



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES  
FEBRUARY 24, 2025  
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ**

**CALL TO ORDER AND OPEN PUBLIC MEETINGS ACT STATEMENT**

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

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

**ROLL CALL ATTENDANCE**

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

Councilmember Tsai arrived at the meeting at 6:46pm.

**FLAG SALUTE**

Mayor Barnett led the salute to the flag.

**EXECUTIVE SESSION**

R80-25, Resolution to Enter an Executive Session – Potential Litigation & Attorney - Client Privilege (Approval of Executive Minutes)

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

**COMMUNITY ANNOUNCEMENTS**

Mayor Barnett congratulated the Mountain Lakes School District on securing a \$1.2M grant for a turf field project that will be located behind Briarcliff School, known as the Pit, and advised that the Board of Education (BOE) is requesting to acquire the Borough's portion of the property. Mayor Barnett explained the process of transferring Borough-owned land. The Borough Council supports moving forward on the BOE's request to acquire the property and is awaiting information from the BOE including a Title Search, the grant application and agreement, detailed project plans, and a write-up of how the new field will be utilized. As soon as the Borough receives the requested information, the Borough Council will schedule a public discussion.

Mayor Barnett announced that rack and ring renewal begins March 3<sup>rd</sup>.

Councilmember Tsai reported that the Mountain Lakes second-grade Brownie Troop and the sixth-grade Cadet Girl Scouts visited Borough Hall and held civic engagement activities. The Boy Scouts will visit Borough Hall in April.

**SPECIAL PRESENTATIONS**

There were no special presentations.

**REPORTS OF BOROUGH ESTABLISHED BOARDS, COMMISSIONS AND COMMITTEES**

There were no reports.

**BOROUGH COUNCIL DISCUSSION ITEMS**

**2025 Municipal Budget Presentation**

Borough Manager Stern gave a PowerPoint presentation of the 2025 municipal budget.



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**Fourth Quarter 2024 Current Budget Report; Fourth Quarter 2024 Water Budget Report and Fourth Quarter 2024 Sewer Budget Report; Trust Balances; Capital Account Balances**

Chief Financial Officer Monica Goscicki provided a detailed memo of the fourth quarter current fund budget, fourth quarter water and sewer budgets, trust balances and capital account balances. Mayor Barnett advised that the reports were thoroughly reviewed by the Finance Advisory Committee.

**PUBLIC COMMENT**

Mayor Barnett opened the meeting to the public.

Mountain Lakes Athletic Director Kevin Wallace, Mountain Lakes High School (MLHS) Football / Lacrosse Player Glen Gillespie, Bradley Rickert, Tim Dwyer, MLHS Soccer / Lacrosse Player Merric Martorana, MLHS Field Hockey Player Arianna Fragomeni, MLHS Soccer Player Emma McAuliffe, MLHS Lacrosse Coach Tim Flynn, MLHS Girls Lacrosse Coach Alyssa Sebesto, and Tom Lamb expressed support for the proposed turf field project located behind Briarcliff School (The Pit).

Mayor Barnett responded to the public's comment.

**ATTORNEY'S REPORT**

Borough Attorney Oostdyk had nothing to report.

**MANAGER'S REPORT**

Borough Manager Stern had nothing to report.

**RESOLUTIONS**

**R85-25, Introduce 2025 Municipal Budget**

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

**Public Hearing & Adoption of R86-25, Adopting Prequalification Regulations in Connection with Bids for the Exterior Restoration of the Mountain Lakes Train Station**

**PUBLIC HEARING ON PREQUALIFICATIONS REGULATIONS**

Mayor Barnett opened the meeting to the public.

There was no one from the public wishing to speak.

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



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**ORDINANCES TO INTRODUCE**

**4-25, Ordinance Amending and Updating Chapters 245, "Land Use and Zoning", and 102 "Environmental Regulations", of the Revised General Ordinance of the Borough of Mountain Lakes**

Introduced: 2/24/25

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

**5-25, Providing for the Improvement of Municipal Docks In and By the Borough of Mountain Lakes and Appropriating \$52,500 Therefor, Constituting Proceeds of Obligations of the Borough Heretofore Issued**

Introduced: 2/24/25

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

**6-25, Amending Chapter 264, "Food And Beverage Vending Machines, Chapter 268, "Food Establishments, Retail," and Chapter 298, "Swimming Pools," of the Revised General Ordinances of the Borough of Mountain Lakes**

Introduced: 2/24/25

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

**7-25, Amending the Chapter 111 of the Revised General Ordinances of the Borough of Mountain Lakes and Amending the Fees for Board of Health, Uniform Fire Safety Code, and Construction Permits**

Introduced: 2/24/25

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



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**ORDINANCES TO ADOPT**

**1-25, Calendar Year 2025 Ordinance to Exceed the Municipal Budget Appropriation Limits and Establish a Cap Bank**

Introduced: 2/10/25

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

**PUBLIC COMMENT/HEARING**

Mayor Barnett opened the meeting to the public.

There was no one from the public wishing to speak.

Adopted: 2/24/25

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

**2-25, Amending Chapter 173 of the Revised General Ordinances of the Borough of Mountain Lakes and Amending the Rules Governing Lakes, Parks, and Special Use Facilities**

Introduced: 2/10/25

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

**PUBLIC COMMENT/HEARING**

Mayor Barnett opened the meeting to the public.

There was no one from the public wishing to speak.



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

**3-25, Amending Chapter 111 of the Revised General Ordinances of the Borough of Mountain Lakes and Revising the Fee Schedule**

Introduced: 2/10/25

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

**PUBLIC COMMENT/HEARING**

Mayor Barnett opened the meeting to the public.

There was no one from the public wishing to speak.

Adopted: 2/24/25

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

**\*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. R81-25, Authorizing the Payment of Bills
- b. R82-25, Approving the Certification List of Volunteer Members of the Borough of Mountain Lakes Fire Department
- c. R83-25, Cancelling Remaining Balance of 2024 Historic Preservation Grant
- d. R84-25, Authorizing the Settlement of a Tax Appeal (James P. and Barbara A. Zorlas v. Borough of Mountain Lakes – Block 31, Lot 27)
- e. R87-25, Authorizing the Refund of Overpayment of Taxes



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**\*APPROVAL OF MINUTES**

1/13/25 (Executive)

2/10/25 (Regular)

**\*BOARD, COMMITTEE AND COMMISSION APPOINTMENTS**

- a. Tony Forman to the Shade Tree Commission as Member with a term running through 12/31/28
- b. Roxanne Tavakkol to the Shade Tree Commission as Member with a term running through 12/31/30
- c. Kathleen Wood to the Green Team as Member with a term running through 12/31/25

**\*Approval of the Consent Agenda**

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

**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 reviewed the proposed 2025 budget including the amount of surplus to be utilized. The committee will be reviewing the Borough's surplus policy in the future.

Affordable Housing Advisory Committee – Borough Attorney Oostdyk reported that the committee reviewed the next steps of the fourth round of affordable housing and advised that the Borough Planner is working on completing his part of the process.

Environmental Commission – Councilmember Howley reported the following: the commission is requesting that Highlands Council Representative Maryjude Haddock attend the meeting when the Council discusses joining the Highlands Council; the commission discussed the effectiveness of hydro-raking and the overall lake management plan.

Historic Preservation Committee – Councilmember Sheikh reported that the archive storage room at the Community Church is being painted by the Boy Scouts and that the committee discussed mailbox regulations and visibility of garbage cans in the Borough.

**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 8:23P.M.**

Motion made by Councilmember Menard, second by Councilmember Muilenburg to adjourn the meeting at 8:23p.m., with all members in favor signifying by "Aye".

Respectfully Submitted,

Cara Fox, Borough Clerk

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

**ORDINANCE 1-25**

**CALENDAR YEAR 2025  
ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO  
ESTABLISH A CAP BANK  
(N.J.S.A. 40A: 4-45.14)**

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

**WHEREAS**, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

**WHEREAS**, the Borough Council of the Borough of Mountain Lakes in the County of Morris finds it advisable and necessary to increase its CY 2025 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

**WHEREAS**, the Borough Council hereby determines that a 2.5% increase in the budget for said year, amounting to \$181,650.23 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

**WHEREAS** the Borough Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**NOW THEREFORE BE IT ORDAINED**, by the Borough Council of the Borough of Mountain Lakes, in the County of Morris, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2025 budget year, the final appropriations of the Borough of Mountain Lakes shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$254,310.32, and that the CY 2025 municipal budget for the Borough of Mountain Lakes be approved and adopted in accordance with this ordinance; and,

**BE IT FURTHER ORDAINED**, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

XX

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

  
\_\_\_\_\_  
Cara Fox, Borough Clerk

Introduced: 2/10/25

Adopted: 2/24/25

Name	Motion	Second	Aye	Nay	Absent	Abstain	Motion	Second	Aye	Nay	Absent	Abstain
<b>Cannon</b>		<b>X</b>	<b>X</b>								<b>X</b>	
<b>Howley</b>	<b>X</b>		<b>X</b>				<b>X</b>		<b>X</b>			
<b>Menard</b>			<b>X</b>					<b>X</b>	<b>X</b>			
<b>Sheikh</b>			<b>X</b>						<b>X</b>			
<b>Tsai</b>			<b>X</b>						<b>X</b>			
<b>Muilenburg</b>			<b>X</b>						<b>X</b>			
<b>Barnett</b>			<b>X</b>						<b>X</b>			

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

**ORDINANCE 2-25**

**ORDINANCE AMENDING CHAPTER 173 OF THE REVISED GENERAL ORDINANCES OF  
THE BOROUGH OF MOUNTAIN LAKES AND AMENDING THE RULES GOVERNING LAKES,  
PARKS, AND SPECIAL USE FACILITIES**

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

**Section 1.** Chapter 173 of the Revised General Ordinances of the Borough of Mountain Lakes, Section 173-1 entitled "Lakes, Parks, and Special Use Facilities", shall be amended by the following amendment to subsection N. which shall read, in its entirety, as follows:

N. Bicycles and other vehicles. Any conveyance, including motor vehicles, trailers of all types, campers, tricycles, bicycles (motorized or otherwise), sleds, sleighs, pushcarts, and all other vehicles propelled by muscular power or otherwise, horses and horse-drawn conveyances, excluding, however, baby carriages and bicycles and vehicles used by Borough employees in an official capacity, are prohibited within those areas of the park known as the "Richard M. Wilcox Park" marked for foot traffic only as shown on a "Trail Map, Environmental Commission, Borough of Mountain Lakes", prepared by Anderson & Denzler Associates, Inc, current version dated January, 7, 2025 and as may be amended in the future.

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

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

XX

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

  
\_\_\_\_\_  
Cara Fox, Borough Clerk

Introduced: 2/10/25

Adopted: 2/24/25

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

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

**ORDINANCE 3-25**

**ORDINANCE AMENDING THE CHAPTER 111 OF THE REVISED GENERAL ORDINANCES OF THE  
BOROUGH OF MOUNTAIN LAKES AND REVISING THE FEE SCHEDULE**

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

**Section 1.** Chapter 111, Section 111-3 entitled "Fee Schedule", of the Revised General Ordinance of the Borough of Mountain Lakes, Subsection B "Construction Code" shall be amended to read, in its entirety, as follows:

**B. Construction Code.**

**(1) Building Subcode**

Minimum fee \$85.00

New construction, including additions, per cubic foot of volume \$0.088

**Renovations, alterations and repairs**

Up to first \$50,000 in cost, per \$1,000 \$30.00

Additionally, from \$50,001 to and including \$100,000 in cost, per \$1,000 \$27.00

Additionally, over \$100,000 in cost, per \$1,000 \$24.00

For the purpose of determining estimated cost, the applicant shall submit such cost data as may be available produced by the architect or engineer of record, or by a recognized estimating firm, or by the contractor. A bona fide contractor's bid, if available, shall be submitted. The Construction Official shall make the final decision regarding estimated cost.

Fees for combination renovations and additions shall be computed as the sum of the fees computed separately.

**Building or structural demolition**

R5 Use Group, complete \$500.00

All other use groups, complete \$1,000.00

**Garage or accessory building demolition**

R5 Use Group \$100.00

All other use groups \$250.00

Moving a building, per \$1,000 of estimated cost of work \$30.00

Asbestos abatement \$100.00

Administrative certificate of occupancy \$25.00

Lead hazard abatement \$150.00

Administrative certificate of clearance \$50.00

**Flat fees for the following (not subject to minimum fee):**

Swimming pools \$250.00

Temporary structures

Sheds, each \$25.00

House and construction trailers, each	\$250.00
Tents, each	\$120.00
Retaining wall with a surface area greater than 550 square feet that is associated with a Class 3 residential structure	\$300.00
Retaining wall with a surface area of 550 square feet or less that is associated with a Class 3 residential structure	\$200.00
Retaining wall, newly constructed, at other than a Class 3 residential structure shall be based on the cost of construction.	
Signs, per square foot	\$4.00
Double faced signs shall be based on the area of one face of the sign	
Certificate of occupancy	
New construction, R5 Use Group	\$250.00
All other Use Groups	\$300.00
Additions, R5 Use Group	\$200.00
All other Use Groups	\$300.00
Change of use group	\$160.00
Certificate of continued occupancy	Minimum of all subcode fees plus Certificate of Occupancy fee
Temporary certificate of occupancy	
Initial issuance	No fee
Subsequent renewals, each, per month	\$100.00
Certificate of approval	No fee
Plan review, nonrefundable	20% of construction permit fee
Permit surcharge fees	
Permit surcharge [state-mandated, N.J.A.C. 5:23-4.19(b)], per cubic foot of volume (new work and additions only)	\$0.00371
Alterations, per \$1 of cost	\$0.0019
Variation application as per N.J.A.C. 5:23-2.10	
Class I structure	\$700.00
Class I structure, resubmission	\$250.00
Class II and III structures	\$150.00
Class II and III structures, resubmission	\$75.00
Reinstatement of lapsed permit for continuation of work	Minimum of each subcode section not completed.
Withdrawn permit administration fee payable once application has been released for permit	20% of construction permit fee
Change of agent or contractor, each	\$35.00
Closure of outstanding open permit, each	\$85.00
(2) Electrical Subcode	
Minimum fee	\$85.00
Electrical devices (i.e., lighting outlets, convenience receptacles, wall switches, smoke	

and heat detectors, fluorescent fixtures, fractional horsepower motors, emergency lights, exit lights, communication points, fire alarm devices, fire alarm control panel)	
1 to 20 devices	\$85.00
Each additional 20 devices	\$30.00
Motors (all except those in plug-in appliances)	
1 to 10 horsepower	\$25.00
11 to 50 horsepower	\$80.00
51 to 100 horsepower	\$125.00
Over 100 horsepower	\$450.00
Appliance equipment	
1 to 10 kilowatts	\$25.00
11 to 45 kilowatts	\$80.00
46 to 112.5 kilowatts	\$125.00
Over 112.5 kilowatts	\$450.00
Transformers, generators	
1 to 10 kilowatts	\$75.00
11 to 45 kilowatts	\$125.00
46 to 112.5 kilowatts	\$200.00
Over 112.5 kilowatts	\$450.00
Service entrance, panel, subpanel or disconnect	
Up to 100 amperes	\$85.00
101 to 200 amperes	\$175.00
201 to 1,000 amperes	\$250.00
Over 1,000 amperes	\$450.00
Air-conditioning units (includes disconnect, compressor/condenser, air handler), each	\$85.00
Replacement of any system part	\$50.00
Burglar alarm system	\$50.00
Replacement of any system part	\$25.00
Swimming pools (includes receptacle, switch, trench, bonding)	\$250.00
Equipotential bonding grid	\$60.00
Hydromassage tub	\$50.00
Hot tub, spa	\$80.00
Certificate of compliance, annual inspection for public swimming pools, spas, hot tubs	\$200.00
Photovoltaic systems	
1 to 50 kilowatts	\$200.00
51 to 100 kilowatts	\$300.00
Greater than 100 kilowatts	\$500.00
(3) Fire Subcode fees	
Minimum fee	\$85.00
Sprinkler systems, each	
Pipe schedule	\$100.00
Hydraulically calculated	\$100.00

R5 Use Group, 20 or fewer heads	\$85.00
Sprinkler system heads, all use groups	
1 to 20 heads	\$125.00
21 to 100 heads	\$250.00
101 to 200 heads	\$450.00
201 to 400 heads	\$750.00
401 to 1,000 heads	\$1,150.00
Over 1,000 heads	\$1,450.00
Sprinkler system supervisory devices (i.e., tamper switches low/high air), each	\$20.00
Standpipes, each	\$300.00
Fire alarm systems	
Control panel, R5 Use Group, each	\$50.00
Control panel, non-R5 Use Group, each	\$100.00
Fire alarm systems alarm devices (i.e., smoke detector heads, heat detector heads, pull stations, waterflow alarms)	
1 to 20 devices	\$120.00
21 to 100 devices	\$250.00
101 to 200 devices	\$450.00
201 to 400 devices	\$750.00
401 to 1,000 devices	\$1,150.00
Over 1,000 devices	\$1,450.00
Fire alarm system security devices (i.e., door locks, electromagnetic releases), each	\$20.00
Fire alarm system signaling devices (i.e., horns, strobes, bells), each	\$10.00
Independent pre-engineered system, each	
Wet chemical system	\$100.00
All other systems	\$200.00
Gas- or oil-fired appliances, each	
R5 Use Group	\$50.00
All other use groups	\$75.00
Metal chimney liner installation, each	\$100.00
Exhaust systems, each	
Commercial kitchen	\$100.00
Smoke control system	\$200.00
Incinerators, each	\$460.00
Crematorium, each	\$460.00
Fuel storage tanks	
R5 Use Group, install, remove or abandon, each	\$85.00
All other use groups, install remove or abandon, each	
Up to 275 gallons	\$100.00
276 gallons to 1,000 gallons	\$200.00
Each additional 500 gallons	\$50.00
Fire pump, each	\$100.00

(4) Plumbing Subcode

Minimum fee	\$85.00
Fixtures (i.e., lavatories, kitchen sinks, basins, urinals, water closets, bathtubs, shower stalls, sill cocks, laundry tubs, floor drains, drinking fountains, dishwashers, garbage disposals, clothes washers and similar devices), each	\$25.00
Stacks, each	\$65.00
Special devices (i.e., grease traps, oil separators, refrigeration units, utility service connections, backflow preventers, gas service interceptors and fuel oil piping), each	
R3 and R5 Use Group	\$65.00
All other use groups	\$85.00
Utilization equipment (i.e., steam boilers, hot-water boilers, warm-air furnaces), each	
R3 and R5 Use Groups	\$85.00
All other use groups other than R3 and R5	\$150.00
Extension of existing heating systems	\$75.00
Air-conditioning units each	
R3 and R5 Use Groups	\$85.00
All other use groups other than R3 and R5	\$150.00
Water heaters each	
R3 and R5 Use Groups	\$85.00
All other use groups other than R3 and R5	\$150.00
Gas piping each	
R3 and R5 Use Groups	\$85.00
All other use groups other than R3 and R5	\$150.00
Vapor recovery systems, each	\$100.00
Required annual reinspection (i.e., cross-connections, backflow preventers)	\$100.00
Medical gas piping, per outlet	\$25.00
VAV boxes	\$25.00
Humidifiers	\$25.00
Premanufactured homes, plan review, and connection inspections	\$250.00
Swimming pools	\$150.00

(5) Mechanical Subcode

Minimum fee, initial device installed for an R3 or R5 Use Group residential structure	\$85.00
Each additional device after the first, for an inspection by a mechanical inspector for an R5 or R3 Use Group residential structure	\$65.00

(6) Engineering

Engineering review fee	\$400.00
Review of applications for construction permits which involve new construction, additions, modification of improved lot coverage or other work requiring review as determined by the municipal engineer.	

**Section 2.** Chapter 111, Section 111-3 entitled "Fee Schedule", Paragraph P, "Tree Removal Permit," of the Revised General Ordinance of the Borough of Mountain Lakes shall be amended to read, in its entirety, as follows:

P. Fee for Tree Removal Permit. An applicant for a tree removal permit under § 102-36 shall pay a fee of \$425 per tree removed. Fees received shall be deposited in the Borough Shade Tree Fund. No fee is required for the removal of 50% of the trees from the setback area up to a maximum of two trees in a twelve-month period.

**Section 3.** Chapter 111, Section 111-3 entitled "Fee Schedule", of the Revised General Ordinance of the Borough of Mountain Lakes, Subsection E, "Recreation", shall be amended to read, in its entirety, as follows:

E. Recreation

(1) Beach Fees

(a)	Family	\$125
(b)	Family after June 30	\$150
(c)	Individual or Nanny	\$30
(d)	Individual or Nanny after June 30	\$35
(e)	Seniors 62+	FREE
(f)	Children under 2 years old	FREE
(g)	Guest Books	\$25.00 for 5 days
(h)	Replacement tags	\$20.00
(i)	Guest fee daily-purchased at beach	\$8.00
(2)	Boat registration	\$5 per vessel
a.	Replacement sticker	\$5.00 per vessel
(3)	Night fishing permit	\$5 per calendar year
(4)	Commemorative Bench Program	Up to \$1,500.00 per bench
(5)	Facility Rental Cleaning Fee	Up to \$300.00 per rental
(6)	Recreation Programs	\$5.00-\$1,000.00 per program (including but not limited to youth sports, summer recreation programs, swim lessons, sailing program, special events, trips, and rack and ring program)

**Section 4.** Chapter 111, Section 111-3 entitled "Fee Schedule", of the Revised General Ordinance of the Borough of Mountain Lakes, Subsection G, "Planning Board", shall be amended to read, in its entirety, as follows:

G. Planning Board.

(1)	Minor subdivision	\$450
	Additional fee, each lot	\$50
(2)	Major subdivision	
(a)	Preliminary plat	\$750

Additional fee, each lot	\$150
Resubmission within one year, 50% of original fee	
Minimum fee	\$500
(b) Final plat	\$500
Additional fee, each lot	\$100
(c) Engineering inspection	\$300
Plus % of cost of improvements	5%
(d) Additional fee for variance, per application	\$250 per variance
(e) Combine preliminary and final subdivision	Combined fee for preliminary and final
(3) Site plan	
(a) Preliminary	
[1] Basic	\$500
[2] Per 1,000 square feet of land	\$5
[3] Per 1,000 square feet of building floor area	\$50
(b) Final	
[1] Basic	\$200
[2] Per 1,000 square feet of land	\$2.50
[3] Per 1,000 square feet of building floor area	\$30
(c) Combine preliminary and final subdivision	Combined fee for preliminary and final
(d) Resubmission within one year, of original fee	50%
Minimum fee	\$400
(e) Engineering inspection, plus	\$200
Plus % of cost improvements	4%
(f) Amended site plan	50% of original fee
(g) Additional fee for variance, per application	\$250 per variance
(h) Informal review	No charge
(4) Conditional use or change in use	
Application	\$750
(5) Escrow fees	
Residential subdivision	\$5,000
Residential site plan (single-family home)	\$750
Residential site plan (multiunit) per unit	\$1,000
Nonresidential subdivision	\$6,000
Nonresidential major site plan	\$10,000
Nonresidential minor site plan	\$6000
Per review and/or testimony by outside consultants or experts	\$3,500
Informal review	\$750
(6) Compiled and certified list of property owners in Borough	\$10
(7) When the applicant request that an application can be carried to another meeting there shall be an additional charge of 10% of the particular fee paid	
(8) Research that entails extraordinary effort on behalf of the public agency	\$25 per hour

**Section 4.** If any section or provision of this Ordinance shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

**Section 5.** All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

**Section 6.** This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

XX

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

  
\_\_\_\_\_  
Cara Fox, Borough Clerk

Introduced: 2/10/25

Adopted: 2/24/25

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

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

**RESOLUTION 80-25**

**RESOLUTION TO ENTER INTO AN EXECUTIVE SESSION**

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

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

**WHEREAS**, the Governing Body wishes to discuss:

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

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

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

XX

**CERTIFICATION:** I hereby certify the foregoing to be a true and correct copy of a resolution duly adopted by the Borough Council of Mountain Lakes, New Jersey, at a meeting held on February 24, 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 81-25**

**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 **February 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 February 24, 2025.

  
\_\_\_\_\_  
Cara Fox, Borough Clerk

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

**List of Bills - CLAIMS/CLEARING CHECKING ACCOUNT**

Meeting Date: 02/24/2025 For bills from 02/07/2025 to 02/20/2025

Check#	Vendor	Description	Payment	Check Total
25220	219 - ACCESS	PO 30448 ADMIN: CUST# 156NFY04790 - FEB 2025	98.94	98.94
25221	3861 - AMAZON CAPITAL SERVICES	PO 30399 DPW: ORDER# 111-3552096-1087440	237.49	
		PO 30416 POLICE: ORDER# 111-1482880-3921861	209.95	447.44
25222	189 - ANCHOR ACE HARDWARE	PO 30257 WATER OPERATING - DEPARTMENTAL SUPPLIES	160.27	
		PO 30303 DPW - DEPARTMENT SUPPLIES - BLANKET	160.67	320.94
25223	102 - ANDERSON & DENZLER ASSOC., INC	PO 30449 JANUARY 2025 PROFESSIONAL SERVICES	1,667.20	
		PO 30449 JANUARY 2025 PROFESSIONAL SERVICES	2,245.50	
		PO 30449 JANUARY 2025 PROFESSIONAL SERVICES	2,158.00	
		PO 30449 JANUARY 2025 PROFESSIONAL SERVICES	283.80	6,354.50
25224	4717 - ASSOCIATED APPRAISAL GROUP	PO 30454 APPRAISAL BLOCK: 100 LOT 1 (18 LAKE DR)	1,500.00	1,500.00
25225	4374 - ATHENIA MASON SUPPLY	PO 30444 FIRE HOUSE - CONCRETE CAR BUMPER	67.38	67.38
25226	220 - ATLANTIC SALT, INC.	PO 30434 S & R - SNOW REMOVAL - MCCPC CONTRACT #3	7,725.49	7,725.49
25227	542 - CAIN & SONS FIRE EQUIPMENT, INC	PO 30403 POLICE: FIRE EXTINGUISHER SERVICE	124.50	124.50
25228	3650 - CARA FOX	PO 30482 REIMBURSEMENT FOR 2025 IIMC REGISTRATION	650.00	650.00
25229	440 - CDW GOVERNMENT	PO 30109 FINANCE: VERSALINK TONER CARTRIDGES	640.00	640.00
25230	4135 - CGP&H, LLC	PO 30471 JANUARY 2025 PROFESSIONAL SERVICES	347.50	347.50
25231	4150 - CLEARY GIACOBBE ALFIERIE JACOBS,	PO 30466 JANUARY 2025 LEGAL ATTORNEY SERVICES - L	390.00	390.00
25232	1481 - CORE & MAIN, LP	PO 29988 WATER OPERATING - METER REPLACEMENT PROJ	1,975.00	1,975.00
25233	3382 - CUSTOM BANDAG	PO 30266 DPW - VEHICLE MAINTENANCE	818.97	818.97
25234	506 - DAN COMO & SONS, INC	PO 29957 SOLID WASTE: LEAF/BRUSH REMOVAL- BLANKET	780.00	780.00
25235	643 - DENVILLE LINE PAINTING, INC.	PO 29908 DPW - TRAFFIC LINE PAINTING - BLANKET	3,114.89	
		PO 29908 DPW - TRAFFIC LINE PAINTING - BLANKET	7,500.00	10,614.89
25236	4170 - DEWBERRY ENGINEERS, INC	PO 29173 ENGINEERING SERVICES - WELL #4 - PROJECT	42,800.00	42,800.00
25237	3270 - EAGLE POINT GUN/T.J MORRIS & SONS	PO 30460 POLICE: AMMUNITION	628.00	628.00
25238	196 - GRIFFITH-ALLIED TRUCKING, LLC	PO 30400 DPW - UNLEADED GASOLINE - BLANKET - MCCP	3,222.57	3,222.57
25239	3991 - GRM INFORMATION MANAGEMENT SERVICES	PO 30414 JANUARY 2025 ARCHIVE STORAGE - ACCT# 01Q	162.20	162.20
25240	4134 - HOGWASH CARWASH, INC	PO 30436 POLICE: JANUARY CAR WASHES	258.98	258.98
25241	911 - HOME DEPOT CREDIT SERVICES	PO 30342 WATER OPERATING - DEPARTMENTAL SUPPLIES	11.52	
		PO 30357 DPW - DEPARTMENT SUPPLIES - BLANKET - 18	166.13	177.65
25242	4670 - HUTCHINS HVAC, INC	PO 29441 HVAC MAINTENANCE SERVICE CONTRACT	2,855.00	2,855.00
25243	3817 - IL TORRENTE PIZZA	PO 30345 DPW - MEALS - BLANKET	163.69	163.69
25244	4597 - ISMG, LLC	PO 30440 SPECIAL ORDER GLASS	475.00	475.00
25245	859 - JCP&L	PO 30455 STREET LIGHTING - ASSORTED ACCOUNTS - DE	3,619.31	
		PO 30459 ACCT# 100 050 702 156 - BILL PRD: 12/27/	6.71	
		PO 30472 M/A #200 000 054 011/ BILL DATE: JAN 24,	555.39	
		PO 30473 MASTER ACCT#200 000 574 000/ BILL DATE:	45.97	
		PO 30474 MAST ACCT#200 000 054 011 BILL DATE: FEB	4.73	4,232.11
25246	859 - JCP&L	PO 30476 ACCT#100 151 758 974 - BILL PRD: 12/24/	856.07	
		PO 30477 M/A #200 000 020 764: BILL DATE: FEBRUAR	64.56	
		PO 30478 ACCT#100 076 421 971/ BILL PRD: JAN 09 t	256.10	
		PO 30479 MAST ACCT# 200 000 021 275 / BILL DATE:	4,014.43	5,191.16
25247	4709 - JEFFREY BORST	PO 30304 POLICE: UNIFORMS REIMBURSEMENT - JEFFREY	84.53	84.53
25248	4319 - JMS PRINTING, LLC	PO 30432 PFOA LETTER - PRINTING, FOLDING & STUFFI	938.79	938.79
25249	2790 - MC PUBLIC SAFETY TRAINING ACADEMY	PO 30463 POLICE: TRAINING	1,000.00	1,000.00
25250	1338 - MGL PRINTING SOLUTIONS, LLC	PO 30192 ENVELOPES FOR PFOA MAILING AND ADMIN.	169.00	
		PO 30192 ENVELOPES FOR PFOA MAILING AND ADMIN.	120.00	289.00
25251	3826 - MLHS PROJECT GRADUATION	PO 30427 PROJECT GRADUATION 2025	1,000.00	1,000.00
25252	1295 - MORRIS COUNTY MUNICIPAL UTILITIES	PO 30431 SOLID WASTE DISPOSAL - JANUARY 2025	12,827.10	12,827.10
25253	1309 - MORRIS CTY TAX COLL/TREAS ASSN	PO 30467 TAX COLLECTOR - 2025 MEMBERSHIP DUES - A	10.00	
		PO 30468 FINANCE: 2025 MEMBERSHIP APPLICATION	40.00	
		PO 30469 TAX COLLECTOR - 2025 MEMBERSHIP DUES - M	40.00	90.00
25254	3922 - MOUNTAIN LAKES BAGEL, INC	PO 30346 DPW - MEALS - BLANKET	92.96	92.96
25255	1394 - MTN. LAKES PUBLIC LIBRARY	PO 30375 MAR 2025 MTN LAKES PUBLIC LIBRARY AID	32,173.50	32,173.50
25256	3168 - MUNICIPAL CLERKS ASSOC OF MORRIS CO	PO 30438 CLERK: SEMINAR 2/14/24 - CARA FOX	25.00	25.00
25257	1472 - MURPHY MCKEON P.C.	PO 30445 FEB 2025 PROFESSIONAL SERVICES - RETAINE	5,000.00	
		PO 30446 JAN 2025 LEGAL SERVICES - TAX APPEAL/COA	2,065.00	7,065.00
25258	4522 - NATIONAL HIGHWAY PRODUCTS, INC	PO 30302 POLICE: TRAFFIC SIGNS - MORRIS COUNTY CO	189.60	189.60
25259	4235 - NET2PHONE, INC.	PO 30295 2025 DEDICATED EFAX LINE - ACCT# 954962	29.97	29.97
25260	3367 - NEW JERSEY EZ PASS	PO 30358 POLICE: TOLLS - 2024 - ACCT# 20001214164	150.00	150.00
25261	1553 - NEW JERSEY NATURAL GAS	PO 30481 JAN - FEB 2025 SERVICE	4,627.32	4,627.32
25262	1917 - NJ ADVANCED MEDIA	PO 30442 CLERK: ADVERTISING JANUARY 2025 - ACCT#	130.10	130.10
25263	2745 - NJ DEPT OF LABOR -WORKFORCE DEVELOPMENT	PO 30441 1ST QTR 2024 UNEMPLOYMENT	20,103.77	20,103.77
25264	1559 - NJ STATE ASSOC. OF CHIEFS OF POLICE	PO 30406 POLICE: CLASS - DAN CACCIABEVE	449.00	449.00
25265	2595 - NO JERSEY MUNICIPAL EMPLOYEE BENEFITS FU	PO 30480 MARCH 2025 DENTAL PREMIUMS - GROUP 1624	2,923.00	2,923.00
25266	2500 - NORTON SEWER AND DRAIN	PO 30426 DPW - BUILDING MAINTENANCE	275.00	275.00
25267	4632 - PERFORMANCE TROPHIES AND MEDALS, LLC	PO 30259 PLANNING BOARD: NAME PLATES	76.50	76.50
25268	3113 - PHILLIPS PREISS GRYGIEL LEHENY HUGH	PO 30470 JANUARY 2025 PROFESSIONAL SERVICES FOR A	6,232.50	
		PO 30483 PROFESSIONAL SERVICES FOR ORDINANCE 4-25	4,742.50	10,975.00
25269	4543 - SCHMIDT'S WHOLESALE, INC	PO 30091 FIRE HYDRANT REPLACEMENT UNITS	9,132.45	9,132.45

**List of Bills - CLAIMS/CLEARING CHECKING ACCOUNT**

Meeting Date: 02/24/2025 For bills from 02/07/2025 to 02/20/2025

Check#	Vendor	Description	Payment	Check Total
25270	2470 - SKYLANDS AREA FIRE EQUIP & TRAINING	PO 29996 FIRE DEPT: Personal Protective Equipment	13,723.98	13,723.98
25271	4578 - T-MOBILE	PO 30450 WATER: T-MOBILE ACCT - 999393642 - MONTH	62.30	62.30
25272	4191 - TRANSSION RISK & ALTERNATIVE DATA SOLUT	PO 30404 POLICE: JANUARY DATA SEARCH ACCT# 364597	75.00	75.00
25273	4088 - TURN OUT UNIFORMS, INC	PO 29994 POLICE: UNIFORM - CARMELLO IMBRUGLIA	1,635.83	1,635.83
25274	4088 - TURN OUT UNIFORMS, INC	PO 30129 POLICE: UNIFORMS - JEFFREY BORST	1,072.29	1,072.29
25275	1736 - TWP OF PARSIPPANY - TROY HILLS	PO 30374 FEBRUARY 2025 SEWER MAINTENANCE CHARGES	39,460.12	39,460.12
25276	2977 - UGI ENERGY SERVICES, INC.	PO 30475 CUST# J0001077, 1078, 1079 - MOUNTAIN LA	2,582.26	2,582.26
25277	1062 - UNITED SITE SERVICES	PO 30447 PORTA JOHNS: FEB - MAR 2025 - CUST ID# A	478.15	478.15
25278	3346 - USA BLUE BOOK	PO 30433 WATER OPERATING - TREATMENT OF WELLS	96.31	96.31
25279	4481 - VERIZON	PO 30293 DPW: 2025 INTERNET SERVICES ACCT# 457-15	41.58	
		PO 30293 DPW: 2025 INTERNET SERVICES ACCT# 457-15	28.71	
		PO 30293 DPW: 2025 INTERNET SERVICES ACCT# 457-15	28.71	99.00
25280	4480 - VERIZON	PO 30294 BOROWIDE: 2025 INTERNET SERVICES: ACCT 3	192.95	192.95
25281	2135 - VERIZON WIRELESS	PO 30465 POLICE: PHONE/WIFI ETC. ACCT# 882388054-	684.87	684.87
25282	4177 - WEINER LAW GROUP, LLP	PO 30458 JANUARY 2025 PROFESSIONAL SERVICES - PB	600.00	600.00
25283	2161 - WELDON QUARRY CO., LLC	PO 30430 WATER OPERATING - DEPARTMENTAL SUPPLIES	539.00	539.00
25284	2182 - WEST CHESTER MACHINERY & SUPPLY CO.	PO 30451 DPW - SNOW REMOVAL	2,147.19	2,147.19
TOTAL				261,118.75

## Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-100-020	GENERAL ADMIN - OTHER EXPENSE	381.14			
01-201-20-120-020	MUNICIPAL CLERK - OTHER EXP'S	805.10			
01-201-20-130-020	FINANCE - OTHER EXPENSES	40.00			
01-201-20-140-020	COMPUTER SERVICES	192.95			
01-201-20-145-020	TAX COLLECTOR - OTHER EXPENSES	50.00			
01-201-20-155-020	LEGAL SERVICES - OTHER EXPENSE	8,955.00			
01-201-20-165-020	ENGINEERING SERVICES	2,245.50			
01-201-21-180-020	PLANNING BOARD - OTHER EXPENSE	600.00			
01-201-23-220-020	GROUP INSURANCE PLANS-EMPLOYEE	2,923.00			
01-201-25-240-020	POLICE DEPT - OTHER EXPENSES	3,327.53			
01-201-26-290-020	STREETS & ROADS - OTHER EXP.	11,010.20			
01-201-26-305-020	SOLID WASTE - OTHER EXPENSES	12,492.48			
01-201-26-306-020	Recycling Tax	334.62			
01-201-26-315-020	VEHICLE REPAIRS & MAINTENANCE	818.97			
01-201-28-375-020	MAINT OF PARKS (BEACHES/LAKES)	478.15			
01-201-29-390-020	AID TO PUBLIC LIBRARY	32,173.50			
01-201-31-435-020	ELECTRICITY - ALL DEPARTMENTS	635.98			
01-201-31-436-020	ELECTRICITY - STREET LIGHTING	3,619.31			
01-201-31-437-020	NATURAL GAS	7,209.58			
01-201-31-440-020	TELECOMMUNICATIONS	714.84			
01-201-31-447-020	PETROLEUM PRODUCTS	3,222.57			
01-203-20-130-020	(2024) FINANCE - OTHER EXPENSES		640.00		
01-203-21-180-020	(2024) PLANNING BOARD - OTHER EXPENSE		76.50		
01-203-21-185-020	(2024) BD OF ADJUST - OTHER EXPENSES		4,742.50		
01-203-25-240-020	(2024) POLICE DEPT - OTHER EXPENSES		2,550.15		
01-203-26-290-020	(2024) STREETS & ROADS - OTHER EXP.		7,500.00		
01-203-26-305-020	(2024) SOLID WASTE - OTHER EXPENSES		780.00		
01-203-26-310-020	(2024) BLDG & GROUNDS - MUNIC BLDG		2,855.00		
01-203-31-435-020	(2024) ELECTRICITY - ALL DEPARTMENTS		1,107.58		
01-260-05-100	DUE TO CLEARING			0.00	112,482.15
TOTALS FOR	Current Fund	92,230.42	20,251.73	0.00	112,482.15
04-215-55-991-000	2021 CAPTIAL ORDINANCE 10-21			1,975.00	
04-215-55-992-000	2022 CAPITAL ORDINANCE 2-22			1,005.00	
04-215-55-998-000	2023 CAPITAL ORD. 13-23 BORO HALL RENOV.			67.38	
04-215-55-999-000	2024 CAPITAL ORDINANCE 3-24			26,446.32	
04-215-56-801-000	2024 CAPITAL ORDINANCE 7-24			43,462.20	
04-260-05-100	DUE TO CLEARING			0.00	72,955.90
TOTALS FOR	General Capital	0.00	0.00	72,955.90	72,955.90

## Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
05-201-55-520-520	Water Operating - Other Expenses	5,836.64			
05-203-55-520-520	(2024) Water Operating - Other Expenses		2,341.69		
05-260-05-100	DUE TO CLEARING			0.00	8,178.33
<b>TOTALS FOR</b>	<b>Water Operating</b>	<b>5,836.64</b>	<b>2,341.69</b>	<b>0.00</b>	<b>8,178.33</b>
07-201-55-520-520	Sewer Operating - Other Expenses	39,818.60			
07-260-05-100	DUE TO CLEARING			0.00	39,818.60
<b>TOTALS FOR</b>	<b>Sewer Operating</b>	<b>39,818.60</b>	<b>0.00</b>	<b>0.00</b>	<b>39,818.60</b>
14-260-05-100	Due to Clearing			0.00	20,103.77
14-300-60-000-000	RESERVE FOR UNEMPLOYMENT INSUR			20,103.77	
<b>TOTALS FOR</b>	<b>Unemployment Trust</b>	<b>0.00</b>	<b>0.00</b>	<b>20,103.77</b>	<b>20,103.77</b>
18-260-05-100	Due to Clearing			0.00	1,000.00
18-300-60-000-100	RESERVE FOR MUNICIPAL ALLIANCE			1,000.00	
<b>TOTALS FOR</b>	<b>Other Trust</b>	<b>0.00</b>	<b>0.00</b>	<b>1,000.00</b>	<b>1,000.00</b>
20-260-05-100	Due to Clearing			0.00	6,580.00
20-300-60-000-000	RESERVE FOR AFFORDABLE HOUSING			6,580.00	
<b>TOTALS FOR</b>	<b>AFFORDABLE HOUSING</b>	<b>0.00</b>	<b>0.00</b>	<b>6,580.00</b>	<b>6,580.00</b>

Total to be paid from Fund 01 Current Fund	112,482.15
Total to be paid from Fund 04 General Capital	72,955.90
Total to be paid from Fund 05 Water Operating	8,178.33
Total to be paid from Fund 07 Sewer Operating	39,818.60
Total to be paid from Fund 14 Unemployment Trust	20,103.77
Total to be paid from Fund 18 Other Trust	1,000.00
Total to be paid from Fund 20 AFFORDABLE HOUSING	6,580.00
	<b>261,118.75</b>



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

Meeting Date: 02/24/2025 For bills from 02/07/2025 to 02/20/2025

Check#	Vendor	Description	Payment	Check Total
5447	102 - ANDERSON & DENZLER ASSOC., INC	PO 30456 JANUARY 2025 PROFESSIONAL SERVICES - ESC	1,244.20	1,244.20
5448	4177 - WEINER LAW GROUP, LLP	PO 30457 JANUARY 2025 PROFESSIONAL SERVICES - ESC	67.50	67.50
TOTAL				1,311.70

## Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
17-101-01-001-002	Escrow - Developers - Checking			0.00	1,311.70
17-500-00-091-412	TFJ MOUNTAIN LAKES, LLC			662.20	
17-500-00-091-422	DUSKO JOLDZIC			649.50	
TOTALS FOR	Developer's Escrow	0.00	0.00	1,311.70	1,311.70

Total to be paid from Fund 17 Developer's Escrow

1,311.70

1,311.70

List of Bills - (3310101001001) CASH - RECREATION

Recreation Trust

Meeting Date: 02/24/2025 For bills from 02/07/2025 to 02/20/2025

Check#	Vendor	Description	Payment	Check Total
5714	3861 - AMAZON CAPITAL SERVICES	PO 30422 TENNIS COURTS: ORDER# 111-9913343-484101	48.09	48.09
5715	4290 - DeCAMP BUS LINES	PO 29856 SKI CLUB BUSES FOR 2025 - REMAINING BALA	3,750.00	3,750.00
5716	4034 - GREATER MORRIS COUNTY JUNIOR SCHOOL COAC	PO 30443 VOLLEYBALL TOURNAMENT FEE 2025	125.00	125.00
5717	1177 - LAKELAND TRACK AND FIELD, INC	PO 30421 JR TRACK: 2025 LEAGUE FEE	1,175.00	1,175.00
5718	4714 - NJ RIOT LACROSSE CLUB INC	PO 30423 JERSEY STRONG LACROSSE TOURNAMENT	400.00	400.00
TOTAL				5,498.09

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
33-101-01-001-001	CASH - RECREATION			0.00	5,498.09
33-600-00-090-000	Recreation Trust Reserves			5,498.09	
TOTALS FOR	Recreation Trust	0.00	0.00	5,498.09	5,498.09

Total to be paid from Fund 33 Recreation Trust

5,498.09

5,498.09

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

**RESOLUTION 82-25**

**RESOLUTION APPROVING THE CERTIFICATION LIST OF VOLUNTEER MEMBERS OF THE BOROUGH OF  
MOUNTAIN LAKES FIRE DEPARTMENT**

**WHEREAS**, the Borough adopted Ordinance No. 15-02 which created the Length of Service Awards Program (LOSAP); and

**WHEREAS**, N.J.S.A. 40A: 14-191 requires that the Emergency Service Organization furnish the Borough council with an annual certification list of all volunteer members who have qualified for credit under the award program for the previous year;

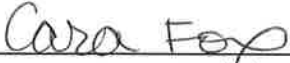
**WHEREAS**, the Borough Treasurer has approved payment, upon certification from the Borough Department Heads that the goods and/or services have been rendered to the Borough.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, formally approve the list of the volunteer members of the Borough of Mountain Lakes fire department submitted for the year 2024, a copy of which list is attached here as an addendum; and

**BE IT FURTHER RESOLVED** that a copy of this list will be posted for at least thirty (30) days in the fire house and the municipal clerk's office.

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 February 24, 2025.

  
\_\_\_\_\_  
Cara Fox, Borough Clerk

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



# **BOROUGH OF MOUNTAIN LAKES**

**LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES**

**Joe Mullaney**  
**Fire Chief**  
[info@mlvfd.com](mailto:info@mlvfd.com)

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

TO: Monica Goscicki, CFO

FROM: Joe Mullaney, Administrative Officer

DATE: 2/3/2025

SUBJECT: 2024 LOSAP

The following members of the Mountain Lakes Volunteer Fire Department qualified for LOSAP for 2024:

1. Brian Caine
2. Steve Castellucci
3. James Daniel (Application pending)
4. Matt DeSantis
5. Nate Fitch
6. John Lester
7. G. Douglas McWilliams
8. Joe Mullaney
9. Mike Palazzi (III)
10. Bob Trachtenberg
11. Bob Wagmiller

If you require any additional information please let me know.

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

**RESOLUTION 83-25**

**RESOLUTION CANCELLING REMAINING BALANCE OF 2024 HISTORIC PRESERVATION GRANT**

**WHEREAS**, there is a receivable with an offsetting appropriation from the Morris County Historic Preservation Trust Fund for the Mountain Lakes Train Station in the amount of \$2,502.00 and,

**WHEREAS**, there is an appropriation from the State of New Jersey Historic Preservation Trust Fund for the Mountain Lakes Train Station in the amount of \$625.86 and,

**WHEREAS**, this receivable and appropriations are no longer needed by 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 receivable and appropriations be cancelled.

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 February 24, 2025.

  
\_\_\_\_\_  
Cara Fox, Borough Clerk

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

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

**RESOLUTION 84-25**

**RESOLUTION AUTHORIZING THE SETTLEMENT OF A TAX APPEAL (JAMES P. AND BARBARA A. ZORLAS v.  
BOROUGH OF MOUNTAIN LAKES – BLOCK 31, LOT 27)**

**WHEREAS**, a tax appeal has been filed in the Tax Court of New Jersey captioned “James P. and Barbara A. Zorlas v. Borough of Mountain Lakes” challenging the 2024 assessment on Block 31, Lot 27 (035 Crystal Road); and

**WHEREAS**, the Plaintiff and the Tax Assessor have agreed to a settlement of this tax appeal as set forth in a proposed Stipulation of Settlement attached hereto; and

**WHEREAS**, the Borough Council finds that it is in the best interest of the Borough to approve the proposed settlement.

**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 Attorney is authorized to execute a Stipulation of Settlement in settlement of all pending tax appeals captioned “James P. and Barbara A. Zorlas v. Borough of Mountain Lakes”; and

**BE IT FURTHER RESOLVED**, that the Tax Collector is hereby authorized to process a refund on the 2024 taxes as a result of the settlement of this tax appeal.

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 February 24, 2025.

  
\_\_\_\_\_  
Cara Fox, Borough Clerk

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

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

**RESOLUTION 85-25**

**RESOLUTION TO INTRODUCE 2025 MUNICIPAL BUDGET**

**BE IT RESOLVED**, by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey that the following statements of revenues and appropriations shall constitute the Municipal Budget of the Borough of Mountain Lakes for the 2025 calendar year.

**General Appropriations:**

1. Appropriations within "CAPS"	\$7,452,996.46
2. Appropriations excluded from "CAPS"	\$3,308,817.54
3. Reserve for Uncollected Taxes (Item M, Sheet 29) -Based on Estimated 96.5 Percent of Tax Collections	\$1,314,799.38
4. Total General Appropriations (Item 9, Sheet 29)	\$12,076,613.38
5. Less: Anticipated Revenues Other than Current Property Tax (Item 5, Sheet 11) (i.e. Surplus, Miscellaneous Revenues and Receipts from Delinquent Taxes)	\$4,623,089.77
6. Difference: Amount to be raised by Taxes for support of Municipal Budget: (as follows) (a) Local Tax for Municipal Purposes including Reserve for Uncollected Taxes (Item 6(a), Sheet 11)	\$7,453,523.61

**BE IT FURTHER RESOLVED** that said Budget will be published in the Daily Record.

**BE IT FURTHER RESOLVED** that the Borough Council of the Borough of Mountain Lakes does hereby approve the preceding as the Budget for the 2025 year:

A Hearing on the Budget and Tax Resolution will be held on March 24, 2025 at 7 o'clock p.m. at which time and place discussions to said Budget and Tax Resolution for 2025 may be presented by taxpayers or other interested persons.

**BE IT FURTHER RESOLVED** that a copy of the 2025 Municipal Budget and tax resolution will be available at no cost during regular business hours by contacting the Borough Clerk's Office at 973-334-3131 or emailing the Borough Clerk at [clerk@mtnlakes.org](mailto:clerk@mtnlakes.org) for the members of the general public who shall request the same up to and including the time when the Borough Council shall further consider this for final passage. All persons interested in the proposed budget will have an opportunity to address the Borough Council during the aforementioned public hearing.

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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 February 24, 2025.



Cara Fox, Borough Clerk

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

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

**RESOLUTION 86-25**

**RESOLUTION ADOPTING PREQUALIFICATION REGULATIONS IN CONNECTION WITH BIDS FOR THE EXTERIOR  
RESTORATION OF THE MOUNTAIN LAKES TRAIN STATION**

**WHEREAS**, pursuant to N.J.S.A. 40A:11-25 the Borough Council of the Borough of Mountain Lakes may establish reasonable regulations appropriate for controlling the qualifications of prospective bidders upon contracts to be awarded by the Borough; and

**WHEREAS**, the Borough is required to establish prequalification regulations for projects financially assisted by the New Jersey Historic Preservation Bond Fund or the Garden State Preservation Trust; and

**WHEREAS**, the Borough seeks such financial assistance in connection with the exterior restoration of the Mountain Lakes Train Station; and

**WHEREAS**, there have been promulgated contractor prequalification regulations in connection with the exterior restoration of the Mountain Lakes Train Station; and

**WHEREAS**, the Borough Council has conducted a public hearing and has determined that it is in the best interest of the Borough of Mountain Lakes to establish reasonable regulations appropriate for controlling the qualification of perspective bidders in connection with the exterior restoration of the Mountain Lakes Train Station.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, that the prequalification regulations attached hereto are hereby adopted for utilization in connection with the bid for the exterior restoration of the Mountain Lakes Train Station; and

**BE IT FURTHER RESOLVED** that the implementation of the contractor prequalification regulations is subject to review and approval of the Director of the Division of Local Government Services and the Borough Clerk is hereby authorized to file with the Director of the Division of Local Government Services proposed regulations, a true copy of this Resolution, a true copy of the hearing, copies of the two newspaper legal advertisements for public hearing, and a completed, certified, standard certification form.

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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 February 24, 2025.

  
\_\_\_\_\_  
Cara Fox, Borough Clerk

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

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

**RESOLUTION 87-25**

**RESOLUTION AUTHORIZING THE REFUND OF OVERPAYMENT OF TAXES**

**WHEREAS**, the Tax Collector certifies that the following property has an overpayment of 1<sup>st</sup> quarter 2025 \$4,532.43 taxes and the Collector has authorized the issuance of a refund.

**NOW, THEREFORE, BE RESOLVED** by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, that a warrant be drawn to Shing Yue Chan representing a refund due to an overpayment.

Block	Lot	Name & Mailing Address	Property Address	Amount
114	15	Shing You Chan 1 Raynold Road Mountain Lakes, NJ 07046	1 Raynold Road Mountain Lakes, NJ Block 114 Lot 15	\$4,532.43

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 February 24, 2025.

  
\_\_\_\_\_  
Cara Fox, Borough Clerk

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