



**AGENDA FOR THE COUNCIL MEETING OF THE BOROUGH OF MOUNTAIN LAKES
HELD AT THE BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ 07046
NOVEMBER 24, 2025
PUBLIC SESSION – BEGINS AT 7PM**

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

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

2) ROLL CALL ATTENDANCE - Clerk

3) FLAG SALUTE – Mayor

4) EXECUTIVE SESSION

5) COMMUNITY ANNOUNCEMENTS

6) SPECIAL PRESENTATIONS

7) REPORTS OF BOROUGH ESTABLISHED BOARDS, COMMISSIONS AND COMMITTEES

8) BOROUGH COUNCIL DISCUSSION ITEMS

9) PUBLIC COMMENT

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

10) ATTORNEY'S REPORT

11) MANAGER'S REPORT

12) RESOLUTIONS

13) ORDINANCES TO INTRODUCE

14) ORDINANCES TO ADOPT

15) *CONSENT AGENDA ITEMS

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

*** RESOLUTIONS**

- a. R168-25, Authorizing the Payment of Bills
- b. R169-25, Opposing S-4736 and Supporting Municipal Autonomy in Land Use Planning
- c. R170-25, Authorizing Membership in the New Jersey State Firefighter's Association
- d. R171-25, Authorizing the Execution of a Settlement Agreement with the Fair Share Housing Center Concerning the Borough's Fourth Round Affordable Housing Plan

***APPROVAL OF MINUTES**

11/10/25 (Regular)

***BOARD, COMMITTEE AND COMMISSION APPOINTMENTS**

16) DEPARTMENT REPORTS SUBMITTED FOR FILING

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

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

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 24, 2025
CC: Robert Oostdyk, Borough Attorney

Water Well 3 – Emergency Repairs and Required Action

Well 3 was recently taken offline after Borough staff observed a sharp decline in the volume of water being produced. A subsequent investigation determined that the well screen has experienced extensive mineral buildup, reducing pumping capacity to almost zero. Because of this issue, the well will remain out of service until the buildup is removed and the well is properly redeveloped.

The Borough Engineer obtained cost estimates to complete the necessary remediation. The physical rehabilitation work, including obstruction removal, mechanical redevelopment, and chemical treatment, is estimated at \$49,620. Professional hydrogeologic oversight and on-site supervision will cost an additional \$12,223, bringing the total estimated project cost to \$61,843.

Because the well is currently out of service and the work must proceed without sufficient time to follow the standard procurement process, we will be moving forward with remediation immediately. There will be a formal resolution on the agenda for the next Borough Council meeting to memorialize this action.

Annual DOT Municipal Aid Grant Program—Earlier this year, we applied to the program for \$396,990 for roadway improvements to Midvale Road (from Intervale Rd to Woodland Ave) and the entire length of Woodland. We have been notified that the Borough has been awarded \$227,436 for this project, representing 57% of the estimated cost. The portion of the project not covered by the grant will be included in our 2026 capital budget.

As part of this roadway improvement project, we will review all underground water utility assets (valves, curb boxes, etc.) to determine if any repairs or replacements are needed and complete any necessary repairs before paving.

Respectfully,

Mitchell

RESOLUTION AND ORDINANCE REVIEW FOR THE NOVEMBER 24, 2025 MEETING

TO: MAYOR AND COUNCIL

FROM: MITCHELL STERN, MANAGER

RESOLUTIONS

R169-25, OPPOSING S-4736 AND SUPPORTING MUNICIPAL AUTONOMY IN LAND USE

PLANNING – this resolution opposes Senate Bill S-4736 which proposes to significantly limit municipal control over land use by preempting local zoning regulations.

R170-25, AUTHORIZING MEMBERSHIP IN THE NEW JERSEY STATE FIREFIGHTER'S

ASSOCIATION- this resolution provides municipal approval of an application made by Mark Stuart to join the NJ Firefighter's Association. The application was submitted to the Borough Clerk for approval by Joe Mullaney, Mountain Lakes Fire Department Deputy Chief.

R171-25, AUTHORIZING THE EXECUTION OF A SETTLEMENT AGREEMENT WITH THE FAIR SHARE HOUSING CENTER CONCERNING THE BOROUGH'S FOURTH ROUND AFFORDABLE

HOUSING PLAN – this resolution authorizes the Borough Attorney to execute a settlement agreement with Fair Share Housing Center regarding the Borough's Fourth Round Affordable Housing Plan. The settlement was negotiated and recommended by the Borough Attorney and Borough Planner.

ORDINANCES TO INTRODUCE

NONE.

ORDINANCES TO ADOPT

NONE.

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

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

RESOLUTION 168-25

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 24, 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 24, 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: 11/24/2025 For bills from 11/07/2025 to 11/19/2025

Check#	Vendor	Description	Payment	Check Total
ACH	219 - ACCESS	PO 31653 ADMIN: CUST# 156NFY04790 - NOV 2025	98.94	98.94
ACH	189 - ANCHOR ACE HARDWARE	PO 31649 POLICE: HARDWARE SUPPLIES MISC.	15.99	15.99
26241	102 - ANDERSON & DENZLER ASSOC., INC	PO 31677 OCTOBER 2025 PROFESSIONAL SERVICES	189.20	
		PO 31677 OCTOBER 2025 PROFESSIONAL SERVICES	999.50	
		PO 31677 OCTOBER 2025 PROFESSIONAL SERVICES	1,235.50	
		PO 31677 OCTOBER 2025 PROFESSIONAL SERVICES	5,212.30	7,636.50
ACH	4588 - BOSWELL ENGINEERING, INC	PO 29450 GRUNDENS POND DAM PROJECT- PROJECT ML102	17,414.04	17,414.04
ACH	4588 - BOSWELL ENGINEERING, INC	PO 29890 NJDEP INSPECTIONS FOR ALL DAM INSPECTION	15,400.00	15,400.00
26242	4368 - BUY WISE AUTO PARTS, INC.	PO 30639 DPW - VEHICLE REPAIR & MAINTENANCE - BLA	112.32	
		PO 31680 POLICE: VEHICLE REPAIR - 2015 RAM	21.95	134.27
26243	440 - CDW GOVERNMENT	PO 31641 FINANCE: LENOVO LAPTOP AND WARRANTY	1,044.80	1,044.80
26244	545 - CERTIFIED SPEEDOMETER SVC., INC	PO 31670 POLICE: VEHICLE CALIBRATION	220.00	220.00
ACH	4150 - CLEARY GIACOBBE ALFIERIE JACOBS,	PO 31669 OCTOBER 2025 LEGAL ATTORNEY SERVICES - L	2,117.50	2,117.50
26245	4783 - COMMON SENSE TOURS	PO 31661 INTRO TO PYROGRAPHY CLASSES - NOV 3	390.00	390.00
ACH	1481 - CORE & MAIN, LP	PO 31688 WATER OPERATING - METER REPLACEMENT PROJ	16,548.56	16,548.56
ACH	3382 - CUSTOM BANDAG	PO 31632 WATER DEPT - NEW TIRES ON BACKHOE LOADER	2,097.24	2,097.24
ACH	3382 - CUSTOM BANDAG	PO 31638 S&R - EQUIPMENT REPAIR - FIX R/FRONT FLA	622.75	622.75
ACH	506 - DAN COMO & SONS, INC	PO 31518 SOLID WASTE: LEAF/BRUSH REMOVAL - FALL -	980.00	
		PO 31518 SOLID WASTE: LEAF/BRUSH REMOVAL - FALL -	1,010.00	1,990.00
26246	576 - DAVE'S TIRE, LLC	PO 31626 DPW - VEHICLE REPAIR & MAINTENANCE CONTR	1,322.88	
		PO 31637 POLICE: VEHICLE REPAIR - 25-03	500.00	1,822.88
ACH	4125 - FELDMAN BROTHERS ELECTRICAL SUPPLY	PO 31657 SALLY PORT	216.49	216.49
ACH	753 - FIRE FIGHTERS EQUIPMENT CO.	PO 31635 FIRE DEPT: EXTINGUISHER	150.00	150.00
ACH	2517 - FIREFIGHTER ONE, LLC	PO 31625 FIRE DEPT: PPE- Boots	233.85	233.85
ACH	653 - GANNET NEW YORK/NEW JERSEY LOCALIQ	PO 30993 CLERK: ADVERTISING	399.72	399.72
ACH	196 - GRIFFITH-ALLIED TRUCKING, LLC	PO 31440 DPW - UNLEADED GASOLINE - MCCPC CONTRACT	1,350.24	1,350.24
26247	4383 - HAPGOODS RESTAURANT, LLC	PO 31666 COUNCIL 10/13/25 & 11/10/25	385.55	385.55
ACH	4781 - HARRINGTON SPEED & AUTO ACCESSORIES INC	PO 31658 S&R - PARTS FOR ML 4 & ML 7 TO CORRECT B	1,879.90	1,879.90
ACH	4134 - HOGWASH CARWASH, INC	PO 31654 POLICE: CAR WASHES	40.50	40.50
ACH	4209 - HUNTER CARRIER SERVICES	PO 30909 ADMIN: 2025 PHONES - ACCT BOML- BLANKET	1,100.87	1,100.87
ACH	4670 - HUTCHINS HVAC, INC	PO 31678 HVAC MAINTENANCE SERVICE CONTRACT 8042	2,855.00	2,855.00
26248	4521 - INTERNATIONAL BROTHERHOOD OF TEAMSTERS L	PO 31660 DPW UNION DUES - OCTOBER 2025	317.00	317.00
26249	859 - JCP&L	PO 31652 STREET LIGHTING - 24 PARK PL - 9/25 - 10	34.44	
		PO 31655 M/A #200 000 054 011/ BILL DATE: OCTOBER	592.81	627.25
26250	859 - JCP&L	PO 31683 M/A #200 000 020 764: BILL DATE: OCT 10,	350.32	350.32
ACH	3926 - MITCHELL STERN	PO 31691 REIMBURSEMENT - MITCHELL STERN	45.58	45.58
26251	1392 - MOUNTAIN LAKES POLICE ASSOCIATION	PO 31684 POLICE UNION DUES - OCT 2025	650.00	650.00
ACH	1394 - MTN. LAKES PUBLIC LIBRARY	PO 30659 2025 APR - DEC MTN LAKES PUBLIC LIBRARY	33,460.41	33,460.41
ACH	1472 - MURPHY MCKEON P.C.	PO 30747 LEGAL: 2025 RETAINER FEES - BLANKET (APR	5,000.00	5,000.00
ACH	1472 - MURPHY MCKEON P.C.	PO 31665 NOVEMBER 2025 - LEGAL SERVICES	3,100.00	3,100.00
26252	4615 - NAPA AUTO PARTS	PO 31662 DPW - VEHICLE REPAIR & MAINTENANCE	74.85	74.85
ACH	4235 - NET2PHONE INC	PO 30295 2025 DEDICATED EFAX LINE - ACCT# 954962	32.67	32.67
26253	1538 - NEW JERSEY DEPT OF TRANSPORTATION	PO 31656 POLICE: TRAFFIC CONTROL DEVICE MAINTENAN	1,415.30	1,415.30
ACH	2595 - NORTH JERSEY MUNICIPAL EMPLOYEE BENEFITS	PO 30772 2025 DENTAL PREMIUMS - GROUP 1624 - MAY-	3,825.00	3,825.00
ACH	2727 - ONE CALL CONCEPTS, INC.	PO 31023 ACCT# 12-BML / 2025 MAY - DECEMBER BLAN	345.00	345.00
26254	1651 - PEERLESS CONCRETE PRODUCTS CO.	PO 31648 CONCRETE ENDS FOR COMMEMORATIVE BENCHES	1,050.00	1,050.00
26255	3759 - PRINCETON HYDRO, LLC	PO 31380 LAKE & WATERSHED MANAGEMENT PLAN - PROJ:	716.00	716.00
ACH	4782 - RESCUE PRODUCTS INTERNATIONAL INC	PO 31623 FIRE DEPT: ICE RESCUE SUIT	1,334.88	1,334.88
ACH	4786 - ROXANNE TAVAKKOL	PO 31645 SHADE TREE: REIMBURSEMENT	294.28	294.28
26256	3137 - RR DONNELLEY	PO 31385 CLERK: VITAL RECORD PAPER	106.50	106.50
ACH	4546 - SCHUMACHER CHEVROLET OF DENVILLE	PO 31651 POLICE: VEHICLE REPAIRS - TAHOE	664.46	664.46
ACH	2470 - SKYLANDS AREA FIRE EQUIP & TRAINING	PO 31620 FIRE: BOOTS	495.88	495.88
26257	2774 - STAPLES CONTRACT & COMMERCIAL, LLC	PO 31600 POLICE: ORDER# 7668033971-000-002	99.88	
		PO 31633 DPW: ORDER# 7668454461	45.56	145.44
ACH	1981 - SUBURBAN DISPOSAL, INC	PO 30785 SOLID WASTE / RECYCLING COLLECTION - BLA	71,599.99	71,599.99
ACH	434 - THE COMMUNITY CHURCH OF ML	PO 31687 RENTAL SPACE FOR HPC - DEC 2025	500.00	500.00
26258	1886 - THE SHADE TREE DEPT, LLC	PO 31664 TREE SERVICES	190.00	190.00
ACH	1343 - TILCON NY, INC	PO 31663 WATER OPERATING - DEPARTMENTAL SUPPLIES	2,251.16	2,251.16
26259	2079 - TREASURER, STATE OF NEW JERSEY	PO 31674 APRIL - SEPTEMBER 2025 MARRIAGE LICENSE	175.00	175.00
ACH	1736 - TWP OF PARSIPPANY - TROY HILLS	PO 30656 2025 SEWER MAINTENANCE CHARGES - APR - D	41,226.06	41,226.06
26260	2102 - UNIVAR SOLUTIONS, USA	PO 31594 WATER OPERATING - TREATMENT OF WELLS	3,729.01	3,729.01
26261	3346 - USA BLUE BOOK	PO 31619 WATER OPERATING - SAMPLE BOTTLES OF COLO	168.90	168.90
26262	4587 - VERIZON	PO 30689 ADMIN: ACCT# 357-361-129-0001-26 - INTER	253.72	253.72
26263	4480 - VERIZON	PO 30767 BOROWIDE: 2025 INTERNET SERVICES: ACCT 3	240.68	240.68
26264	4481 - VERIZON	PO 30768 DPW: 2025 INTERNET SERVICES ACCT# 457-15	31.61	
		PO 30768 DPW: 2025 INTERNET SERVICES ACCT# 457-15	31.61	
		PO 30768 DPW: 2025 INTERNET SERVICES ACCT# 457-15	45.78	109.00
26265	2135 - VERIZON WIRELESS	PO 31675 POLICE: PHONE/ ACCT# 882388054-00001	1,108.84	1,108.84
ACH	4787 - VITAL RECORDS CONTROL	PO 31682 ADMIN: SHREDDING SERVICES ACCT# 60138995	120.00	120.00

List of Bills - Claims/Clearing Checking Account

Meeting Date: 11/24/2025 For bills from 11/07/2025 to 11/19/2025

Check#	Vendor	Description	Payment	Check Total	
26266	4095 - WEATHERWORKS, LLC	PO 31659 2025-26 ANNUAL SUBSCRIPTION	2,120.00	2,120.00	
TOTAL				254,008.77	
Summary By Account					
ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-100-020	General Administration - Other Expenses	1,309.32			
01-201-20-110-020	Mayor & Council - Other Expenses	385.55			
01-201-20-120-020	Municipal Clerk - Other Expenses	399.72			
01-201-20-140-020	Computer Services - Other Expenses	494.40			
01-201-20-155-020	Legal Services - Other Expenses	10,217.50			
01-201-20-165-020	Engineering Services - Other Expenses	999.50			
01-201-21-181-020	Historic Preservation Committee - OE	500.00			
01-201-23-220-020	Group Insurance Plans - Employee	3,825.00			
01-201-25-240-020	Police Department - Other Expenses	1,791.67			
01-201-25-252-020	OEM - Other Expenses	1,060.00			
01-201-25-265-020	Fire Department - Other Expenses	1,484.88			
01-201-26-290-020	Streets & Roads - Other Expenses	3,653.99			
01-201-26-300-020	Shade Tree Commission - Other Expenses	484.28			
01-201-26-305-020	Solid Waste - Other Expenses	73,589.99			
01-201-26-310-020	Buildings & Grounds - Municipal Building	3,071.49			
01-201-26-315-020	Vehicle Repairs & Maint - Other Expenses	2,696.46			
01-201-28-370-020	Parks & Playgrounds - Other Expenses	390.00			
01-201-29-390-020	Aid to Public Library	33,460.41			
01-201-31-435-020	Electricity - All Departments	943.13			
01-201-31-436-020	Electricity - Street Lighting	34.44			
01-201-31-440-020	Telecommunications	2,242.38			
01-201-31-447-020	Petroleum Products (Gasoline)	1,350.24			
01-203-20-120-020	(2024) MUNICIPAL CLERK - OTHER EXP'S		106.50		
01-203-20-165-020	(2024) ENGINEERING SERVICES		15,400.00		
01-260-05-100	Due to Clearing			0.00	160,065.85
01-290-55-000-002	Due to State of NJ - Marriage License Fees			175.00	
TOTALS FOR	Current Fund	144,384.35	15,506.50	175.00	160,065.85
02-200-40-700-520	Highlands Plan Conformance Grant	716.00			
02-260-05-100	Due to Clearing			0.00	716.00
TOTALS FOR	Federal and State Grants	716.00	0.00	0.00	716.00
04-215-55-991-000	2021 CAPTIAL ORDINANCE 10-21			17,414.04	
04-215-55-999-000	2024 CAPITAL ORDINANCE 3-24			5,212.30	
04-215-56-803-000	2025 Capital Ordinance - 8-25			729.73	
04-260-05-100	Due to Clearing			0.00	23,356.07
TOTALS FOR	General Capital	0.00	0.00	23,356.07	23,356.07
05-201-55-520-520	Water Operating - Other Expenses	26,406.98			
05-260-05-100	Due to Clearing			0.00	26,406.98
TOTALS FOR	Water Operating	26,406.98	0.00	0.00	26,406.98
07-201-55-520-520	Sewer Operating - Other Expenses	41,446.87			
07-260-05-100	Due to Clearing			0.00	41,446.87
TOTALS FOR	Sewer Operating	41,446.87	0.00	0.00	41,446.87

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
12-200-00-000-800	POLICE UNION DUES	650.00			
12-200-00-000-801	DPW UNION DUES	317.00			
12-260-05-100	DUE to clearing			0.00	967.00
TOTALS FOR	Payroll Agency Account	967.00	0.00	0.00	967.00
33-260-05-100	Due to Clearing			0.00	1,050.00
33-600-00-090-000	Recreation Trust Reserves			1,050.00	
TOTALS FOR	Recreation Trust	0.00	0.00	1,050.00	1,050.00

Total to be paid from Fund 01 Current Fund	160,065.85
Total to be paid from Fund 02 Federal and State Grants	716.00
Total to be paid from Fund 04 General Capital	23,356.07
Total to be paid from Fund 05 Water Operating	26,406.98
Total to be paid from Fund 07 Sewer Operating	41,446.87
Total to be paid from Fund 12 Payroll Agency Account	967.00
Total to be paid from Fund 33 Recreation Trust	1,050.00
	254,008.77



Checks Previously Disbursed

225389	COUNTY OF MORRIS	TAX LIABILITY PAYMENT FOR 4th QTR	1,392,807.42 11/17/2025
225403	COUNTY OF MORRIS	ACH PAYMENT FOR 2025 PRIMARY MUNIC	6,042.87 11/21/2025
			1,398,850.29

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 Current Fund	1,398,850.29	160,065.85	1,558,916.14
Fund 02 Federal and State Grants		716.00	716.00
Fund 04 General Capital		23,356.07	23,356.07
Fund 05 Water Operating		26,406.98	26,406.98
Fund 07 Sewer Operating		41,446.87	41,446.87
Fund 12 Payroll Agency Account		967.00	967.00
Fund 33 Recreation Trust		1,050.00	1,050.00
BILLS LIST TOTALS	1,398,850.29	254,008.77	1,652,859.06

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

Meeting Date: 11/24/2025 For bills from 11/07/2025 to 11/19/2025

Check#	Vendor	Description	Payment	Check Total
5467	4157 - BRIGHT VIEW ENGINEERING	PO 31686 AUGUST 2025 PROFESSIONAL SERVICES - ESCR	1,072.50	1,072.50
5468	1916 - STICKEL, KOENIG, SULLIVAN & DRILL,	PO 31650 JUL/AUG 2025 PROFESSIONAL SERVICES - ES	490.25	490.25
TOTAL				1,562.75

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
17-101-01-001-002	Escrow - Developers - Checking			0.00	1,562.75
17-500-00-091-420	PRIME REAL ESTATE MANAGEMENT LLC ILLYAS SARWARI			1,562.75	
TOTALS FOR	Developer's Escrow	0.00	0.00	1,562.75	1,562.75

Total to be paid from Fund 17 Developer's Escrow

1,562.75

1,562.75

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

RESOLUTION 169-25

RESOLUTION OPPOSING S-4736 AND SUPPORTING MUNICIPAL AUTONOMY IN LAND USE PLANNING

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 Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, 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 Senator Joseph Pennacchio, Assemblymember Brian Bergen, Assemblymember Jay Webber, Governor Phil Murphy, Governor-Elect Mikie Sherrill, and the New Jersey State League of Municipalities.

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 24, 2025.

Cara Fox, Borough Clerk

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

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

RESOLUTION 170-25

RESOLUTION AUTHORIZING MEMBERSHIP IN THE NEW JERSEY STATE FIREFIGHTER'S ASSOCIATION

WHEREAS, the following individual has applied for membership in the New Jersey State Firefighter's Association and has submitted the required documentation; and

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

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

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

Mark Stuart

34 Cobb Road

Mountain Lakes

XX

CERTIFICATION: I hereby certify the foregoing to be a true and correct copy of a resolution duly adopted by the Borough Council of Mountain Lakes, New Jersey, at a meeting held on November 24, 2025.

Cara Fox, Borough Clerk

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

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

RESOLUTION 171-25

**RESOLUTION AUTHORIZING THE EXECUTION OF A SETTLEMENT AGREEMENT WITH THE FAIR SHARE HOUSING
CENTER CONCERNING THE BOROUGH'S FOURTH ROUND AFFORDABLE HOUSING PLAN**

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

WHEREAS, on March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, establishing a new framework for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et al.); and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.1(f)(1)(b), (the "Amended Act") the Borough filed a declaratory judgment action seeking approval of its adopted Fair Share Plan for the Fourth Round; and

WHEREAS, an objection to the plan was filed by the Fair Share Housing Center; and

WHEREAS, the Borough has participated in mandated mediation sessions which have resulted in a settlement agreement with the Fair Share Housing Center modifying the original Plan which the Borough Planner and Borough Attorney have recommended be submitted to the Court for approval.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, that:

1. The Municipal Clerk and Municipal Attorney and Borough Planner are authorized to take all actions required by N.J.S.A. 52:27D-301 to finalize and execute the Settlement Agreement with Fair Share Housing Center in the form attached hereto.
2. This Resolution shall take effect immediately.

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 24, 2025.

Cara Fox, Borough Clerk

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



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
NOVEMBER 10, 2025
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ**

CALL TO ORDER AND OPEN PUBLIC MEETINGS ACT STATEMENT

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

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

ROLL CALL ATTENDANCE

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

Councilmember Tsai arrived at 6:03p.m. and Councilmember Sheikh arrived at 6:06p.m.

FLAG SALUTE

Mayor Barnett led the salute to the flag.

EXECUTIVE SESSION

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

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

COMMUNITY ANNOUNCEMENTS

Mayor Barnett announced that the American flag has been hung at Memorial Park in honor of Veteran's Day and thanked all veterans for their service.

Deputy Mayor Muilenburg announced that the Lakeland Hills YMCA Turkey Trot is scheduled for November 27th at 9:00 a.m., beginning at Wildwood Elementary School.

Councilmember Tsai thanked resident Kieran Finnie for refurbishing the benches around Birchwood Lake.

Police Chief Bennett announced that the Briarcliff Middle School e-bike safety assembly that was held today went well. No other school assemblies have been scheduled at this time.

SPECIAL PRESENTATIONS

Proclamation Recognizing Natalie Grabow for Her History-Making Ironman Finish

Mayor Barnett read a proclamation (attached) recognizing Natalie Grabow for becoming the oldest woman competitor ever to complete the Ironman World Championship course in Kailua-Kona, Hawaii on the weekend of October 11, 2025.

REPORTS OF BOROUGH ESTABLISHED BOARDS, COMMISSIONS AND COMMITTEES

There were no reports.

BOROUGH COUNCIL DISCUSSION ITEMS

Third Quarter 2025 Current Budget Report; Third Quarter 2025 Water Budget Report & Third Quarter 2025 Sewer Budget Report; Trust Balances; Capital Account Balances



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
NOVEMBER 10, 2025
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ**

Chief Financial Officer Jennifer Semler provided a detailed memo of the third quarter current fund budget, third quarter water and sewer budgets, trust balances and capital account balances. The reports were thoroughly reviewed by the Finance Advisory Committee.

PUBLIC COMMENT

Mayor Barnett opened the meeting to the public.

Sandy Batty advised that the Woodlands Committee and Shade Tree Commission will be holding a Zoom meeting at 7:30p.m. on November 19th to discuss Beech Leaf Disease.

ATTORNEY'S REPORT

Borough Attorney Oostdyk reported that the Borough's Fourth Round Affordable Housing Plan mediation with Fair Share Housing has been scheduled for November 20th.

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

There were no ordinances to introduce.

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

Introduced: 10/27/25

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: 11/10/25

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
NOVEMBER 10, 2025
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ

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	☐	☐	☒	☐	☐	☐

PUBLIC COMMENT/HEARING

Mayor Barnett opened the meeting to the public.

There was no one from the public wishing to speak.

Adopted: 11/10/25

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. R167-25, Authorizing the Payment of Bills

***APPROVAL OF MINUTES**

10/27/25 (Regular)

10/27/25 (Executive)

***BOARD, COMMITTEE AND COMMISSION APPOINTMENTS**

***Approval of the Consent Agenda**

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



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
NOVEMBER 10, 2025
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ**

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

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

COUNCIL REPORTS

Finance Advisory Committee – Mayor Barnett reported that the committee discussed the third quarter reports and will be discussing the Borough's water billing at future meetings.

Shared Services Committee – Mayor Barnett reported that the Borough is scheduled to meet with the Mountain Lakes Board of Education tomorrow, November 11th.

PUBLIC COMMENT

Mayor Barnett opened the meeting to the public.

There was no one from the public wishing to speak.

NEXT STEPS AND PRIORITIES

There were no next steps or priorities.

ADJOURNMENT at 7:25P.M.

Motion made by Councilmember Howley, second by Councilmember Tsai to adjourn the meeting at 7:25p.m., with all members in favor signifying by "Aye".

Respectfully Submitted,

Cara Fox, Borough Clerk



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

CONSTRUCTION OFFICE

MONTHLY ACTIVITY REPORT

OCTOBER 2025

ADMINISTRATIVE SUMMARY

The first of five tenant spaces (dental office) at 333 Route 46 East has been completed and will be seeing patients beginning November 1st. Other spaces are nearing completion and will be occupied before the end of the year.

Construction continues for the new single family detached dwelling at 26 Lake Drive. The structural steel framework has been completed and the first floor framing has been started. Work will continue through the Fall to get the dwelling weather tight.

Drawings and applications have been received for the construction of the approved self-storage facility next to the recently built Wawa store. Prior approval documents are being finalized and code compliance reviews are underway.

A number of permit applications have been submitted for mechanical unit replacements now that the cooler weather is upon us. We expect these to continue as existing units are fired up for the season and issues are discovered with them.



Mountain Lakes Borough
400 BOULEVARD
MOUNTAIN LAKES, NJ 07046

Construction Permit Activity Report

10/1/2025 -> 10/31/2025

Summary

	Cost:	Count:				
New:	\$0.00	0	Cubic Footage:	1,885 Cu.ft	Permits Issued:	41
Addition:	\$106,500.00	1	Square Footage:	130 Sq.ft	Updates Issued:	4
Alteration:	\$587,578.00	42				
Demolition:	\$1,095.00	1				
Total:	\$695,173.00	44				

Permits	Count	Permit Fees	Admin Fees	Total	Inspections	Passed	Failed	Other
Building:	11	\$6,983.00	\$0.00	\$6,983.00	B 34	22 %64.7	7 %20.6	5 %14.7
Plumbing:	17	\$2,925.00	\$0.00	\$2,925.00	P 11	10 %90.9	0 %0	1 %9.1
Electrical:	27	\$5,295.00	\$0.00	\$5,295.00	E 49	31 %63.3	11 %22.4	7 %14.3
Fire:	9	\$880.00	\$0.00	\$880.00	F 9	8 %88.9	1 %11.1	0 %0
Elevator:	0	\$0.00	\$0.00	\$0.00	V 0	0 %	0 %	0 %
Mechanical:	19	\$1,810.00	\$0.00	\$1,810.00	M 13	12 %92.3	0 %0	1 %7.7
	83	\$17,893.00	\$0.00	\$17,893.00	116	83	19	14
DCA Training:	1		7		(Note: Does not include result of none)			
DCA State:	40		1191	\$0.00				
DCA Minimum:	4		4					
	45		\$1,202					

Variations	Total	Paid	Certificates	Issued Total	Paid Total
Building 0	0	0	CA 8	\$0.00	\$0.00
Plumbing 0	0	0	CCO 0	\$0.00	\$0.00
Electrical 0	0	0	CO 1	\$250.00	\$0.00
Fire 0	0	0	CC 0	\$0.00	\$0.00
Mechanical 0	0	0	TCO 0	\$0.00	\$0.00
Elevator 0	0	0	TCC 0	\$0.00	\$0.00
Total:	\$0.00	\$0.00	Total: 9	\$250.00	\$0.00

NOTE:

Information gathered is based on the Issue date for that item, ie permit issue date, certificate issue date.

This will cause discrepancies between the payments section which uses Payment date. Example you took in money for a CO but the CO has not been issued yet.

Permit Subcode Exempted (State) Fees			Permit Subcode Waived (Local) Fees		
	Record Count	Total Exempted		Record Count	Total Waived
Building	0	\$0	Building	0	\$0
Plumbing	0	\$0	Plumbing	0	\$0
Electrical	0	\$0	Electrical	0	\$0
Fire	0	\$0	Fire	0	\$0
Mechanical	0	\$0	Mechanical	0	\$0
Elevator	0	\$0	Elevator	0	\$0
Total:		\$0	Total:		\$0
Record Count Total Exempted			Violations Fines Paid		
DCA Fees 0		\$0	Issued 0	\$0.00	\$0.00

Payments (Based on Payment Date)	
Permit (86)	\$17,471.00
NON-UCC (0)	\$0.00
Variation Payments	\$0.00
Penalty (0)	\$0.00
Inspection Payments	\$0.00
Ongoing Invoice	\$0.00
Test Payments	\$0.00
Other Payments	\$0.00
Grand Total	\$17,471.00



Mountain Lakes Borough
400 BOULEVARD
MOUNTAIN LAKES, NJ 07046

Building Summary Report Comparison

Building Summary between the dates of 10/1/2025 and 10/31/2025.

Permit Summary	10/1/2025-10/31/2025	10/1/2024-10/31/2024	Month Diff %	YTD	YTD last Year	YTD Diff %
Permits Issued:	41	24	70.8%	288	235	22.6%
Updates Issued:	4	3	33.3%	31	28	10.7%
Inspections Scheduled:	116	127	-8.7%	984	1061	-7.3%
Inspections Passed:	83	97	-14.4%	772	863	-10.5%
Inspections Failed	19	23	-17.4%	136	126	7.9%
Certificates Of Occupancy Issued:	1	2	-50%	6	11	-45.5%
Certificates of Approval Issued:	8	5	60%	255	230	10.9%
Cert Continuing Occupancy Issued:	0	0	NA	1	0	NA
Permit Payments Count:	86	51	68.6%	648	524	23.7%
Fee Collected:	\$19,095	\$7,541	153.2%	\$156,850	\$169,732	-7.6%
Fee Collected (Subcodes Only):	\$17,893	\$6,850	146.4%	\$143,198	\$151,687	-5%
Violations	0	0	NA	4	5	-20%
Violation Payments	\$0.00	\$4,500.00	-100%	\$200.00	\$6,500.00	-96.9%
Ongoing Location Payments	\$0.00	\$0.00	NA	\$0.00	\$0.00	NA
Ongoing Test Payments	\$0.00	\$0.00	NA	\$0.00	\$0.00	NA



BOROUGH of MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

CONSTRUCTION OFFICE SUMMARY OF FEES COLLECTED

PERIOD	2023 COLLECTED	YEAR TO DATE	COMMENTS	AMOUNT
JANUARY	6,040.00	6,040.00		
FEBRUARY	18,631.00	24,671.00		
MARCH	17,114.00	41,785.00		
APRIL	7,334.00	49,119.00		
MAY	11,092.00	60,211.00		
JUNE	12,920.00	73,131.00		
JULY	21,403.00	94,534.00		
AUGUST	7,709.00	102,243.00		
SEPTEMBER	5,562.00	107,805.00		
OCTOBER	5,309.00	113,114.00		
NOVEMBER	19,533.00	132,647.00		
DECEMBER	14,543.00	147,190.00		

PERIOD	2024 COLLECTED	YEAR TO DATE	COMMENTS	AMOUNT
JANUARY	23,174.00	23,174.00		
FEBRUARY	8,673.00	31,847.00		
MARCH	21,867.00	53,714.00	The Craig School	17,900.00
APRIL	12,212.00	65,926.00		
MAY	14,457.00	80,383.00		
JUNE	53,134.00	133,517.00	The Craig School	41,809.00
JULY	11,296.00	144,813.00		
AUGUST	10,115.00	154,928.00		
SEPTEMBER	10,716.00	165,644.00		
OCTOBER	12,041.00	177,685.00		
NOVEMBER	9,134.00	186,819.00		
DECEMBER	3,174.00	189,993.00		

PERIOD	2025 COLLECTED	YEAR TO DATE	COMMENTS	AMOUNT
JANUARY	6,635.00	6,635.00		
FEBRUARY	11,433.00	18,068.00		
MARCH	12,913.00	30,981.00		
APRIL	67,234.00	98,215.00	26 Lake Drive	15,351.00
MAY	7,427.00	105,642.00		
JUNE	16,191.00	121,833.00		
JULY	23,391.00	145,224.00		
AUGUST	7,006.00	152,230.00		
SEPTEMBER	22,966.00	175,196.00		
OCTOBER	17,471.00	192,667.00		
NOVEMBER				
DECEMBER				



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Department of Public Works Department Activity Report October 2025

IN HOUSE

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

DPW

- Cleaned up Village area for Halloween.
- Staff participated in training webinars.
- Two DPW crew members attended the Shade Tree Convention.
- Moved sailboats for the Sailing Club.
- Continue to monitor Birchwood dam weekly.

WATER DEPARTMENT

- Meter and reader repairs and installations.
- Required monthly water testing.
- Route 46 sewer line maintenance/cleaning.
- Woodlands tree/trail cleanup.
- Completed water service repairs at the following:
 - 64 Briarcliff Road
 - 91 Pocono Road
 - Lake Drive



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

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

204 Flanders-Drakestown Rd.
Budd Lake, NJ 07828

P - (973) 691-0700 EXT. 7330

PUBLIC HEALTH SERVICES REPORT OF ACTIVITIES October 2025

Administration:

Major Activities/Updates

- Attended NJACCHO Board of Director's Meetings
- Attended Rutgers University Community Noise Investigation Recertification Field Training
- Attended 21st Century Steering Committee Meeting
- Attended NJACCHO Strategic Planning (Innovation) Meeting
- Attended (Fall) Morris Regional Public Health Partnership Meeting
- The Health Department received an award from the New Jersey Public Health Association (NJPHA) for achieving Pathways Acknowledgement from the Public Health Accreditation Board (PHAB). Additionally, Health Officer Derrick Webb was the recipient of the 2025 Health Officer of the Year Award from the New Jersey Local Boards of Health Association (NJLBHA).

Environmental Health:

Major Activities/Updates

- None



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

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

204 Flanders-Drakestown Rd.
 Budd Lake, NJ 07828

P - (973) 691-0700 EXT. 7330

October 2025 Statistics

INSPECTIONS & OTHER ACTIVITIES

Inspection Type	Number	October Results			YTD	2024
		Sat.	Cond.	Unsat.		
Retail Food Establishment (RFE) Inspections	0	0	0	0	18	14
Food Re-Inspections	0	0	0	0	2	1
Mobile Food Vendors	0	0	0	0	1	0
Temp. Food Vendors	0	0	0	0	0	0
RFE - Plan Reviews	0	0	0	0	3	0
RTF - Pre-Operation Insp.	1	1	0	0	1	0
Public Recreational Bathing Inspections	0	0	0	0	6	5
Public Recreational Bathing Sample Results Reviewed	10	9	1	0	118	56
Youth Camp Inspections	0	0	0	0	2	0
Meetings/Consultations	0	N/A	N/A	N/A	8	5
Violation Notices Issued	0	N/A	N/A	N/A	0	0
Nuisance Complaints						
Residential	0	N/A	N/A	N/A	0	0
Commercial	1	N/A	N/A	N/A	1	0
Chapter 24 (Food)	1	N/A	N/A	N/A	1	0
Other	0	N/A	N/A	N/A	0	0
Summonses Issued						
Residential	0	N/A	N/A	N/A	0	0
Commercial	0	N/A	N/A	N/A	0	0
Chapter 24 (Food)	0	N/A	N/A	N/A	0	0
Other	0	N/A	N/A	N/A	0	0
Court Appearances	0	N/A	N/A	N/A	0	0
Total	13	10	1	0	161	76



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

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

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

Health Education:

Major Activities/Updates

- As of October 31st, the Mount Olive Health Instagram reached 232 followers, continuing steady growth and cross-promotion on Facebook, IG, and YouTube.
- October marked the successful launch of two video segments of the Public Health Minute initiative:
 - Breast Cancer Awareness – Focused on prevention, early screening, and community resources available in partnership with NJDOH and local clinics.
 - Flu Shot Needs & Vaccine Readiness – Addressed myths, encouraged vaccination, and promoted upcoming Mount Olive flu clinics.
- Instagram Highlights - September content focused on promoting preparedness, prevention, and early detection. Key posts included:
 - National Preparedness Month – 4-part series on creating family emergency kits, communication plans, and household safety checklists.
 - Hurricane & Flood Safety – reminders on local flood zones, emergency contacts, and safe clean-up practices post-flood.
 - Prostate Cancer Awareness – informational post on screening recommendations, early detection, and local screening resources.
 - Healthy Aging Month – content promoting physical activity, social connection, and preventive care for adults 55+.
 - National Suicide Prevention Week – awareness post with 988 Lifeline resources, highlighting the importance of checking in on others.
 - Fall Immunization Reminder – promoted flu and updated COVID-19 vaccine availability at the Mount Olive Clinic.
 - World Heart Day (Sept 29) – heart health tips and simple daily movement goals to reduce cardiovascular risk.
 - Back-to-School Immunization Updates – reminders for parents and guardians and newsletter Malaria awareness and sharing of the NJDOH page content.



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

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

204 Flanders-Drakestown Rd.
Budd Lake, NJ 07828

P - (973) 691-0700 EXT. 7330

- Breast Cancer Awareness Month – Pink-themed campaign with early detection facts, local screening resources, and survivor support messages.
- National Fire Prevention Week (Oct 6–12) – Fire safety reminders, family escape planning, and collaboration with local fire services shared via stories.
- Flu Vaccine Awareness – Reinforced the importance of vaccination, shared clinic schedules, and linked to the Public Health Minute video.
- National Health Education Week (Oct 21–25) – Highlighted the role of public health educators and promoted ongoing community education initiatives.
- Lead Poisoning Prevention Week – Educational post on lead safety, home testing, and children's exposure prevention shared via stories.
- Halloween Safety Tips – Guidance on safe trick-or-treating and food allergy awareness.
- Bullying Awareness Month– post on prevention and awareness for young people and adults.
- Facebook Highlights - Facebook mirrored Instagram content and included additional community-focused shares:
 - Shared NJDOH resources for Emergency Preparedness Month and Prostate Cancer Awareness Month.
 - Prostate Awareness Flyer created and shared.
 - Promoted Morris County Health Partnership events and upcoming flu vaccine clinics.
 - Posted photos and a recap from community outreach events and preparedness education efforts.
 - Shared NJDOH advisories on West Nile Virus prevention and tickborne illness awareness.
 - Education – Began development of a Fall Health Awareness Campaign Series to launch in October, including Fire Prevention Week, Breast Cancer Awareness, and Lead Poisoning Prevention Week.
 - Promoted Public Health Minute videos directly from YouTube for broader reach.
 - Shared NJDOH and CDC resources on breast cancer screening and immunization.
 - Updated followers on local vaccine clinic availability and township events.



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

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

204 Flanders-Drakestown Rd.
Budd Lake, NJ 07828

P - (973) 691-0700 EXT. 7330

Public Health Nursing:

Major Activities/Updates

- Conducted Outbreak Surveillance and provided public health guidance.
- Coordination and oversight of Vaccine for Children Program
- Attended CDC's Division of State and Local Readiness bi-weekly calls.
- Participated in NJDOH Monthly Vaccine Calls
- Participated in NJDOH CDS Monthly Epidemiology Calls
- (10/03/25) Attended NJAPHNA General Membership Meeting
- (10/08/25) Attended Health Department staff meeting.
- (10/29/25) Held Free Child Health Clinic- open to all jurisdictions. Twenty-one total children were provided with physical exams (0 - Mt. Lakes Borough).
- Public Health Minute Social Media Nursing October posts- Breast Cancer Awareness and Flu prevention strategies
- Held Community Senior Vaccine Clinics open to all jurisdictions provided through Green Brook Family Medicine & MOTHD - Senior/regular flu, pneumonia, Covid vaccines provided. Fifty-eight total vaccines provided.
- Conducted Homebound flu and COVID vaccinations for all jurisdictions.
- Notification of community engagement/ health programs:
 - MOTHD Communications -
 - October child health clinic (10/29/25, 4:00 – 8:00 pm)
 - Free flu vaccines for children 6 months through 18 years
 - Homebound flu and COVID vaccines available
 - Rabies education: Bats can carry rabies, know what to do.
 - School Nurse and/or Childcare Education/Communication
 - NJDOH Hand/Foot/Mouth Disease activity and resources
 - Prevention is Key (PIK)- Narcan Training
 - American Academy of Pediatrics Webinar- School Attendance & Community Well-being: A public health approach to chronic absenteeism



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

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

204 Flanders-Drakestown Rd.
Budd Lake, NJ 07828

P - (973) 691-0700 EXT. 7330

- Mt Olive Child Care & Learning Center Communications - Free Parent Empowerment Program
- Child & Family Resources - American Red Cross Babysitter's Course - Confident. Certified. Ready to Babysit.
- Connecting Dover - Cultural Connections Festival (10/4/25)
- CTRL Care Behavioral Health - Mental Health Treatment Center

Oct. 2025 Statistics

INVESTIGATIONS & OTHER ACTIVITIES

Activity	Oct 2025	YTD	2024
School audits	0	6	0
Childcare/Pre-school audits	0	9	0
School/Childcare charts audited	0	750	0
Child Immunizations/NJIS Registration	0	0	0
Adult Office Visits	0	0	0
Home Visits	0	0	0
Record Request	0	0	0
Blood Chemistry Screenings	0	0	0
Blood Pressure Screenings	0	0	0
Influenza Vaccinations	7	7	12
COVID-19 Vaccinations (Adult)	0	0	0
COVID-19 Vaccinations (Pediatric)	0	0	0
Phone Consultations	7	10	6
Female Cancer Screenings	0	0	0
Skin Cancer Screening	0	0	0
Foot Screenings	0	0	0
Hearing Screenings	0	0	0



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

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

204 Flanders-Drakestown Rd.
Budd Lake, NJ 07828

P - (973) 691-0700 EXT. 7330

Communicable Disease Investigations

Oct. 2025	Communicable Diseases	YTD	2024
0	Amoebiasis	0	0
0	Alpha-Gal	0	1
0	Anaplasmosis	0	0
0	Babesiosis	0	0
0	Brucellosis	0	1
0	Campylobacteriosis	0	2
0	Chikungunya	0	0
0	Creutzfeldt-Jakob Disease	0	0
0	Cryptosporidiosis	0	0
0	COVID - 19 (Confirmed)	8	24
6	COVID - 19 (Probable)	16	15
0	Cyclosporiasis	1	1
1	Cholera	1	0
0	Cryptosporidiosis	0	0
0	Dengue Fever	0	0
0	Diphtheria	0	0
0	Ehrlichiosis	0	0
0	Giardiasis	0	0
0	Haemophilus Influenza	0	0
0	Hepatitis A	0	0
0	Hepatitis B	0	0
0	Hepatitis B (Chronic)	1	0
0	Hepatitis B (Perinatal)	0	0
0	Hepatitis C (Acute)	0	0
0	Hepatitis C (Chronic)	1	0
1	Influenza A	51	9
0	Influenza B	8	0
0	Influenza Outbreak	0	0
0	Other respiratory outbreaks	1	2
0	Legionellosis	0	0



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

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

204 Flanders-Drakestown Rd.
Budd Lake, NJ 07828

P - (973) 691-0700 EXT. 7330

2	Lyme	10	1
0	Measles	0	0
0	Monkeypox Virus	0	0
0	Multisystem Inflammatory Syndrome	0	0
0	Mumps	0	0
0	Pertussis	0	1
0	Rocky Mountain Spotted Fever	0	0
1	Salmonellosis	1	0
0	Shiga-Toxin E. Coli (STEC)	1	0
0	Shigellosis	0	0
0	Strep (GBS and GAS)	0	0
0	Strep Pneumoniae	0	0
2	<i>Rabies Post Exposure Prophylaxis</i>	12	10
0	Tuberculosis	0	0
0	Varicella	2	0
0	Vibrio	1	0
0	Yersiniosis	0	0
0	<i>Zika Testing Approvals/Denials</i>	0	0

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

Quality Management Activities:

Major Activities/Updates

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



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

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

204 Flanders-Drakestown Rd.
Budd Lake, NJ 07828

P - (973) 691-0700 EXT. 7330

Workforce Development:

Professional Development			
Date	Name of Event	Attendee	# of CEU's
10/06/25	Continuous Quality Improvement – Region V Public Health Training Center	Lauren Mariano	0.00
10/07/25	NJDOH: 2025 Communicable Disease Investigator Training	Angie Deiling	5.50
10/23/25	NJDOH: 2025 Communicable Disease Investigator Training	Lauren Mariano	5.50

Respectfully submitted,

Derrick Webb

Derrick Webb, Health Officer/Director of Health



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Recreation Department
October 2025

Recreation Commission

- October meeting - cancelled

Recreation Director

- Briarcliff and MLHS Ski Club opened for registration, which is one month earlier than previous years. As of October 31, there are 66 Briarcliff and 11 MLHS kids registered. Considering combining the clubs going forward and both clubs will go skiing/snowboarding on the same day to save on transportation and staff costs.
- Secured our first sponsorship from Buffalo Wild Wings for Fall Fest.
- Halloween Porch/Door Decorating Contest – 12 entries; 3 winners were announced on Oct 30. Each winner received a lawn sign and \$50 gift card to a local Mountain Lakes restaurant.
 - 2 Scarborough Rd
 - 5 Grove Place
 - 111 Briarcliff Rd
- Preparing details for Gingerbread Wonderland, as well as the Tree Lighting and Menorah Lighting events.
- Fall Fest, which was postponed to Sunday, October 19th due to inclement weather, had over 350 residents, volunteer, and community partners come together for a wonderful event.
- Six participants enjoyed a Pumpkin Etching class immediately after Fall Fest from 3-4pm. Participants will discover the art of pumpkin etching—a creative and visually striking twist on traditional pumpkin carving. In this hands-on class, they'll learn the fundamentals of etching, a technique that involves carving into the pumpkin's surface at varying depths to create different shades of light and shadow when illuminated. No prior carving experience required. All materials will be provided.
- Initiated discussions with Jr. Laker Volleyball coordinators regarding the potential return of the program. Unfortunately, due to lack of gym availability, this program will not be offered Winter 2026.
- Movie Night at Island Beach was rescheduled to Friday, October 10 from Wednesday, August 20 and was well attended. Over 75 participants enjoyed the crisp and slightly breezy evening and watched Moana 2.
- Starting planning events for the United States Semi quincentennial.
- Attended the following JIF webinars – Special Event Management, Playground Safety Inspections, and Disaster Management.

Upcoming Events

- Mon, Nov 3 - Intro to Pyrography Classes
- Holiday Porch/Door Decorating Contest – Nov 14-Dec 15 submission window
- Sat-Sun, Dec 6-7 – Gingerbread Wonderland at ML Library
- Sun, Dec 7 – Annual Tree Lighting
- Wed, Dec 10 – Intro to Pyrography Classes
- Sun, Dec 14 – Menorah Lighting
- March 2026 – Astronomy event
- March 2026 – Egg Hunt

Monthly Meetings

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

Ongoing tasks

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



BOROUGH of MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

OFFICE OF THE TAX COLLECTOR

To: Mayor & Borough Council
From: Monika Strama, Tax Clerk
Date: November 20th, 2025

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

TAXES YEAR 2024	\$ 6,461.74
TAXES YEAR 2025	\$ 2,711,593.57
TAXES - INTEREST	\$ 7,255.73
COST of SALE	\$ 238.20
TAXES YEAR 2026	\$ 17,562.39
WATER YEAR 2024	\$ 2,761.43
WATER YEAR 2025	\$ 120,823.13
WATER - INTEREST	\$ 2,168.48
SEWER YEAR 2024	\$ 1,242.53
SEWER YEAR 2025	\$ 83,951.70
SEWER - INTEREST	\$ 2,129.68
TOTAL CASH RECEIPTS AS OF 10/31/2025	\$ 2,956,188.58

Respectfully submitted,

Monika Strama
Tax Clerk