



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
MAY 12, 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 7p.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 that the Memorial Day Parade will take place on Monday, May 26th and the next Council meeting will be held on Wednesday, May 28th due to Memorial Day.

Deputy Mayor Muilenburg announced that the Council Goes to Briarcliff event was a success and thanked the League of Women Voters and Briarcliff Middle School for their support.

SPECIAL PRESENTATIONS

Arbor Day Proclamation

Mayor Barnett read a proclamation in honor of Arbor Day which will occur on May 21, 2025 and thanked the Shade Tree Commission, Woodlands Committee, and Environmental Commission for all their hard work.

REPORTS OF BOROUGH ESTABLISHED BOARDS, COMMISSIONS AND COMMITTEES

There were no reports.

BOROUGH COUNCIL DISCUSSION ITEMS

Housing Element & Fair Share Housing Plan Status

Borough Attorney Oostdyk provided an update on the Housing Element and Fair Share Housing Plan, which must be adopted by June 30th. The Borough's Realistic Development Potential RDP will be zero by conforming to the Highlands Regional Master Plan (RMP). If the Borough doesn't conform, the RDP could be in the "teens" in the number of required units. The Planning Board is scheduled to discuss and potentially adopt the Housing and Highlands Elements at their May 22nd meeting, and after that, the Borough Council can introduce an ordinance conforming to the Highlands RMP. The Borough's strategy to address the Unmet Need of the fourth round of affordable housing requirements is to maintain accessory apartment ordinances and prior overlay zones on Route 46 and focus on redevelopment and potential new overlay zoning.

Overlay Zoning – 49 Bloomfield Avenue

The Council discussed amending the Borough's zoning ordinance to provide overlay zoning, similar to what was put in place as part of the third round of affordable housing, for the property at 49 Bloomfield Avenue. This would allow multifamily inclusionary development consisting of townhouses and/or stacked townhouses, with 20% for affordable



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housing. The proposed draft ordinance also increases the height from 40 to 45 feet to accommodate a request by a potential developer of the property, allowing for the desired product's steeper roof pitch.

The Council asked questions of Borough Attorney Oostdyk and Borough Planner Paul Philipps (via Zoom), and they answered them.

PUBLIC COMMENT

Mayor Barnett opened the meeting to the public during the Overlay Zoning of 49 Bloomfield Avenue discussion.

Jim Hysen requested that 49 Bloomfield Avenue continue to have a 100-foot buffer, clarify the term "vegetation" in the proposed ordinance, and that the property owner maintain the buffer.

Linda Hysen expressed concern over the density and height of the proposed development of 49 Bloomfield Avenue and hopes that the property will be developed to maintain the character of Mountain Lakes.

Tony Forman requested that the proposed development at 49 Bloomfield Avenue have a 100-foot buffer.

George Jackson requested that the Council focus on what is best for the Borough rather than what is best for the developer of the proposed project at 49 Bloomfield Avenue and questioned what stacked townhouses are.

Jay McNerney questioned when the Borough's obligation to provide affordable housing would end and requested that affordable housing be located somewhere other than on Route 46.

Maryellen Theel requested that the buffer be as large as possible at the proposed development at 49 Bloomfield Avenue and expressed concern about the development's impact on the environment, wildlife, and water.

Dawn Eckert expressed the importance of having a buffer at the proposed development at 49 Bloomfield Avenue.

The Council, Borough Attorney Oostdyk, and Borough Planner Philipps responded to the public's comment. Mayor Barnett advised that councilmember email addresses are on the Borough website if anyone would like to contact them, or members of the public can leave their contact information with Borough Clerk Fox.

Borough Attorney Oostdyk advised that there is a legal necessity to address Affordable Housing Unmet Need to avoid builder's remedy lawsuits.

Borough Planner Philipps explained what a stacked townhouse is.

Based on the discussion and the public's comments, the Council decided that more review and discussion are needed, including clarifying vegetative screening language and evaluating height, buffer, and density standards.

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

Chief Financial Officer Monica Goscicki provided a detailed memo of the first quarter current fund budget, first 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.

ATTORNEY'S REPORT

Mr. Oostdyk had nothing to report.

MANAGER'S REPORT

Borough Manager Stern provided his report (attached).



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RESOLUTIONS

R114-25, Amending the 2025 Capital Budget

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

ORDINANCES TO INTRODUCE

11-25, Authorizing the Salary and/or Wages of the Officers and Employees of the Borough of Mountain Lakes, County of Morris, New Jersey

Introduced: 5/12/25

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

12-25, Appropriating the Sum of \$138,000 Currently Located Within General Capital Fund Balance

Introduced: 5/12/25

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

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.

***RESOLUTIONS**

- R111-25, Authorizing the Payment of Bills*
- R112-25, Authorizing 2025 Municipal Employees' Salary*



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c. R113-25, Authorizing the Release of Performance Guarantee Submitted by Sunrise Development Inc. (1 Old Bloomfield Avenue)

***APPROVAL OF MINUTES**

4/28/25 (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 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Muilenburg	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barnett	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 the following: Borough Auditor John Mooney attended their meeting and complimented the state of the Borough's finances and the wonderful job Chief Finance Officer Monica Goscicki and the finance team do. The committee discussed the Borough's storm reserve fund and determined that the Borough is using the methodology suggested by the Auditor.

Green Team – Councilmember Menard reported that some committee members attended the New Jersey Sustainability Summit.

Health Commission – Councilmember Angela Tsai advised the following: NJ has lost its herd immunity to measles. This year's flu mortality rate is the highest in many years. There will be a Trail Walk event on May 11th at 3 p.m. at Birchwood Lake.

PUBLIC COMMENT

Mayor Barnett opened the meeting to the public.

There was no one from the public wishing to speak.

NEXT STEPS AND PRIORITIES

There were no next steps or priorities.

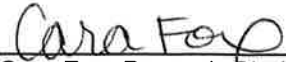


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ADJOURNMENT at 8:39P.M.

Motion made by Councilmember Howley, second by Councilmember Menard to adjourn the meeting at 8:39p.m., with all members in favor signifying by "Aye".

Respectfully Submitted,



Cara Fox, Borough Clerk

Borough of Mountain Lakes, New Jersey

Arbor Day Proclamation

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal; and

WHEREAS, Mountain Lakes has again been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree-planting practices,

NOW, THEREFORE, BE IT RESOLVED that I, Lauren Barnett, Mayor of the Borough of Mountain Lakes, on behalf of the Borough Council of the Borough of Mountain Lakes, do hereby proclaim May 21, 2025 as Arbor Day in the Borough of Mountain Lakes, and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands.

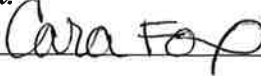
BE IT FURTHER RESOLVED, that I urge all citizens to plant trees to gladden the heart and promote the wellbeing of this and future generations.

In witness whereof I have hereunto set my hand and caused this seal to be affixed.



Lauren Barnett, Mayor

Attest:



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 April 14, 2025
PAGE: 2 of 2

Annual Salary Resolution – Our annual salary resolution on the meeting agenda allows for a 2.5% annual increase for all non-union positions with the exception of the following positions.

- Collector – reduced due to the Collector serving in a part-time capacity as our Tax and Utility Account Clerk continues classes to complete her certification as Tax Collector.
- Tax and Utility Account Clerk – increased in alignment with employment agreement.
- Finance Assistant – Part-time 1 – decreased due to a decrease in hours worked.
- Finance Assistant – Part-time 2 – increased to bring this employee closer to current market pay rates. The increase is at the recommendation of the CFO.
- Chief of Police – This increase, which will be the first of two, is to bring the Chief's salary closer to the average of Police Chiefs in Morris County.
- Fire Official -PT - increased in alignment with employment agreement.
- Custodian & Recycling Employee – Increase is due to an increase in hours. The hourly rates will be raised as all others (2.5%).

Salary Ordinance Amendment – Also on the meeting agenda, you will find two amendments to our salary ordinance. The first amendment to the ordinance is the creation of a new position titled Construction Code Assistant / Land Use Administrator. This position will replace the current arrangement of a part-time receptionist/part-time construction code admin assistant. This is position neutral as there is no intention to replace the part-time receptionist/part-time construction code admin assistant. The second amendment is an increase to the maximum salary for the CFO. I currently have an offer out to a CFO candidate, and the current maximum will not cover the offer, which involves multi-step increases over three years (copy of salary ordinance attached).

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

Respectfully,

Mitchell

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

RESOLUTION 111-25

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 May 12, 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 May 12, 2025.



Cara Fox, Borough Clerk

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

List of Bills - CLAIMS/CLEARING CHECKING ACCOUNT

Meeting Date: 05/12/2025 For bills from 04/25/2025 to 05/09/2025

Check#	Vendor	Description	Payment	Check Total
25541	2426 - AGL WELDING SUPPLY CO.	PO 30428 DPW - EQUIPMENT & TOOLS - BLANKET	95.10	95.10
25542	206 - ALLEN PAPER & SUPPLY CO.	PO 30801 DPW /BH - JANITORIAL SUPPLIES - MCPCC CO	188.40	188.40
25543	3861 - AMAZON CAPITAL SERVICES	PO 30783 POLICE: ORDER# 111-1665876-6435426	44.15	
		PO 30784 ADMIN: ORDER# 111-7973385-1436262	78.81	
		PO 30796 DPW: ORDER# 111-4063853-7996266	147.98	
		PO 30814 POLICE: ORDER# 111-4904581-6191442	14.40	285.34
25544	189 - ANCHOR ACE HARDWARE	PO 30835 FIRE DEPT: APRIL ORDERS - ACCT# 100224	139.99	
		PO 30863 POLICE: APRIL - MISC SUPPLIES - ACCT 100	61.91	201.90
25545	3986 - ANTHEM SPORTS, LLC	PO 30816 TRACK THERMAL PAPER	39.82	39.82
25546	4148 - ATAK TRUCKING, INC.	PO 30769 PARKS & BEACHES - SAND	5,990.79	5,990.79
25547	3957 - ATLANTIC COAST RECYCLING, LLC	PO 30792 SOLID WASTE - RECYCLING - 2025 - BLANKET	509.48	509.48
25548	2930 - AWARENESS PROTECTIVE CONSULTANTS	PO 30347 POLICE: TRAINING CLASS - ZACH WALSH	500.00	500.00
25549	4719 - BLOODGOOD LAW ENFORCEMENT TRAINING GROUP	PO 30530 POLICE: CLASS - DAVE BROWN	195.00	195.00
25550	2396 - COUNTY WELDING SUPPLY CO.	PO 30429 DPW - EQUIPMENT & TOOLS - BLANKET	36.00	36.00
25551	4476 - DATUM STORAGE SOLUTIONS	PO 30407 POLICE: FURNITURE	1,902.79	1,902.79
25552	4170 - DEWBERRY ENGINEERS, INC	PO 29173 ENGINEERING SERVICES - WELL #4 - PROJECT	1,380.00	1,380.00
25553	2971 - DIRECT ENERGY BUSINESS	PO 30839 PARKS & BEACHES: ELECTRIC SERVICE: MAR -	55.26	
		PO 30840 BORO GARAGE: ELECTRIC SERVICE: MAR - APR	360.14	
		PO 30841 WATER: ELECTRIC SERVICE - MAR - APR 2025	1,262.81	1,678.21
25554	2971 - DIRECT ENERGY BUSINESS	PO 30842 BORO HALL: ELECTRIC SERVICE: MAR - APR 2	1,107.37	
		PO 30846 SEWER: ELECTRIC SERVICE: MAR - APR 2025	32.94	1,140.31
25555	4102 - DURABLE DOOR	PO 30637 DPW - BUILDING MAINTENANCE - GARAGE DOOR	369.00	369.00
25556	4514 - GALLS, LLC	PO 30670 POLICE: CROSSING GUARD UNIFORMS ETC.	129.85	129.85
25557	653 - GANNET NEW YORK/NEW JERSEY LOCALIQ	PO 30391 PLANNING/ZONING - 2025 ADVERTISING - BLA	18.91	18.91
25558	4605 - GEESE CHASERS NORTH JERSEY, LLC	PO 30834 PARKS: 2025 GOOSE MANAGEMENT ANNUAL MAIN	1,175.00	1,175.00
25559	196 - GRIFFITH-ALLIED TRUCKING, LLC	PO 30719 DPW - UNLEADED GASOLINE - MCCPC CONTRACT	2,375.25	2,375.25
25560	4611 - HUNTER TECHNOLOGIES	PO 30774 ADDITIONAL LICENSE FOR STAIRWELL INTERCOM	94.64	94.64
25561	3638 - IDEMIA IDENTITY & SECURITY USA, LLC	PO 30221 POLICE: IDENTITY AND SECURITY SOFTWARE E	2,805.00	2,805.00
25562	3817 - IL TORRENTE PIZZA	PO 30617 DPW - MEALS - BLANKET	126.08	126.08
25563	3532 - JANET HORST	PO 30833 REIMBURSEMENT - SUSTAINABLE JERSEY SUMMI	135.00	135.00
25564	633 - JASON DIMICK	PO 30849 POLICE: REIMBURSEMENT - JASON DIMICK	9.01	9.01
25565	859 - JCP&L	PO 30828 ACCT#100 151 758 974 - BILL PRD: 3/24 -	631.54	
		PO 30829 STREET LIGHTING - ASSORTED ACCOUNTS - FE	249.79	
		PO 30830 ACCT#100 141 241 693 BILL PRD 2/20 - 4/2	185.51	
		PO 30831 ACCT#100 075 505 725 - BILL PRD: 3/24 -	4.65	1,071.49
25566	1090 - KENVIL POWER MOWER	PO 30799 DPW - EQUIPMENT REPAIR	608.25	608.25
25567	2561 - LIFESAVERS, INC.	PO 30821 POLICE: FIRST AIDE/ CPR SUPPLIES	460.29	460.29
25568	4278 - MOUNTAIN LAKES MOTOR CO., LLC	PO 30813 POLICE: VEHICLE REPAIRS - 2021 FORD INTE	132.00	132.00
25569	1371 - MTN. LAKES BOARD OF EDUCATION	PO 30826 MAY 2025 MTN LAKES SCHOOL DISTRICT GENER	2,153,145.34	2,153,145.34
25570	4615 - NAPA AUTO PARTS	PO 30425 DPW - VEHICLE REPAIR & MAINTENANCE - BLA	39.99	39.99
25571	4522 - NATIONAL HIGHWAY PRODUCTS, INC	PO 30162 FIRE DEPT: TRUCK STOPS	220.38	220.38
25572	3843 - NEW JERSEY ASSOC. OF SCHOOL RESOURC	PO 30204 POLICE: SLEO CLASS	450.00	450.00
25573	1562 - NJLM	PO 30827 JOB ADVERTISEMENT CFO	160.00	160.00
25574	4731 - OFF GRID PREPAREDNESS SUPPLY, LLC	PO 30838 POLICE: UNIFORMS ESSENTIALS	443.00	443.00
25575	4632 - PERFORMANCE TROPHIES AND MEDALS, LLC	PO 30655 JR LAKER WRESTLING NAME PLATE FOR TROPHY	4.00	
		PO 30682 RECREATION: COMMEMORATIVE BENCH PLAQUE	126.75	130.75
25576	3113 - PHILLIPS PREISS GRIGIEL LEHENY HUGH	PO 30817 AFFORDABLE HOUSING: MARCH 2025 PROFESSIO	5,657.50	5,657.50
25577	4143 - PITNEY BOWES GLOBAL FINANCIAL SVCS, LLC	PO 30825 POSTAGE MACHINE: 2025 LEASE - ACCT# 3312	448.14	448.14
25578	3028 - REINER GROUP, INC	PO 30847 BORO HALL: FIRE BAY HEAT MAINTENANCE	957.50	957.50
25579	4171 - SHORT LOAD CONCRETE, LLC	PO 30800 DPW - DEPARTMENT SUPPLIES - STORMWATER B	422.50	422.50
25580	2774 - STAPLES CONTRACT & COMMERCIAL, LLC	PO 30820 ADMIN: ORDER# 7656535838	226.05	226.05
25581	4578 - T-MOBILE	PO 30518 WATER: T-MOBILE ACCT - 999393642 - MONTH	31.15	31.15
25582	881 - TMS, INC	PO 30189 ADMIN: 2025 DNS HOSTING / ACCT# GTI - BL	30.00	30.00
25583	4191 - TRANSUNION RISK & ALTERNATIVE DATA SOLUT	PO 30861 POLICE: DATA SEARCH - APRIL 2025	75.00	75.00
25584	4088 - TURN OUT UNIFORMS, INC	PO 30722 POLICE: UNIFORM PURCHASES- DAN CACCIABEV	225.99	
		PO 30860 POLICE: UNIFORM PURCHASES - DAN CACCIABE	297.40	523.39
25585	832 - W.W. GRAINGER, INC	PO 30418 POLICE: TRAFFIC ITEMS	210.49	210.49
TOTAL				2,186,824.09

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-100-020	GENERAL ADMIN - OTHER EXPENSE	740.22			
01-201-20-130-020	FINANCE - OTHER EXPENSES	172.69			
01-201-20-140-020	COMPUTER SERVICES	30.00			
01-201-21-180-020	PLANNING BOARD - OTHER EXPENSE	7.13			
01-201-21-185-020	BD OF ADJUST - OTHER EXPENSES	11.78			

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-25-240-020	POLICE DEPT - OTHER EXPENSES	3,116.49			
01-201-25-255-020	FIRE DEPT - OTHER EXPENSES	139.99			
01-201-26-290-020	STREETS & ROADS - OTHER EXP.	1,804.91			
01-201-26-305-020	SOLID WASTE - OTHER EXPENSES	509.48			
01-201-26-310-020	BLDG & GROUNDS - MUNIC BLDG	188.40			
01-201-26-315-020	VEHICLE REPAIRS & MAINTENANCE	171.99			
01-201-27-335-020	ENVIRONMENTAL COMM - OTHER EXP	135.00			
01-201-28-375-020	MAINT OF PARKS (BEACHES/LAKES)	7,165.79			
01-201-31-435-020	ELECTRICITY - ALL DEPARTMENTS	2,344.47			
01-201-31-436-020	ELECTRICITY - STREET LIGHTING	249.79			
01-201-31-440-020	TELECOMMUNICATIONS	94.64			
01-201-31-447-020	PETROLEUM PRODUCTS	2,375.25			
01-203-20-100-020	(2024) GENERAL ADMIN - OTHER EXPENSE		0.09		
01-203-25-240-020	(2024) POLICE DEPT - OTHER EXPENSES		2,805.00		
01-203-25-255-020	(2024) FIRE DEPT - OTHER EXPENSES		220.38		
01-203-26-310-020	(2024) BLDG & GROUNDS - MUNIC BLDG		957.50		
01-207-55-000-000	LOCAL SCHOOL TAXES PAYABLE			2,153,145.34	
01-260-05-100	DUE TO CLEARING			0.00	2,176,386.33
TOTALS FOR	Current Fund	19,258.02	3,982.97	2,153,145.34	2,176,386.33
04-215-55-989-000	2020 CAPITAL ORD. 8-20 BORO HALL RENOV.			1,902.79	
04-215-56-801-000	2024 CAPITAL ORDINANCE 7-24			1,380.00	
04-260-05-100	DUE TO CLEARING			0.00	3,282.79
TOTALS FOR	General Capital	0.00	0.00	3,282.79	3,282.79
05-201-55-520-520	Water Operating - Other Expenses	1,293.96			
05-260-05-100	DUE TO CLEARING			0.00	1,293.96
TOTALS FOR	Water Operating	1,293.96	0.00	0.00	1,293.96
07-201-55-520-520	Sewer Operating - Other Expenses	32.94			
07-260-05-100	DUE TO CLEARING			0.00	32.94
TOTALS FOR	Sewer Operating	32.94	0.00	0.00	32.94
20-260-05-100	Due to Clearing			0.00	5,657.50
20-300-60-000-000	RESERVE FOR AFFORDABLE HOUSING			5,657.50	
TOTALS FOR	AFFORDABLE HOUSING	0.00	0.00	5,657.50	5,657.50
33-260-05-100	DUE TO CLEARING			0.00	170.57
33-600-00-090-000	Recreation Trust Reserves			170.57	
TOTALS FOR	Recreation Trust	0.00	0.00	170.57	170.57
<div> <div>Total to be paid from Fund 01 Current Fund</div> <div>2,176,386.33</div> </div> <div> <div>Total to be paid from Fund 04 General Capital</div> <div>3,282.79</div> </div> <div> <div>Total to be paid from Fund 05 Water Operating</div> <div>1,293.96</div> </div> <div> <div>Total to be paid from Fund 07 Sewer Operating</div> <div>32.94</div> </div> <div> <div>Total to be paid from Fund 20 AFFORDABLE HOUSING</div> <div>5,657.50</div> </div> <div> <div>Total to be paid from Fund 33 Recreation Trust</div> <div>170.57</div> </div> <div> <div></div> <div>2,186,824.09</div> </div>					



Checks Previously Disbursed

25539	POSTMASTER - US POSTAL SERVICE	Multiple:	5,000.00	5/05/2025
25540	STATE OF NJ - PWT DIVISION OF TAXAT	PO# 30867	407.17	5/09/2025
		STATE OF NJ - PUBLIC COMMUNITY WAT		

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
					5,407.17
Totals by fund	Previous Checks/Voids	Current Payments	Total		
Fund 01 Current Fund		2,176,386.33	2,176,386.33		
Fund 04 General Capital		3,282.79	3,282.79		
Fund 05 Water Operating	2,907.17	1,293.96	4,201.13		
Fund 07 Sewer Operating	2,500.00	32.94	2,532.94		
Fund 20 AFFORDABLE HOUSING		5,657.50	5,657.50		
Fund 33 Recreation Trust		170.57	170.57		
BILLS LIST TOTALS	5,407.17	2,186,824.09	2,192,231.26		

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

RESOLUTION 112-25

RESOLUTION AUTHORIZING 2025 MUNICIPAL EMPLOYEES' SALARY

WHEREAS, the Borough Council adopted Ordinance # 9-25 setting the salary ranges for various Borough positions; and

WHEREAS, the Police Benevolent Association Contract sets the salary, wage and compensation for uniformed police officers; and

WHEREAS, the Borough Council of the Borough of Mountain Lakes desires to set the specific salaries for full-time and permanent part-time non-contract Borough employees for the year **2025**.

NOW, THEREFORE, BE IT RESOLVED that the following salaries (see attachment) are retroactive to **January 1, 2025**, and are to be pro-rated where specific dates are indicated:

BE IT FURTHER RESOLVED that eligible employees are entitled to longevity or service allowance payments in addition to the foregoing salaries in accordance with the Personnel Policy and Procedure Manual.

BE IT FURTHER RESOLVED that the Borough Manager is authorized to set the salary level according to the salary ranges in Ordinance # 9-25 for all non-permanent part-time and seasonal employees.

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 May 12, 2025.



Cara Fox, Borough Clerk

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

	2024	2025	\$ Change	% Change
BOROUGH MANAGER	\$155,451	\$159,337	\$3,891	2.50%
BOROUGH CLERK	\$86,700	\$88,869	\$2,169	2.50%
ASSESSOR - P/T	\$23,995	\$24,595	\$600	2.50%
COLLECTOR	\$65,204	\$20,000	-45,204	-69.3%
TAX AND UTILITY ACCOUNT CLERK	\$48,000	\$52,000	\$4,000	8.33%
FINANCE ASSISTANT - PART-TIME 1	\$44,829	\$43,903	-\$926	-2.00%
CHIEF FINANCIAL OFFICER	\$125,460	\$128,597	\$3,137	2.50%
FINANCE ASSISTANT – PART TIME 2	\$45,249	\$50,240	\$4,991	11.03%
CHIEF OF POLICE	\$169,047	\$184,047	\$15,000	8.87%
RECREATION DIRECTOR/EXECUTIVE ASST. TO BOROUGH MGR.	\$61,200	\$62,730	\$1,530	2.50%
DIRECTOR - PUBLIC WORKS	\$105,000	\$107,625	\$2,625	2.50%
ADMINISTRATIVE ASSISTANT - PUBLIC WORKS	\$51,000	\$52,275	\$1,275	2.50%
DPW OPERATIONS MANAGER/ASST DPW DIR.	\$75,000	\$76,875	\$1,875	2.50%
PLANNING BOARD SCTY – PART TIME	\$14,400	\$14,760	\$360	2.50%
ZONING BOARD SCTY – PART TIME	\$14,400	\$14,760	\$360	2.50%
CONSTRUCTION CODE OFFICIAL - PT	\$36,545	\$37,459	\$914	2.50%
PLUMBING SUB-CODE - PT/ BUILD TECH INSP - PT	\$20,400	\$20,910	\$510	2.50%
ELECTRICAL SUB-CODE - PT	\$18,746	\$19,214	\$468	2.50%
FIRE SUB-CODE - PT	\$8,696	\$8,914	\$218	2.50%
BUILDING SUB-CODE OFFICIAL - PT	\$20,698	\$21,215	\$517	2.50%
CONSTRUC. CODE ASSIST/BORO HALL RECEP.	\$49,471	\$50,708	\$1,237	2.50%
PROPERTY MAINTENANCE OFFICIAL	\$35,843	\$36,739	\$896	2.50%
ZONING OFFICER – PART TIME (2/17/22)	\$17,397	\$17,832	\$435	2.50%
P.D.ADMIN. ASSISTANT/BOROUGH HALL RECEPTIONIST	\$38,984	\$39,959	\$975	2.50%
EMERGENCY MANAGEMENT COORDINATOR	\$3,000	\$3,075	\$75	2.50%
EMERGENCY MANAGEMENT DEPUTY CO-ORD	\$2,500	\$2,563	\$63	2.50%
FIRE OFFICIAL – PT	\$12,500	\$15,000	\$2,500	20.00%
FIRE SAFETY OFFICER – PT	\$4,500	\$4,613	\$113	2.50%
FIRE DEPT. ADMIN OFFICER – PT	\$7,500	\$7,688	\$188	2.50%
SECRETARY – BOARD of HEALTH	\$5,000	\$5,125	\$125	2.50%
CUSTODIAN - PT	\$16,978	\$18,860	\$2,221	11.08%
RECYCLING EMPLOYEE - PT	\$20,831	\$21,874	\$1,043	5.00%
QUALIFIED PURCHASING AGENT	\$5,000	\$5,000	\$0	0.00%
CERTIFIED RECYCLING CO-ORDINATOR	\$2,500	\$2,500	\$0	0.00%
CROSSING GUARDS – P/T – HOURLY RATE	\$27.53	\$28.22	\$.69	2.50%
POLICE CLASS II – P/T – HOURLY RATE	\$27.53	\$28.22	\$.69	2.50%

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

RESOLUTION 113-25

**RESOLUTION AUTHORIZING THE RELEASE OF PERFORMANCE GUARANTEE SUBMITTED BY SUNRISE
DEVELOPMENT INC. (1 OLD BLOOMFIELD AVENUE)**

WHEREAS, Sunrise Development Inc., the developer of land identified on a certain site plan known as Block 118.04, Lot 2.01, located at 1 Old Bloomfield Avenue; was granted approval by the Borough of Mountain Lakes Planning Board pursuant to Resolution dated April 26, 2019; and

WHEREAS, the Borough of Mountain Lakes and the developer entered into a Developer's Agreement which Agreement provided for the completion of various improvements and obligations required by the approvals and provided for the posting of performance guarantees related to the completion of the improvements; and

WHEREAS, Sunrise Development Inc. provided a performance surety bond issued by Liberty Mutual Insurance Company in the amount of \$40,981.44 to guarantee the completion of the improvements; and

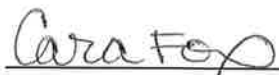
WHEREAS, Sunrise Development, Inc. has requested the release of the performance guarantee; and

WHEREAS, The Borough Engineer has reviewed the request and recommended the full release of the guarantee.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, that Performance Bond in the amount of \$40,981.44 issued by Liberty Mutual Insurance Company and posted by Sunset Development Inc. together with the cash portion of the guarantee (if any), are hereby released.

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 May 12, 2025.



Cara Fox, Borough Clerk

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

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

RESOLUTION 114-25

RESOLUTION AMENDING THE 2025 CAPITAL BUDGET

WHEREAS, the Borough of Mountain Lakes, New Jersey desires to amend the 2025 Capital Budget of said municipality by inserting the item as shown below in such budget for the following reason:

Improvement of Birchwood Lake by the upgrade of the dam

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

Section 1. the 2025 Capital Budget of the Borough of Mountain Lakes is hereby amended by adding thereto a Schedule to read as follows:

Amendment No. 1 Capital Budget of the
Borough of Mountain Lakes
Projects Schedules for 2025 Method of Financing

PROJECT	ESTIMATED COST	BUDGET APPROP.	CAPITAL IMP. FUND	CAPITAL SURPLUS	DEBT AUTHORIZED
Imp. of Birchwood Lake Dam	\$138,000.00			\$138,000.00	

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 May 12, 2025.



Cara Fox, Borough Clerk

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