-	-			62,231.97	No
User Friendly Budget sheet 9												
Reserve for Liability Insurance 18-300-70-000-209	\$25,000 - \$50,000	50,000.00	-	-	-	-	-	-			50,000.00	Yes
Capital Improvement Fund 04-225-55-000-000	\$100,000	7,591.13	77,795.99	-	-	67,796.00	-	-			17,591.12	No
Premium on Bonds 04-400-65-000-000 (sub)		477.91	-	-	-	477.91	-	-			-	
			1st Qtr 2025		2nd Qtr 2025		3rd Qtr 2025		4th Qtr 2025			
			Payments		Payments		Payments		Payments		Total	
Tax Appeals paid from Fund Balance			-		-		-				-	
* 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

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:

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

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

[illegible]

Adopted: 11/10/25

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

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

ORDINANCE 18-25

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

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

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

245-4 Establishment; membership.

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

A. Regular members.

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

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

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

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

B. Alternate members.

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

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

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

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

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

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

Introduced: 10/27/25

[illegible]

**BOROUGH OF MOUNTAIN LAKES
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 - ACUTY SPECIALTY 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 MUNICARD	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
26220	3959 - JEFFERSON RECYCLING II, LLP	PO 31615 STREET LIGHTING - 148/163 - SEPT to OCT	4,490.11	13,952.06
ACH	4771 - JENNIFER SEMLER	PO 30949 DPW - DEPARTMENT SUPPLIES - BLANKET	266.00	266.00
26221	1040 - JESCO, INC.	PO 31627 FINANCE: REIMBURSEMENT	17.04	17.04
ACH	1090 - KENVIL POWER MOWER	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	4563 - LAURIE STEPPER	PO 31561 S & R: CHAINSAW - ESCNJ CO-OP #65MCESCCP	615.99	615.99
26222	1338 - MGL PRINTING SOLUTIONS, LLC	PO 31616 SPECIAL EVENTS SUPPLIES AND AWARDS AND T	252.00	252.00
26223	3886 - MISSION COMMUNICATIONS, LLC	PO 31597 ADMIN: NON - WINDOW ENVELOPES	343.00	343.00
ACH	3926 - MITCHELL STERN	PO 31634 WATER DEPARTMENT - SERVICE CONTRACT 10/1	4,143.00	4,143.00
26224	1371 - MTN. LAKES BOARD OF EDUCATION	PO 31588 GENERAL ADMIN: MITCHELL STERN - REIMBURS	159.90	159.90
ACH	1472 - MURPHY MCKEON P.C.	PO 31614 NOV 2025 MTN LAKES SCHOOL DISTRICT GENER	2,207,005.34	2,207,005.34
		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 GRIGIEL 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

Cannon
Howley
Menard
Sheikh

Present

☐
☒
☒
☒
☒

Absent

☒
☐
☐
☐

Present

☒
☒
☒

Absent

☐
☐
☐

Tsai
Muilenburg
Barnett

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
OCTOBER 27, 2025
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ

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	☐	☐	☐	☐	☐	☒
Howley	☐	☐	☒	☐	☐	☐
Menard	☒	☐	☒	☐	☐	☐
Sheikh	☐	☐	☒	☐	☐	☐
Tsai	☐	☐	☒	☐	☐	☐
Muilenburg	☐	☒	☒	☐	☐	☐
Barnett	☐	☐	☒	☐	☐	☐

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	☐	☐	☐	☐	☐	☒
Howley	☐	☐	☒	☐	☐	☐
Menard	☒	☐	☒	☐	☐	☐
Sheikh	☐	☐	☒	☐	☐	☐
Tsai	☐	☒	☒	☐	☐	☐
Muilenburg	☐	☐	☒	☐	☐	☐
Barnett	☐	☐	☒	☐	☐	☐

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	☐	☒	☒	☐	☐	☐
Howley	☐	☐	☒	☐	☐	☐
Menard	☐	☐	☐	☐	☐	☒
Sheikh	☐	☐	☒	☐	☐	☐
Tsai	☐	☐	☒	☐	☐	☐
Muilenburg	☒	☐	☒	☐	☐	☐
Barnett	☐	☐	☒	☐	☐	☐



**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	☐	☐	☐	☐	☐	☒
Howley	☐	☒	☒	☐	☐	☐
Menard	☐	☐	☒	☐	☐	☐
Sheikh	☐	☐	☒	☐	☐	☐
Tsai	☐	☐	☒	☐	☐	☐
Muilenburg	☒	☐	☒	☐	☐	☐
Barnett	☐	☐	☒	☐	☐	☐

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

Introduction: 10/13/25

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

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	☐	☐	☐	☐	☐	☒
Howley	☒	☐	☒	☐	☐	☐
Menard	☐	☐	☒	☐	☐	☐
Sheikh	☐	☐	☒	☐	☐	☐
Tsai	☐	☐	☒	☐	☐	☐
Muilenburg	☐	☒	☒	☐	☐	☐
Barnett	☐	☐	☒	☐	☐	☐

***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



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

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	☐	☐	☐	☐	☐	☒
Howley	☐	☒	☒	☐	☐	☐
Menard	☐	☐	☒	☐	☐	☐
Sheikh	☐	☐	☒	☐	☐	☐
Tsai	☒	☐	☒	☐	☐	☐
Muilenburg	☐	☐	☒	☐	☐	☐
Barnett	☐	☐	☒	☐	☐	☐

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

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



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

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