



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
DECEMBER 8, 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	<u>Present</u>	<u>Absent</u>		<u>Present</u>	<u>Absent</u>
Cannon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tsai	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Howley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Muilenburg	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Menard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barnett	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheikh	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

FLAG SALUTE

Mayor Barnett led the salute to the flag.

EXECUTIVE SESSION

There was no executive session.

COMMUNITY ANNOUNCEMENTS

Mayor Barnett announced the following: The Borough Christmas tree lighting was a success and thanked the Recreation Commission, Recreation Director, School Choir, School Brass Band, Hapgoods Restaurant, and the Fire and Police Departments for all their hard work. The annual menorah lighting will be held on December 14th at 5 pm at Kaufmann Park.

SPECIAL PRESENTATIONS

There were no special 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.

George Jackson questioned the Borough's prospective affordable housing obligation, including whether it applies to all affordable housing rounds and whether the affordable housing overlay zoning standards are based on gross acres or developable acres. He also suggested extending the existing OL2 overlay zoning regulations to the property at 49 Bloomfield Avenue.

Cynthia Korman requested clarification from the Borough Attorney regarding the statements "the adjustment will increase the affordable housing set-aside to 20%" and "only apply to the existing set-aside properties" as referenced in the Attorney's Report Memo. She also identified a typographical error in the second *Whereas* clause of the Fair Share Housing Settlement Agreement, noting that it should reflect a Present Need of 0 units and a Prospective Need of 190 units.



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Borough Attorney Oostdyk acknowledged the error identified by Ms. Korman and agreed to make the correction. He also advised the following: The 25% Affordable Housing Unmet Need obligation applies only to the Fourth Round. The proposed overlay zoning at 49 Bloomfield Avenue will be more restrictive than the existing OL2 zoning. Affordable housing calculations are based on gross acres.

Mayor Barnett thanked Borough Attorney Oostdyk and Borough Planner Liz Leheny for their work on affordable housing.

ATTORNEY'S REPORT

Borough Attorney Oostdyk provided an overview of the proposed settlement (Resolution 171-25) with Fair Share Housing regarding the Borough's Fourth Round Affordable Housing Plan. The Fourth Round Affordable Housing legislation requires that even if a municipality receives a Vacant Land Adjustment, it must still plan for 25% of its unmet need. Attorney Oostdyk outlined the mechanisms to address the Borough's Unmet Need, which includes modifying the Borough's existing affordable housing overlay zones to increase density by two additional units per acre and applying a 20% affordable housing set-aside. Also, 49 Bloomfield Avenue will be designated as a new overlay zone to support compliance. Attorney Oostdyk advised that the Borough's deadline to implement the housing plan is March 15, 2026. To comply with the settlement terms, Attorney Oostdyk stated that the Borough will need to amend the current Fourth Round Affordable Housing Ordinance and rezone the 49 Bloomfield Avenue property accordingly.

MANAGER'S REPORT

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

Manager Stern advised that the new solid waste vendor is willing to provide weekly bulk pickup service. The Council will discuss this in the future to determine whether they would like to make this change.

RESOLUTIONS

R171-25, Authorizing the Execution of a Settlement Agreement with the Fair Share Housing Center Concerning the Borough's Fourth Round Affordable Housing Plan

Resolution was amended to change wording of resolution.

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

ORDINANCES TO INTRODUCE

There were no ordinances to introduce.

ORDINANCES TO ADOPT

There were no ordinances to adopt.

***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.



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***RESOLUTIONS**

- a. R172-25, Authorizing the Payment of Bills
- b. R173-25, Authorizing the Transfer of Current Fund Appropriations
- c. R174-25, Authorizing Emergency Contracting for Emergency Rehabilitation of Water Supply Well No. 3 Pursuant to N.J.S.A. 40A:11-6
- d. R175-25, Reappointing Cara Fox as Borough Clerk and Municipal Registrar
- e. R176-25, Authorizing the Renewal of North Jersey Municipal Employee Benefits Fund
- f. R177-25, Authorizing the Submission of an Application to the New Jersey Department of Community Affairs Local Recreation Improvement Grant Program for Improvements to the Boulevard Trolley Path Phase Three
- g. R178-25, Authorizing the Award of Contract for the Collection, Removal, and Disposal of Solid Waste, Bulk Waste, and Designated Recyclables

***APPROVAL OF MINUTES**

11/24/25 (Regular)

***BOARD, COMMITTEE AND COMMISSION APPOINTMENTS**

***Approval of the Consent Agenda**

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

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

Health Commission – Councilmember Tsai reported the following: Morris County West Nile virus activity has been noted, though it is not considered a concern at this time. Nursing homes experienced an uptick in COVID-19 cases and schools reported an increase in flu cases. Streetlight outages remain an ongoing concern, with information on how to report outages to be included in an upcoming Borough email blast.

PUBLIC COMMENT

Mayor Barnett opened the meeting to the public.

There was no one from the public wishing to speak.



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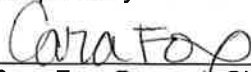
NEXT STEPS AND PRIORITIES

There were no next steps or priorities

ADJOURNMENT at 6:44P.M.

Motion made by Councilmember Menard, second by Councilmember Cannon to adjourn the meeting at 6:44p.m., with all members in favor signifying by "Aye".

Respectfully Submitted,



Cara Fox, Borough Clerk



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Mitchell Stern
Borough Manager
mstern@mtnlakes.org

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

TO: Honorable Mayor and Borough Council
SUBJ: Manager's Report for the Borough Council meeting of December 8, 2025
CC: Robert Oostdyk, Borough Attorney

Solid Waste Contract

Our current three-year contract expires December 31, 2025. Accordingly, bids were solicited for a new contract term. On November 25th, bids were received from Suburban Disposal, Inc. and B&B Disposal, LLC. Bid options included three-year and five-year terms, along with options related to ownership of recyclables and disposal services for our schools. As reflected in the attached analysis prepared by the Borough Engineer, B&B Disposal was the low bidder by a significant margin.

The bid documents were reviewed and found acceptable by the Borough Attorney. The Borough Engineer and I agree that the five-year option provides stability along with very favorable rates.

Most notably, by the final year of the contract (2030), the Borough's annual fee to B&B Disposal is still projected to be lower than the 2025 fee paid to Suburban Disposal:

- 2025 Suburban Disposal: \$856,000
- 2026 B&B Disposal: \$730,000 (\$126,000 / 14.7% decrease)
- 2030 B&B Disposal: \$786,000 (\$70,000 / 8.18% lower than 2025 Suburban)

A second important note: the savings to our schools over the next five years exceeds \$400,000.

Changes to Solid Waste Contract

The new agreement will result in the following changes to the current pickup schedule and routine:

- Five-day-per-week schedule. The successful bidder chose not to offer an alternative.
- Trash-first routing. Trash will be picked up first. Once trash pickup has been completed for the route, the truck will return for recycling material.



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

SUBJ: Manager's Report for the Borough Council meeting of December 8, 2025

PAGE: 2 of 2

- Bulk pickup decision point. There is an opportunity for the vendor to pick up bulk trash weekly along with the household trash pickup rather than once per quarter. As with the current bulk pickup, bulk material will need to be brought to the curb. Regular trash and recycling material will continue to be picked up home side. Borough Council will need to decide whether to maintain the quarterly bulk pickup routing or move to weekly bulk pickup.

A resolution is included on the meeting agenda authorizing the execution of a five-year agreement with B&B Disposal.

Annual DCA Local Recreation Grant

The NJ Department of Community Affairs has announced the opening of the 2026 annual grant opportunity. As with the last two grant announcements, I will work with the Borough Engineer on a request for funding for phase 3 (and hopefully the final phase) of upgrading the Boulevard Trolley Path. Included in our meeting agenda is a resolution that is required to be submitted along with the grant application.

Station Restaurant Improvements

Work is beginning on improvements to the building. The owners of the restaurant have been, and will continue to be, included in communications and decisions regarding scheduling.

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

Mitchell

**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 December 8, 2025.

Cara Fox, Borough Clerk

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

**MEDIATION AGREEMENT BEFORE THE AFFORDABLE HOUSING DISPUTE
RESOLUTION PROGRAM**

In the Matter of the Application of the Borough of Mountain Lakes, County of Morris
Docket No. MRS-L-244-25

WHEREAS, the Borough of Mountain Lakes (the “Borough” or “Mountain Lakes”) having filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the “Program”) and a declaratory judgment action pursuant to N.J.S.A. 52:27D-301 et. seq. (the “Fair Housing Act”) on January 28, 2025; and

WHEREAS, the Court entered an order on May 2, 2025 setting the Borough’s Fourth Round fair share obligations as a Present Need of 0 units and a Prospective Need of 190 units, which no party appealed, and ordering the Borough to file a Housing Element and Fair Share Plan (“HEFSP”) by June 30, 2025; and

WHEREAS, the Borough having filed its HEFSP on June 24, 2025 (“Adopted HEFSP”); and

WHEREAS, Fair Share Housing Center (“FSHC”) having filed a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Borough’s HEFSP on August 31, 2025; and

WHEREAS, the Borough and FSHC have agreed to amicably resolve the issues set forth in the challenge through this mediation agreement and present this agreement for review by the Program and referral to the Mount Laurel judge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) and Administrative Directive #14-24, which if approved will result in a compliance certification for the Borough for the Fourth Round;

THEREFORE, the Borough and FSHC agree:

Fair Share Obligations

1. The Borough's Present Need or Rehabilitation Obligation is 0, the Borough's Prior Round Obligation (1987-1999) was 80, the Borough's Third Round Obligation (1999-2025) was 271, the Borough's Fourth Round Prospective Need (2025-2035) is 190.

Satisfaction of Fair Share Obligations

2. The Borough has no Present Need obligation.
3. The Borough's Prior Round realistic development potential ("RDP") was 18 Units and was met by the following mechanisms:
Inclusionary Zoning Fusee Site – 6
Regional Contribution Agreement (City of Orange) 12
4. The Borough's Third Round RDP was 17 and was met with the following mechanisms yielding 20 credits all built:
Inclusionary Zoning Fusee Site – 2
Inclusionary Zoning King of Kings /Enclave – 6
Medicaid Beds Sunrise – 4
Additional Site 367 Bloomfield Avenue– 4 plus 4 rental bonus credits
Unmet need mechanisms: Mandatory set aside, 3 additional credits, overlay zoning portion of Route 46
5. The Borough's Fourth Round Realistic Development Potential (RDP) is zero. Mechanisms to address unmet, including the 25% requirement through redevelopment:
 - a. The Borough agrees to continue to implement overlay zoning as described in Table 22 on Page 24 of the June 24, 2025 Housing Element and Fair Share Plan, but agrees to increase the permitted density on the existing Route 46 overlay zone from 14 to 16 units per acre. Requiring a 20% set aside rather than the 15% option.

- b. The Borough has agreed to create an additional overlay zone on Block 118.04, Lot 1(49 Bloomfield Avenue) as described on Page 26 of the June 24, 2025 Housing Element and Fair Share Plan.

Unit Type and Income Distribution Requirement

6. The Borough and FSHC agree that the Borough's HEFSP as presented above satisfies the unit type and income distribution requirement standards set forth in P.L. 2024, c. 2, (including but not limited to N.J.S.A. 52:27D-311(l), N.J.S.A. 52:27D-211(l), N.J.S.A. 52:27D-311(l), N.J.S.A. 52:27D-329.1) and that the Borough shall maintain satisfaction with such requirements for the Fourth Round. All new construction units shall be adaptable in conformance with P.L.2005, c.350/N.J.S.A. 52:27D-311(a) and (b), and all other applicable law. All Prior Round and Third Round compliance shall continue to meet with the applicable percentages and standards for bonuses, family and senior housing, rental and family rental, very low-income units, and adaptability set forth in any prior settlement agreement between FSHC and the Borough, statutory requirements, and the Prior Round and Third Round regulations.
7. In all developments that produce affordable housing, the Borough and FSHC agree that, unless varied by a prior court order of the trial court, the below terms shall apply:
 - a. All of the affordable units shall fully comply with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1, et seq. ("UHAC"), including but not limited to the required bedroom and income distribution, length of affordability controls, and phasing of affordable units.
 - b. The applicability of the updated form of UHAC versus the prior form of UHAC shall be as set forth in the statute and most current form of UHAC adopted by

HMFA. Any terms of a prior agreement, judgment, or grant of substantive certification as to prior round of obligations modifying UHAC as to affordability controls longer than the now current regulations or as to very low-income units shall remain in effect as to those prior rounds of obligations.

- c. The Borough agrees that in order to meet the low-income and very low-income requirement of the Fair Housing Act, it shall adopt an ordinance requiring for all affordable housing developments in its HEFSP that 50 percent of the affordable units within each bedroom distribution shall be required to be for low-income households earning 50 percent or less of the regional median income, including 13 percent of the affordable units within each bedroom distribution shall be required to be for very low-income households earning 30 percent or less of the regional median income.
- d. The Borough agrees to review its Affordable Housing Ordinance and other ordinances to ensure that it complies with the most up to date requirements of UHAC and revise those ordinances accordingly as part of its Fourth Round HEFSP and implementing ordinances.
- e. The affordable units shall be affirmatively marketed in accordance with UHAC and applicable law. The affirmative marketing shall include posting of all affordable units on the New Jersey Housing Resource Center website in accordance with applicable law. The affirmative marketing plan shall include the community and regional organizations shown in the draft affirmative marketing plan attached as Appendix K in the Housing Element and Fair Share Plan.

Process for Approval and Implementation

8. Pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) and Administrative Directive #14-24, the municipality and FSHC recognize that the Program and/or county level housing judge must still review this agreement and the resulting HEFSP and implementing ordinances and resolutions for compliance with the Fair Housing Act prior to issuing a compliance certification, as follows:

- a. The Borough and FSHC shall present this mediation agreement to the Program member for review upon full execution by both parties.
- b. The Program Member shall review the agreement and if satisfied with compliance with the Fair Housing Act shall refer this matter to the Mount Laurel judge for review and entry of certification of compliance, conditioned on adoption of all implementing ordinances and resolutions.
- c. The Borough shall adopt all implementing ordinances and resolutions no later than March 15, 2026, including but not limited to the outstanding items identified in the next paragraph. No later than 48 hours after adoption or March 15, 2026, whichever is sooner, the Borough shall file the information required by Paragraph 9 and any other adopted ordinances and resolutions on eCourts.
- d. No later than April 15, 2026, the Borough and FSHC shall provide via filing on eCourts a form of consent order granting final compliance certification for the Court's review or identify any remaining issues of compliance that may be disputed at which point the court shall schedule a conference to review any such areas.
- e. Both parties agree to implement the terms of this Agreement. If the Program, county level housing judge, or any appellate court rejects this Agreement, the parties reserve their right to rescind any action taken in anticipation of the Program's

approval and return to status quo ante. All parties shall have an obligation to fulfill the intent and purpose of this Agreement, unless to do so would be inconsistent with the final, unappealable adjudication of any Program or court ruling or judgment. The terms of this agreement may be enforced through an enforcement motion in this declaratory judgment or a separate action before the Program or the Superior Court, Law Division.

9. The Borough and FSHC agree that following conditions remain to be met prior to March 15, 2026 as conditions of compliance certification, and that the municipality shall provide these documents to FSHC in draft form for comment by January 1, 2026:
 - a. The Borough will adopt a Fourth Round Spending Plan in accordance with P.L. 2024, c. 2 and the forthcoming regulations at N.J.A.C. 5:99. The Borough agrees to provide a draft of the Spending Plan to FSHC by February 1, 2026.
 - b. The Borough will update and adopt its affordable housing ordinance, development fee ordinance, affirmative marketing plan, and other administrative documents in accordance with the forthcoming regulations at N.J.A.C. 5:80-26.1, et seq., and N.J.A.C. after they are adopted and before March 15, 2026. The Borough agrees to provide a draft of the aforementioned documents to FSHC by February 1, 2026.
10. The Borough and FSHC recognize that substantial changes in circumstances affecting the Borough's RDP are possible pursuant to the holding in *Fair Share Housing Center v. Cherry Hill*, 173 N.J. 393, (2002) and related law. In the event such a substantial changed circumstance occurs, the Borough shall have one hundred twenty (120) days to present to the trial court and FSHC a plan to address such change in circumstances on notice and opportunity to be heard from FSHC. The Borough agrees that any additional RDP

generated due to changed circumstances must be addressed in a manner that is consistent with controlling law.

11. The Borough's Compliance Certification shall be subject to required ongoing monitoring as follows:

- a. The Borough by February 15, 2026, and annually, agrees to electronically enter data into the AHMS system of the Department of Community Affairs of a detailed accounting of all development fees and any other payments into its trust fund that have been collected including residential and non-residential development fees, along with the current balance in the municipality's affordable housing trust fund as well as trust funds expended, including purposes and amounts of such expenditures, in the previous year from January 1st to December 31st.
- b. The Borough by February 15, 2026, and annually, agrees to electronically enter data into the AHMS system of the Department of Community Affairs of up-to-date municipal information concerning the number of affordable housing units actually constructed, construction starts, certificates of occupancy granted, and the start and expiration dates of deed restrictions. With respect to units actually constructed, the information shall specify the characteristics of the housing, including housing type, tenure, affordability level, number of bedrooms, date and expiration of affordability controls, and whether occupancy is reserved for families, senior citizens, or other special populations.
- c. For the midpoint realistic opportunity review as of July 1, 2030, pursuant to N.J.S.A. 52:27D-313, the Borough or other interested party may file an action through the Program seeking a realistic opportunity review and shall provide for

notice to the public, including a realistic opportunity review of any inclusionary development site as set forth in the adopted HEFSP that has not received preliminary site plan approval prior to the midpoint of the 10-year round. Any such filing shall be through eCourts or any similar system set forth by the Program with notice to any party that has appeared in this matter.

12. This Agreement may be executed in counterparts, all of which together shall constitute the same agreement, and any exhibits or schedules attached hereto shall be hereby made a part of this Agreement. This Agreement shall not be modified, amended or altered in any way except by a writing signed by each of the parties. Each party acknowledges that each has entered into this Agreement on its own volition without coercion or duress after consulting with its counsel, that each signatory is the proper person and possesses the authority to sign the Agreement, and that this Agreement was not drafted by any one of the parties, but was drafted, negotiated and reviewed by all parties, therefore, the presumption of resolving ambiguities against the drafter shall not apply. Unless otherwise specified, it is intended that the provisions of this Agreement are to be severable. The validity of any article, section, clause or provision of this Agreement shall not affect the validity of the remaining articles, sections, clauses or provisions hereof. If any section of this Agreement shall be adjudged by a court to be invalid, illegal, or unenforceable in any respect, such determination shall not affect the remaining sections. No member, official or employee of the municipality shall have any direct or indirect interest in this Agreement, nor participate in any decision relating to the Agreement, which is prohibited by law, absent the need to invoke the rule of necessity.

On behalf of the Borough of Mountain Lakes:

On behalf of Fair Share Housing Center:

Date:

Date:

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

RESOLUTION 172-25

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 December 8, 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 December 8, 2025.

Cara Fox
Cara Fox, Borough Clerk

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

List of Bills - Claims/Clearing Checking Account

Meeting Date: 12/08/2025 For bills from 11/21/2025 to 12/04/2025

Check#	Vendor	Description	Payment	Check Total
ACH	2426 - AGL WELDING SUPPLY CO.	PO 30428 DPW - EQUIPMENT & TOOLS - BLANKET	95.10	95.10
26267	3861 - AMAZON CAPITAL SERVICES	PO 31628 CLERK: ORDER# 111-1824442-3546634	28.49	
		PO 31668 POLICE: ORDER# 111-3079071-3025841	199.99	
		PO 31671 CLERK: ORDER# 111-9583161-4245069	87.26	
		PO 31679 POLICE: ORDER# 111-5254754-6854655	19.99	335.73
26268	3861 - AMAZON CAPITAL SERVICES	PO 31692 RECREATION: ORDER# - MULTIPLE	154.40	154.40
ACH	189 - ANCHOR ACE HARDWARE	PO 31744 POLICE: HARDWARE SUPPLIES - NOVEMBER	41.45	41.45
ACH	189 - ANCHOR ACE HARDWARE	PO 31752 DPW - ANCHOR ACE NOV 2025 ACCT# 10027 AN	214.03	
		PO 31752 DPW - ANCHOR ACE NOV 2025 ACCT# 10027 AN	420.99	635.02
26269	102 - ANDERSON & DENZLER ASSOC., INC	PO 31759 NOVEMBER 2025 PROFESSIONAL SERVICES	4,004.70	
		PO 31759 NOVEMBER 2025 PROFESSIONAL SERVICES	1,986.60	
		PO 31759 NOVEMBER 2025 PROFESSIONAL SERVICES	189.20	
		PO 31759 NOVEMBER 2025 PROFESSIONAL SERVICES	2,741.80	8,922.30
ACH	2793 - AP CERTIFIED TESTING, LLC	PO 31595 WATER DEPARTMENT - DEPARTMENT SUPPLIES	8,874.15	8,874.15
ACH	2793 - AP CERTIFIED TESTING, LLC	PO 31698 WATER DEPARTMENT - DEPARTMENT SUPPLIES	257.76	257.76
ACH	3957 - ATLANTIC COAST RECYCLING	PO 30792 SOLID WASTE - RECYCLING - 2025 - BLANKET	938.29	938.29
ACH	320 - BRENT MATERIAL COMPANY	PO 31400 WATER DEPT: PRV Rebuild kit (Lakeland L	764.30	764.30
26270	4368 - BUY WISE AUTO PARTS, INC.	PO 30639 DPW - VEHICLE REPAIR & MAINTENANCE - BLA	39.48	
		PO 31492 POLICE: VEHICLE REPAIRS - 25-03	181.68	
		PO 31721 POLICE: VEHICLE REPAIR - 2022 FORD POLI	82.01	303.17
26271	3650 - CARA FOX	PO 31732 REIMBURSEMENT CELL PHONE & LEAGUE OF MUN	522.37	522.37
ACH	4135 - CGP&H, LLC	PO 31713 JUNEJULY/OCTOBER 2025 PROFESSIONAL SERVI	513.50	513.50
ACH	2196 - CHRISTINA WHITAKER	PO 30334 2025 QUATERLY HEALTH BENEFITS REIMBURSEM	679.70	679.70
ACH	4090 - CLEAN MAT SERVICES, LLC	PO 30750 2025 FLOOR MAT SERVICE / DPW APR - DEC -	210.66	210.66
26272	2396 - COUNTY WELDING SUPPLY CO.	PO 30429 DPW - EQUIPMENT & TOOLS - BLANKET	36.00	36.00
ACH	506 - DAN COMO & SONS, INC	PO 31696 SOLID WASTE: LEAF/BRUSH REMOVAL - FALL -	3,500.00	
		PO 31696 SOLID WASTE: LEAF/BRUSH REMOVAL - FALL -	560.00	4,060.00
ACH	4170 - DEWBERRY ENGINEERS, INC	PO 29173 ENGINEERING SERVICES - WELL #4 - PROJECT	2,840.00	2,840.00
26273	3270 - EAGLE POINT GUN/T.J MORRIS & SONS	PO 31707 POLICE: AMMUNITION	1,738.85	1,738.85
26274	4790 - ERIC LU	PO 31714 WOODLANDS: REIMBURSEMENT	451.61	451.61
ACH	653 - GANNET NEW YORK/NEW JERSEY LOCALIQ	PO 30391 PLANNING/ZONING - 2025 ADVERTISING - BLA	35.03	35.03
26275	1379 - GARDEN CLUB OF MOUNTAIN LAKES	PO 31724 GARDEN CLUB OF MOUNTAIN LAKES - FINAL	2,500.00	2,500.00
ACH	876 - GARDEN STATE LABORATORIES, INC	PO 31695 WATER OPERATING - TREATMENT OF WELLS	288.00	288.00
ACH	876 - GARDEN STATE LABORATORIES, INC	PO 31697 WATER OPERATING - TREATMENT OF WELLS	144.00	144.00
ACH	4605 - GEESE CHASERS NORTH JERSEY, LLC	PO 30834 PARKS: 2025 GOOSE MANAGEMENT ANNUAL MAIN	1,175.00	1,175.00
ACH	4775 - GLOBAL INDUSTRIAL	PO 31717 POLICE DEPARTMENT ARMORY ROOM (DIVIDER W	4,228.26	4,228.26
ACH	196 - GRIFFITH-ALLIED TRUCKING, LLC	PO 31718 DPW - UNLEADED GASOLINE - MCCPC CONTRACT	1,345.51	1,345.51
ACH	196 - GRIFFITH-ALLIED TRUCKING, LLC	PO 31746 DPW - UNLEADED GASOLINE - MCCPC CONTRACT	961.44	961.44
ACH	3991 - GRM INFORMATION MANAGEMENT SERVICES	PO 30749 2025 ARCHIVE STORAGE ACCT 01QA0220 - 20	167.74	167.74
26276	4055 - HOFFMAN SERVICES, INC	PO 31720 DPW - SAFETY EQUIPMENT - CO-OP # 65MCESC	1,700.00	1,700.00
26277	911 - HOME DEPOT CREDIT SERVICES	PO 31276 DPW - DEPARTMENT SUPPLIES - BLANKET - 18	160.35	
		PO 31284 DPW - BUILDING MAINTENANCE - BLANKET - 1	172.41	
		PO 31478 WATER OPERATING / S&R - BLANKET - 18-FLE	82.50	
		PO 31478 WATER OPERATING / S&R - BLANKET - 18-FLE	23.19	438.45
26278	911 - HOME DEPOT CREDIT SERVICES	PO 31596 DPW & BOROUGH - HOLIDAY DECORATIONS	1,218.02	
		PO 31646 SUPPLIES FOR COMMEMORATIVE BENCHES	182.97	
		PO 31681 WATER OPERATING - DEPARTMENTAL SUPPLIES	281.25	
		PO 31712 DPW - DEPARTMENT SUPPLIES - BLANKET - 18	68.74	1,750.98
26279	4507 - INFINITY FLOORS	PO 31587 DPW - CARPETING FOR OFFICES	2,505.00	2,505.00
26280	1027 - J&D SALES AND SERVICE, LLC	PO 31433 S & R: POWER WASHER REPAIR PARTS	159.63	159.63
26281	859 - JCP&L	PO 31694 M/A #200 000 020 764: BILL DATE: NOV 13,	235.93	
		PO 31711 STREET LIGHTING - 148/163 - OCT to NOV	4,499.59	
		PO 31723 MASTER ACCT#200 000 574 000/ BILL DATE:	74.38	4,809.90
26282	859 - JCP&L	PO 31733 MAST ACCT# 200 000 021 275 / BILL DATE:	8,951.52	
		PO 31758 M/A #200 000 054 011/ BILL DATE: NOVEMBE	572.11	9,523.63
26283	4301 - JENNIFER R. JACOBUS, TRUSTEE (FOR ABBAS)	PO 31742 2025 STATE TAX APPEAL - ABBAS - 48 GLEN	3,200.21	3,200.21
ACH	4319 - JMS PRINTING, LLC	PO 31676 PFOA LETTER - PRINTING, FOLDING & STUFFI	938.79	938.79
ACH	1090 - KENVIL POWER MOWER	PO 30643 DPW - EQUIPMENT REPAIR - BLANKET	71.82	71.82
ACH	1090 - KENVIL POWER MOWER	PO 31458 DPW - EQUIPMENT REPAIR - BLANKET	393.76	393.76
ACH	4563 - LAURIE STEPPER	PO 31616 SPECIAL EVENTS SUPPLIES AND AWARDS AND T	136.30	136.30
26284	4145 - METRO ACCESS CONTROL, LLC	PO 31685 S&R - REPLACEMENT BARRIER ARMS	1,453.00	1,453.00
26285	1295 - MORRIS COUNTY MUNICIPAL UTILITIES	PO 31673 SOLID WASTE DISPOSAL - OCT 2025	15,654.85	15,654.85
26286	1309 - MORRIS CTY TAX COLL/TREAS ASSN	PO 31731 TAX COLLECTOR: CHRISTMAS LUNCHEON - MONI	40.00	40.00
26287	1311 - MORRIS CTY TREASURER	PO 31057 MORRIS COUNTY COMMUNICATIONS DISPATCH SE	26,447.42	26,447.42
26288	3363 - MOUNTAIN LAKES BOARD OF EDUCATION	PO 31760 2025 GENERAL ELECTION FOOD - 11/4/2025	825.23	825.23
26289	1371 - MTN. LAKES BOARD OF EDUCATION	PO 31729 DEC 2025 MTN LAKES SCHOOL DISTRICT GENER	2,207,005.30	2,207,005.30
26290	4615 - NAPA AUTO PARTS	PO 31699 DPW - VEHICLE REPAIR & MAINTENANCE	79.98	79.98
26291	1553 - NEW JERSEY NATURAL GAS	PO 31693 NATURAL GAS: OCT to NOV 2025 SERVICE	1,782.98	1,782.98
ACH	2727 - ONE CALL CONCEPTS, INC.	PO 31023 ACCT# 12-BML / 2025 MAY - DECEMBER BLAN	274.00	274.00

List of Bills - Claims/Clearing Checking Account

Meeting Date: 12/08/2025 For bills from 11/21/2025 to 12/04/2025

Check#	Vendor	Description	Payment	Check Total
26292	2968 - OPTIMUM	PO 30758 DPW: 2025 INTERNET SERVICES ACCT# 07876-	12.94	12.94
26293	2968 - OPTIMUM	PO 30759 DPW: 2025 INTERNET SERVICES ACCT# 07876-	161.44	161.44
ACH	4632 - PERFORMANCE TROPHIES AND MEDALS, LLC	PO 31513 COMMEMORATIVE BENCH PLAQUE - DANIEL RAMO	106.91	106.91
26294	3113 - PHILLIPS PREISS GRYGIEL LEHENY KELLER, L	PO 31722 AFFORDABLE HOUSING: JULY/OCT 2025 PROFES	4,527.50	4,527.50
ACH	3888 - PLANET TECHNOLOGIES, INC	PO 31734 2025-2026 AOS-G AGREEMENT	9,461.76	9,461.76
ACH	3195 - POWER DMS, INC	PO 31715 POLICE: POLICE SOFTWARE 12/1/2025 to 11/	6,334.26	6,334.26
ACH	4776 - QUADIENT, INC	PO 31757 ADMIN: LEASE PAYMENT FOR POSTAGE MACHINE	512.55	512.55
26295	1821 - REED SYSTEMS, LTD.	PO 31572 DPW - SNOW REMOVAL	681.64	681.64
ACH	417 - RONALD CARROLL	PO 30336 2025 QUARTERLY HEALTH BENEFITS REIMBURSE	1,985.84	1,985.84
26296	4792 - SCOTT SCHLETT	PO 31701 REIMBURSEMENT FOR FINGERPRINTS	57.73	57.73
26297	285 - SHAWN BENNETT	PO 31710 POLICE: CONVENTION MISC REIMBURSEMENT FO	123.65	123.65
ACH	2470 - SKYLANDS AREA FIRE EQUIP & TRAINING	PO 31508 FIRE DEPT: TAGS	1,142.60	
		PO 31508 FIRE DEPT: TAGS	405.25	1,547.85
26298	2774 - STAPLES CONTRACT & COMMERCIAL, LLC	PO 31672 ADMIN: ORDER# 7669457036	527.53	
		PO 31672 ADMIN: ORDER# 7669457036	40.05	
		PO 31672 ADMIN: ORDER# 7669457036	606.26	1,173.84
26299	4578 - T-MOBILE	PO 30518 WATER: T-MOBILE ACCT - 999393642 - MONTH	31.35	31.35
26300	2555 - THE STATION AT MTN. LAKES, LLC	PO 31748 ADMIN: 2025 EMPLOYEE APPRECIATION LUNCHE	1,110.00	1,110.00
ACH	4591 - TIGRIS	PO 30765 LAKES MANAGEMENT: 2025 MARCH-DECEMBER SE	6,810.00	6,810.00
26301	881 - TMS, INC	PO 31756 ADMIN: 2025 DNS HOSTING / ACCT# GTI - DE	30.00	30.00
26302	603 - TOWNSHIP OF DENVILLE	PO 31725 4TH QTR 2025 SHARED MUNICIPAL COURT SERV	16,197.75	16,197.75
26303	4191 - TRANSUNION RISK & ALTERNATIVE DATA SOLUT	PO 31709 POLICE: 2025 OCTOBER - DATA SEARCH MISC.	175.00	
		PO 31743 POLICE: NOVEMBER 2025 DATA SEARCH MISC.	100.00	275.00
26304	1536 - TREAS, STATE OF NJ - D.O.H.	PO 31750 SEPTEMBER - NOVEMBER 2025 DOG LICENSE F	10.80	10.80
26305	2801 - TREE KING, INC	PO 30160 SHADE TREE - TREE REMOVAL / PRUNING - BL	19,250.00	19,250.00
26306	2801 - TREE KING, INC	PO 30994 SHADE TREE - TREE REMOVAL / PRUNING - MC	3,990.00	
		PO 31705 S & R - TREE REMOVAL - MCCPC CONTRACT #1	1,690.00	
		PO 31706 S & R - TREE REMOVAL - MCCPC CONTRACT #1	4,840.00	10,520.00
ACH	1736 - TWP OF PARSIPPANY - TROY HILLS	PO 30656 2025 SEWER MAINTENANCE CHARGES - APR - D	41,226.12	41,226.12
26307	2977 - UGI ENERGY SERVICES, INC.	PO 31700 CUST# J0001077, 1078, 1079 - MOUNTAIN LA	545.54	545.54
ACH	1062 - UNITED SITE SERVICES	PO 31702 PORTA JOHNS: NOV - DEC 2025 - CUST ID# A	389.34	389.34
26308	4587 - VERIZON	PO 30689 ADMIN: ACCT# 357-361-129-0001-26 - INTER	252.88	252.88
26309	832 - W.W. GRAINGER, INC	PO 31438 WATER DEPT: EQUIPMENT	294.73	294.73
26310	4177 - WEINER LAW GROUP, LLP	PO 31726 OCTOBER PROFESSIONAL SERVICES	600.00	600.00
26311	4791 - WELDON QUARRY CO LLC	PO 31704 WATER OPERATING - DEPARTMENTAL SUPPLIES	120.79	
		PO 31708 WATER OPERATING - DEPARTMENTAL SUPPLIES	638.41	759.20
26312	2182 - WEST CHESTER MACHINERY & SUPPLY CO.	PO 30647 DPW - SNOW REMOVAL - BLANKET	581.08	581.08
26313	4754 - WOODARD CREATIVE CARVINGS, LLC	PO 31703 HOLIDAY PHOTO OP BOARD	400.00	400.00
TOTAL				2,448,382.27

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-100-020	General Administration - Other Expenses	1,790.29			
01-201-20-120-020	Municipal Clerk - Other Expenses	1,223.35			
01-201-20-130-020	Finance Department - Other Expenses	40.05			
01-201-20-140-020	Computer Services - Other Expenses	9,744.64			
01-201-20-145-020	Tax Collector - Other Expenses	40.00			
01-201-20-165-020	Engineering Services - Other Expenses	2,741.80			
01-201-21-180-020	Planning Board - Other Expenses	600.00			
01-201-21-185-020	Board of Adjustment (Zoning) - OE	35.03			
01-201-23-220-020	Group Insurance Plans - Employee	2,665.54			
01-201-25-240-020	Police Department - Other Expenses	8,733.19			
01-201-25-250-020	Interlocal Svcs - MC Dispatch - OE	26,447.42			
01-201-25-251-020	Interlocal Svcs - Denville Court - OE	16,197.75			
01-201-25-265-020	Fire Department - Other Expenses	1,142.60			
01-201-26-290-020	Streets & Roads - Other Expenses	15,019.56			
01-201-26-300-020	Shade Tree Commission - Other Expenses	3,990.00			
01-201-26-305-020	Solid Waste - Other Expenses	20,652.46			
01-201-26-306-020	Recycling Tax	0.68			
01-201-26-310-020	Buildings & Grounds - Municipal Building	4,195.52			
01-201-26-315-020	Vehicle Repairs & Maint - Other Expenses	383.15			
01-201-27-337-020	Woodland Committee - Other Expenses	451.61			
01-201-28-370-020	Parks & Playgrounds - Other Expenses	690.70			
01-201-28-375-020	Maint of Parks (Beaches/Lakes) - OE	8,374.34			
01-201-31-435-020	Electricity - All Departments	808.04			

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-31-436-020	Electricity - Street Lighting	4,499.59			
01-201-31-437-020	Natural Gas	2,328.52			
01-201-31-440-020	Telecommunications	240.00			
01-201-31-447-020	Petroleum Products (Gasoline)	2,306.95			
01-203-26-300-020	(2024) SHADE TREE COMMISSION - O/E		19,250.00		
01-207-55-000-000	Local School Taxes Payable			2,207,005.30	
01-260-05-100	Due to Clearing			0.00	2,364,798.29
01-275-55-000-000	Reserve for Tax Appeals			3,200.21	
TOTALS FOR	Current Fund	135,342.78	19,250.00	2,210,205.51	2,364,798.29
04-215-55-999-000	2024 CAPITAL ORDINANCE 3-24			4,228.26	
04-215-56-801-000	2024 CAPITAL ORDINANCE 7-24			2,840.00	
04-215-56-803-000	2025 Capital Ordinance - 8-25			4,409.95	
04-260-05-100	Due to Clearing			0.00	11,478.21
TOTALS FOR	General Capital	0.00	0.00	11,478.21	11,478.21
05-201-55-520-520	Water Operating - Other Expenses	24,689.13			
05-260-05-100	Due to Clearing			0.00	24,689.13
TOTALS FOR	Water Operating	24,689.13	0.00	0.00	24,689.13
07-201-55-520-520	Sewer Operating - Other Expenses	42,017.23			
07-260-05-100	Due to Clearing			0.00	42,017.23
TOTALS FOR	Sewer Operating	42,017.23	0.00	0.00	42,017.23
13-260-05-100	DUE TO CLEARING			0.00	10.80
13-295-56-000-000	DOG LICENSE FEES-DUE STATE NJ			10.80	
TOTALS FOR	Animal Trust	0.00	0.00	10.80	10.80
20-260-05-100	Due to Clearing			0.00	5,041.00
20-300-60-000-000	Reserve for Affordable Housing			5,041.00	
TOTALS FOR	Affordable Housing	0.00	0.00	5,041.00	5,041.00
33-260-05-100	Due to Clearing			0.00	347.61
33-600-00-090-000	Recreation Trust Reserves			347.61	
TOTALS FOR	Recreation Trust	0.00	0.00	347.61	347.61

Total to be paid from Fund 01 Current Fund 2,364,798.29
 Total to be paid from Fund 04 General Capital 11,478.21
 Total to be paid from Fund 05 Water Operating 24,689.13
 Total to be paid from Fund 07 Sewer Operating 42,017.23
 Total to be paid from Fund 13 Animal Trust 10.80
 Total to be paid from Fund 20 Affordable Housing 5,041.00
 Total to be paid from Fund 33 Recreation Trust 347.61

2,448,382.27

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

Meeting Date: 12/08/2025 For bills from 11/21/2025 to 12/04/2025

Check#	Vendor	Description	Payment	Check Total
5469	102 - ANDERSON & DENZLER ASSOC., INC	PO 31728 OCT 2025 PROFESSIONAL SERVICES - ESCROW	1,197.05	1,197.05
5470	4177 - WEINER LAW GROUP, LLP	PO 31730 OCT 2025 PROFESSIONAL SERVICES - ESCROW	45.00	45.00
TOTAL				1,242.05

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
17-101-01-001-002	Escrow - Developers - Checking			0.00	1,242.05
17-500-00-091-422	DUSKO JOLDZIC			156.45	
17-500-00-091-429	ALEXANDRA ALBERTI - 12 REYNOLD ROAD			1,040.60	
17-500-00-091-431	RUSSELL SPEEDER'S CAR WASH OF NJ, LLC.			45.00	
TOTALS FOR	Developer's Escrow	0.00	0.00	1,242.05	1,242.05

Total to be paid from Fund 17 Developer's Escrow

1,242.05

1,242.05

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

RESOLUTION 173-25

RESOLUTION AUTHORIZING THE TRANSFER OF CURRENT FUND APPROPRIATIONS

WHEREAS, there were excess appropriations to the 2025 Appropriation Budget for the Current Fund; and

WHEREAS, other appropriations are insufficient to meet current needs.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, in the County of Morris and State of New Jersey that, as authorized by N.J.S.A. 40A:4-58, the Chief Financial Officer (CFO) is hereby authorized and directed to make the following transfers:

Transfer Direction	Account Number	Account Description	Transfer Amount
From	01-201-20-100-001	General Administration - Salary & Wage	(10,000.00)
From	01-201-22-195-001	Uniform Construct Code - Salary & Wage	(7,000.00)
From	01-201-20-100-051	General Admin - OE - HR Program	(5,134.00)
From	01-201-20-145-001	Tax Collector - Salary & Wage	(5,000.00)
From	01-201-21-185-021	BOA Zoning - OE - Legal	(3,300.00)
From	01-201-28-370-056	Parks & Playgds - OE - HR Program	(3,267.00)
From	01-201-25-240-037	Police - OE - Vehicle Lease/Purchase	(2,500.00)
From	01-201-26-315-024	Vehicle Repairs & Maint - OE - Fire	(2,419.00)
From	01-201-26-290-027	Streets & Roads - OE - Uniform Repl/Rent	(2,250.00)
From	01-201-26-290-035	Streets & Roads - OE - Traffic Line Stri	(2,250.00)
From	01-201-26-305-044	Solid Waste - OE - Recycling Expenses	(2,250.00)
From	01-201-20-120-021	Municipal Clerk - OE - Office Supplies	(325.00)
To	01-201-20-150-001	Tax Assessor - Salary & Wage	10.00
To	01-201-27-330-011	Board of Health - S&W - Secretary	10.00
To	01-201-20-120-001	Municipal Clerk - Salary & Wage	325.00
To	01-201-25-266-001	Fire Department - Safety - Salary & Wage	1,250.00
To	01-201-21-180-001	Planning Board - Salary & Wage	3,300.00
To	01-201-21-185-001	Board of Adjustment (Zoning) - S&W	3,300.00
To	01-201-20-130-001	Finance Department - Salary & Wage	6,000.00
To	01-201-25-240-011	Police - F/T Officers	7,500.00
To	01-201-28-370-005	Recreation - Director	9,000.00
To	01-201-22-196-001	Code Enforcement - Salary & Wage	15,000.00

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 December 8, 2025.

Cara Fox
Cara Fox, Borough Clerk

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
RESOLUTION 173-25
BUDGET TRANSFERS 2025
EXPLANATION OF TRANSFERS

Current Fund Budget:

Funds Available – Transfer FROM

General Administration S&W – \$10,000.00 – Calculation of budget needs did not apply the same allocation rules that exist in the PrimePoint system, resulting in an excess that can be used for transfers.

Uniform Construction Code S&W – \$7,000.00 – Calculation of budget needs did not apply the same allocation rules that exist in the PrimePoint system, resulting in an excess that can be used for transfers.

General Administration OE – HR Program – \$5,134.00 – Budgeted appropriation that is not needed as it was related only to 2024.

Tax Collector S&W – \$5,000.00 – Additional appropriations exist for transfer due to lower than anticipated needs related to consultants/part time services.

BOA Zoning OE – Legal – \$3,300.00 – Best practice to have transfers be within the same department where possible.

Parks & Playgrounds OE – HR Program – \$3,267.00 – Budgeted appropriation that is not needed as it was related only to 2024.

Vehicle Repairs & Maintenance OE – Fire – \$2,419.00 – Best practice to have transfers be within the same department where possible. Transfer covers the need for Fire S&W as well as additional needs in other departments.

Streets & Roads OE – Uniforms – \$2,250.00 – Excess appropriations available for transfer to cover the needs of other departments.

Streets & Roads OE – Traffic Line Striping – \$2,250.00 – Excess appropriations available for transfer to cover the needs of other departments.

Solid Waste OE – Recycling Expenses – \$2,250.00 – Excess appropriations available for transfer to cover the needs of other departments.

Clerk OE – Office Supplies – \$325.00 – Best practice to have transfers be within the same department where possible.

Funds Needed – Transfer TO

Tax Assessor S&W – \$10.00 – Calculation of budget needs did not account for rounding that occurs in the PrimePoint system, resulting in a slight shortfall needing a budget transfer.

Board of Health S&W – \$10.00 – Calculation of budget needs did not account for rounding that occurs in the PrimePoint system, resulting in a slight shortfall needing a budget transfer.

Municipal Clerk S&W – \$325.00 – Calculation of budget needs did not apply the same allocation rules that exist in the PrimePoint system, resulting in a slight shortfall needing a budget transfer.

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

RESOLUTION 174-25

**RESOLUTION AUTHORIZING EMERGENCY CONTRACTING FOR EMERGENCY REHABILITATION OF WATER
SUPPLY WELL NO. 3 PURSUANT TO N.J.S.A. 40A:11-6**

WHEREAS, the Borough of Mountain Lakes ("Borough") owns and operates a public water supply system, including Water Supply Well No. 3 ("Well 3"), which is necessary to protect the public health, safety, and welfare; and

WHEREAS, Well 3 has experienced a significant loss of operational capacity requiring it to be taken out of service, and the Borough must undertake emergency redevelopment/rehabilitation work to restore the Well to service as promptly as possible; and

WHEREAS, the Borough's consulting hydrogeologist, SME-UHL, has provided an emergency proposal/estimate for (i) drilling contractor services by Samuel Stothoff Co., Inc. (Flemington, NJ) in the amount of \$49,620.00, and (ii) professional hydrogeologic services by SME-UHL in the amount of \$12,233.00;

WHEREAS, N.J.S.A. 40A:11-6 authorizes emergency contracting without public advertising for bids when an emergency affecting the public health, safety or welfare requires the immediate delivery of goods or performance of services; and

WHEREAS, the Chief Financial Officer has certified (or will certify prior to award) the availability of funds for this emergency work, and/or that funds will be made available through lawful budgetary action.

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

1. **Emergency Finding.** The Governing Body hereby finds and declares that an emergency affecting the public health, safety and welfare exists requiring immediate action to rehabilitate Water Supply Well No. 3.
2. **Authorization.** Pursuant to N.J.S.A. 40A:11-6 and implementing regulations, the Borough's Contracting Agent/Qualified Purchasing Agent is authorized to negotiate and award emergency contracts without public advertising for bids and bidding as necessary to address the emergency conditions associated with Well 3.
3. **Amounts Not to Exceed.** The emergency contracts authorized herein may include:
 - a. Samuel Stothoff Co., Inc. (drilling contractor services): not to exceed \$49,620.00;
 - b. SME-UHL (professional hydrogeologic services/oversight): not to exceed \$12,233.00.
4. **Compliance and Documentation.** All emergency procurement actions shall comply with N.J.S.A. 40A:11-6, including that the contract(s) be limited to the immediate needs of the emergency and not used for multi-year contracting.
5. **Payment and Filing.** Upon performance, contractors shall be entitled to payment in accordance with contract terms, and the Borough shall take such action as required to provide for payment of the contract price. The Contracting Agent is directed to complete and file the required Emergency Procurement Report with the Director of the Division of Local Government Services within the required timeframe.
6. **Authorization to Execute; Effective Date.** The Borough Manager and Borough Clerk are authorized to execute any necessary documents to effectuate this Resolution. This Resolution shall take effect immediately upon adoption.

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 December 8, 2025.

Cara Fox
Cara Fox, Borough Clerk

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

CERTIFICATION OF THE AVAILABILITY OF FUNDS

05-201-55-527-001 \$49,620.00

05-201-55-520-529 \$12,333.00

Jennifer Semler
Jennifer Semler, CFO

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

RESOLUTION 175-25

RESOLUTION REAPPOINTING CARA FOX AS BOROUGH CLERK AND MUNICIPAL REGISTRAR

WHEREAS, N.J.S.A. 40A:9-133 provides that "in every municipality there shall be a municipal clerk appointed for a three-year term by the governing body of the municipality." And also provides that "no person shall be appointed or reappointed as a municipal clerk unless that person holds a registered municipal clerk certificate issued pursuant to section 3 or section 4 of P.L.1985"; and

WHEREAS, Cara Fox is a Certified Municipal Registrar (CMR) and is qualified for the position of Municipal Registrar, having received her Certification from the New Jersey Department of Health and Senior Services; and

WHEREAS, N.J.S.A. 26:8-13 provides that the term of office of a local registrar shall be three years and that she shall serve until her successor has been appointed and qualified and that, if the local registrar is the municipal clerk, her term of office shall be concurrent with her term of office as clerk.

WHEREAS, Cara Fox was initially appointed Borough Clerk for a term which began on January 4, 2023 and will end on January 4, 2026; and

WHEREAS, the Borough Council desires to reappoint Cara Fox, a registered municipal clerk, as Borough Clerk for a second term to commence on January 4, 2026; and

WHEREAS, the Borough Council recognizes that under New Jersey law Ms. Fox obtains tenure in the position of Borough Clerk upon this reappointment.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, that Cara Fox is hereby reappointed Borough Clerk and Municipal Registrar of the Borough of Mountain Lakes commencing on January 4, 2026.

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CERTIFICATION: I hereby certify the foregoing to be a true and correct copy of a resolution duly adopted by the Borough Council of Mountain Lakes, New Jersey, at a meeting held on December 8, 2025.

Cara Fox
Cara Fox, Borough Clerk

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
COUNTY OF MORRIS, NJ**

RESOLUTION 176-25

RESOLUTION AUTHORIZING THE RENEWAL OF NORTH JERSEY MUNICIPAL EMPLOYEE BENEFITS FUND

WHEREAS, a number of public entities in the State of New Jersey have joined together to form the North Jersey Municipal Employee Benefits Fund, hereafter referred to as "FUND", as permitted by N.J.S.A. 11:15-3, 17:1-8.1, and 40A:10-36 et seq., and;

WHEREAS, the FUND was approved to become operational by the Departments of Insurance and Community Affairs and has been operational since that date, and;

WHEREAS, the statutes and regulations governing the creation and operation of a joint insurance fund, contain certain elaborate restrictions and safeguards concerning the safe and efficient administration of the public interest entrusted to such a FUND;

WHEREAS, the governing body of the Borough of Mountain Lakes, hereinafter referred to as "LOCAL UNIT" has determined that membership in the FUND is in the best interest of the LOCAL UNIT.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, hereby agrees as follows:

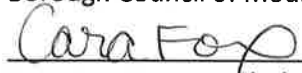
- I. Become a member of the FUND for the period outlined in the LOCAL UNIT's Indemnity and Trust Agreements.
- II. Will participate in the following type (s) of coverage (s):
 - a. Dental Insurance as defined pursuant to N.J.S.A. 17B:17-4, the FUND's Bylaws, and Plan of Risk Management.
- III. Adopts and approves the FUND's Bylaws.
- IV. Execute an application for membership and any accompanying certifications.

BE IT FURTHER RESOLVED that the Borough Manager is authorized and directed to execute the Indemnity and Trust Agreement and such other documents signifying membership in the FUND as required by the FUND's Bylaws, and to deliver these documents to the FUND's Executive Director with the express reservation that these documents shall become effective only upon:

- I. Approval of the LOCAL UNIT by the FUND.
- II. Receipt from the LOCAL UNIT of a Resolution accepting assessment.
- III. Approval by the New Jersey Department of Insurance and Department of Community Affairs.

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 December 8, 2025.



Cara Fox, Borough Clerk

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
COUNTY OF MORRIS, NJ**

RESOLUTION 177-25

**RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE NEW JERSEY DEPARTMENT OF
COMMUNITY AFFAIRS LOCAL RECREATION IMPROVEMENT GRANT PROGRAM FOR IMPROVEMENTS TO THE
BOULEVARD TROLLEY PATH PHASE THREE**

WHEREAS, the New Jersey Department of Community Affairs is offering the Local Recreation Improvement Grant (LRIG); and

WHEREAS, the Local Recreation Improvement Grant is a competitive grant that supports improvement and repair of public recreation facilities including local parks, municipal recreation centers, and local stadiums; and

WHEREAS, the Local Recreation Improvement Grant funds will be allocated to each grant recipient to help cover costs associated with updating community centers, playgrounds, pools, fields, walking or bicycle trails, rail trails, multi-sport courts, and recreational facilities, one-time personnel costs directly related to improvements, project development professional services costs including playground and recreation facilities equipment, and environmental remediation costs required to prepare a recreation site for use; and

WHEREAS, the Local Recreation Improvement Grant exists to fund improvements to recreational facilities, provide quality outdoor recreational spaces, and assist local units in completing unmet recreational obligations on property owned by the local unit; and

WHEREAS, the Borough of Mountain Lakes is the sole owner of the Boulevard Trolley Path; and

WHEREAS, the Borough of Mountain Lakes wishes to apply for funding through the NJDCA Local Recreation Improvement Grant; and

WHEREAS, the Borough of Mountain Lakes is qualified to apply for the funding.

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

1. The governing body of the Borough of Mountain Lakes formally supports this NJDCA Local Improvement Grant Application for Improvements to the Boulevard Trolley Path Phase Three.
2. The Borough hereby authorizes and accepts the submission to the New Jersey Department of Community Affairs Local Recreation Improvement Grant program for 2026.
3. The Borough Manager together with all other appropriate officers, employees, professionals, and staff of the Borough are hereby authorized and directed to take all steps necessary to effectuate the purpose of this resolution.

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CERTIFICATION: I hereby certify the foregoing to be a true and correct copy of a resolution duly adopted by the Borough Council of Mountain Lakes, New Jersey, at a meeting held on December 8, 2025.



Cara Fox, Borough Clerk

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
COUNTY OF MORRIS, NJ**

RESOLUTION 178-25

RESOLUTION AUTHORIZING THE AWARD OF CONTRACT FOR THE COLLECTION, REMOVAL, AND DISPOSAL OF SOLID WASTE, BULK WASTE, AND DESIGNATED RECYCLABLES

WHEREAS, the Borough solicited bids for solid waste and recycling collection and disposal services in accordance with the bid specifications and applicable law; and

WHEREAS, bids were received, opened, and evaluated; and

WHEREAS, the Borough has determined that B&B Disposal, LLC ("Contractor") is the lowest responsible bidder, and it is in the best interest of the Borough to award the contract; and

WHEREAS, the Borough Manager and Borough Attorney received and reviewed an objection to the award to the apparent low bid from the second bidder Suburban Disposal, Inc. dated December 8, 2025; and

WHEREAS, the objection is that the Borough failed to advertise an addendum to the bid specifications as required and, consequently, the contract cannot be awarded; and

WHEREAS, the objection also claimed that the apparent low bidder failed to acknowledge receipt of the addendum; and

WHEREAS, the Borough Attorney and Borough Manager have reviewed the objection and have advised the Council that, in their opinion, the objection is without merit because the alleged failure to issue an addendum concerned a typographical error in the bid specifications which provided dual dates for bid submissions and dual locations for the submission and did not require an addendum to the contract; and

WHEREAS, the only option in the event the apparent low bid is determined to be invalid would be to rebid the contract as it was the only bid within budget; and

WHEREAS, the Council is satisfied that the objection is without merit; and

WHEREAS, the term of the contract is five (5) years and shall commence on January 1, 2026; and

WHEREAS, this contract is being awarded in Calendar Year 2025 although the date on which it properly takes effect falls in the next fiscal year (Calendar Year 2026); and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), no contract shall be awarded in one fiscal year if the date on which it properly takes effect falls in the next fiscal year unless the contract includes a provision making it subject to the availability and appropriation of sufficient funds in the year in which it takes effect; and

WHEREAS, the contract includes a provision making it subject to the availability and appropriation of sufficient funds in Calendar Year 2026 (and annually thereafter during the term); and

WHEREAS, as required by N.J.A.C. 5:30-5.4, the Chief Financial Officer has provided the governing body with a written certification (attached hereto as "Attachment A" and incorporated herein by reference).

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, as follows:

1. Award. The Borough hereby awards to B&B Disposal, LLC a five (5) year contract for solid waste collection and disposal services for the period January 1, 2026 through December 31, 2030, in accordance with the bid specifications and Contractor's bid, in a total five-year amount not to exceed \$3,915,000.00.
2. Authorization to Execute. The Borough Manager and Borough Clerk are hereby authorized and directed to execute the contract and any related documents, in a form approved by the Borough Attorney.

RESOLUTION 178-25
ATTACHMENT A
CERTIFICATION OF AVAILABILITY OF FUNDS
(N.J.A.C. 5:30-5.4; N.J.A.C. 5:30-5.5(e); N.J.S.A. 40A:4-57)

I, Jennifer Semler, Chief Financial Officer of the Borough of Mountain Lakes,
hereby certify as follows:

- 1) Resolution No. 178-25 authorizes the award in Calendar Year 2025 of a contract that shall properly take effect on January 1, 2026.
- 2) The total five-year maximum amount authorized by Resolution No. 178-25 is not to exceed \$3,915,000.00.
- 3) No 2025 budget appropriation will be charged, and no expenditure will be made, and no liability will be incurred in Calendar Year 2025 under this contract.
- 4) In accordance with N.J.A.C. 5:30-5.5(e), the contract includes a provision making it subject to the availability and appropriation of sufficient funds in Calendar Year 2026 (the year in which it takes effect), and annually thereafter during the term.
- 5) Funds will be certified/encumbered for Calendar Year 2026 and for each succeeding fiscal year at the time the applicable budget is adopted (or otherwise lawfully appropriated), in accordance with N.J.S.A. 40A:4-57 and N.J.A.C. 5:30-5.4.

DATE: 12/5/25



Chief Financial Officer