



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

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

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

**2) ROLL CALL ATTENDANCE - Clerk**

**3) FLAG SALUTE – Mayor**

**4) EXECUTIVE SESSION**

**5) COMMUNITY ANNOUNCEMENTS**

**6) SPECIAL PRESENTATIONS**

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

**8) BOROUGH COUNCIL DISCUSSION ITEMS**

**9) PUBLIC COMMENT**

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

**10) ATTORNEY'S REPORT**

**11) MANAGER'S REPORT**

**12) RESOLUTIONS**

**13) ORDINANCES TO INTRODUCE**

**14) ORDINANCES TO ADOPT**

- a. 14-25, Amending Chapter 26 of the Revised General Ordinances of the Borough of Mountain Lakes and Establishing a Procedure for Appeals During the Police Department Promotional Process

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**15) \*CONSENT AGENDA ITEMS**

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

**\*RESOLUTIONS**

- a. R151-25, Authorizing the Payment of Bills

**\*APPROVAL OF MINUTES**

9/8/25 (Regular)

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

- a. Jennifer Marotta to the Zoning Board as Alternate #2 with a term running through 12/31/25

**16) DEPARTMENT REPORTS SUBMITTED FOR FILING**

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

**17) COUNCIL REPORTS**

**18) PUBLIC COMMENT**

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

**19) NEXT STEPS AND PRIORITIES**

**20) ADJOURNMENT**



# BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

**Mitchell Stern**  
**Borough Manager**  
mstern@mtnlakes.org  
2006

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

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

**Sunset Lake Dam** – During a recent site visit, a leak was discovered inside the dam spillway. Investigation revealed that a gasket between the stop logs had come loose on one of the lower logs. Boswell Engineering, our project engineer, was immediately notified and consulted with the manufacturer. The manufacturer recommended inserting rope sealant between the stop logs as an immediate repair. Earthworks, the contractor for the dam project, responded promptly and installed the sealant, successfully stopping the leak. Boswell will now determine the best approach for a permanent repair, and I will provide details once that plan is finalized.

**3M AFFF Settlement**– In July 2023, the Borough retained legal counsel to investigate and evaluate potential claims related to the presence of per- and polyfluoroalkyl substances ("PFAS") in our drinking water supply. We were recently notified of a settlement with 3M and have received the first installment of the settlement funds. A detailed memo from the Borough's legal counsel is attached explaining this settlement.

It is important to note that there are several other defendants in this matter, and settlement negotiations with them are ongoing. I will share updates as additional information becomes available.

**Construction on Rt. 46** – NJDOT has begun installing a traffic monitoring system on Rt. 46. The system includes cameras and other traffic sensors that allow remote monitoring of traffic and weather conditions statewide. Similar cameras are already in place on highways such as Rt. 80, the NJ Turnpike, and the Garden State Parkway. Live camera feeds and additional traffic information are available on NJDOT's website at [511NJ.org](https://www.nj.gov/transportation/511NJ.org).

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

Respectfully,  
Mitchell



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www.keefe-lawfirm.com

**John E. Keefe, Jr., Esq.**  
*Managing Partner*

jkeefe@keefe-lawfirm.com

*Certified Civil Trial Attorney*  
*Admitted to Practice in:*  
*N.J., D.N.J., U.S. 3d. Cir.*  
*D.C., N.D. Fla.*

June 24, 2025

**PRIVILEGED AND CONFIDENTIAL SETTLEMENT COMMUNICATION**

**VIA EMAIL (mstern@mtnlakes.org)**

Michael Stern  
Borough Manager  
Borough of Mountain Lakes  
400 Boulevard  
Mountain Lakes, New Jersey 07046

**RE: BOROUGH OF MOUNTAIN LAKES v. 3M  
3M AFFF SETTLEMENT – FIRST PAYMENT**

Dear Mr. Stern:

I am pleased to report that the Settlement Administrator and Special Master (collectively, "Settlement Administrator") recently transmitted the first payments from the 3M AFFF Settlement to our firm. This letter discusses these payments, as well as the anticipated future payments in the 3M, Dupont, BASF and Tyco settlements.

Before detailing the financial breakdown of the first 3M payment, I provide a summary of the calculations performed:

1. Based upon the flow rates and PFAS contamination reported in our 3M Claim Form and any applicable multipliers, the Settlement Administrator calculated an Adjusted Base Score (ABS) of 9,442,161.66205. The Gross Settlement Award for this first payment, before any deductions or additions, is approximately \$0.1234 dollars per ABS point, or \$231,596.63.
2. After calculating the Gross Settlement Award, the Settlement Administrator subtracted the Court-ordered MDL Common Fund Deduction on a *pro rata* basis from all claimants' Gross Settlement Awards. The Deduction recognizes the substantial work performed by the Plaintiffs' Group in commonly litigating against 3M, which resulted in this historic



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**3M AFFF SETTLEMENT – FIRST PAYMENT**

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settlement, and includes MDL litigation costs and attorneys' fees. For our purposes, we shall call the difference the MDL Net Settlement Award.

3. After subtracting the MDL Common Fund Work Deduction, the Settlement Administrator added accumulated interest from the 3M Settlement Fund on a *pro rata* basis to the MDL Net Settlement Award ("Combined Gross Settlement").
4. The Settlement Administrator then deducted a ten-percent holdback from the Combined Gross Settlement. The Settlement Administrator is holding this amount while it continues to review and process outstanding claim forms. It plans to distribute in the 3M Second Payment any Holdback remaining from the 3M First Payment, after recalculation of the ABS proration with the currently outstanding claims included. Again, for our purposes, we shall call the difference, the Holdback Net Settlement.
5. Based upon our retainer agreement, Keefe Law Firm (KLF) deducted its litigation costs from the sum of the Gross Settlement Award and the accumulated interest. These costs include filing fees and a *pro rata* charge for KLF's travel costs to the AFFF MDL hearings in the District of South Carolina ("Net Keefe Costs Award"). Any additional costs will be deducted from future payments.
6. After calculating the Net Keefe Costs Award, KLF calculated its attorneys' fees. First, the Firm divided the Net Keefe Costs Award by three, which is one-third ("KLF Gross Fees"). Second, it multiplied the Net Keefe Costs Award by 0.08 ("MDL Fee Deduction"). This amount represents a Court-ordered reduction of KLF's attorney's fees, which offsets most of the Court-ordered MDL Common Fund Deduction. Third, the Firm subtracted the MDL Fee Deduction from the KLF Gross Fees, resulting in this Firm's net fee recovery of 25.33% ("KLF Net Fees").
7. Finally, the Firm subtracted the KLF Net Fees and its Costs from the Holdback Net Settlement. This difference is the amount that the Firm will distribute.

Based upon the above, the financial breakdown for the **3M First Payment** is:

1.	Gross Settlement Award:	\$231,596.63
2.	<u>Less</u> Court-ordered MDL Common Fund Work Deduction:	- \$22,501.39
3.	<u>Plus</u> Interest from 3M Settlement Fund Account:	+ \$730.55
4.	<u>Less</u> Ten Percent Holdback:	- \$20,982.58
5.	<u>Less</u> Keefe Law Firm's Costs:	- \$481.59

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6.	<b>Less Keefe Law Firm's Fees:</b>	<b>- \$53,418.63</b>
7.	<b>Final Net Settlement Amount:</b>	<b>\$134,943.00</b>

I have enclosed a Settlement Statement, which provides these numbers. I ask that you review the Settlement Statement. If it meets with your approval and you have no questions or concerns, please sign and date where requested, and email it to Kelly Almeida's attention. Her email is [kalmeida@keefe-lawfirm.com](mailto:kalmeida@keefe-lawfirm.com). Upon receipt, we will reconfirm the previously provided wire transfer information and send notice of the transfer.

As discussed above, this is the first payment from the 3M Settlement. It represents 20% of the settlement award from this settlement. Based upon the payment timeline from the Settlement Administrator, we are expecting a second payment from the 3M settlement by the end of the third quarter 2025. This **second payment** will be approximately 45.6% of the 3M settlement award. When we receive this award, we will provide another letter describing its financial breakdown.

We anticipate the Final Net Settlement for this second payment to be approximately \$307,670.04; this amount remains subject to change and confirmation based upon the Settlement Administrator's actual calculations and the holdback refund, if any. Consequently, by the end of 2025, we expect to receive 65.6% of the 3M Settlement Award (subject to the previously discussed additions or deductions, including an assumed ten-percent holdback), or approximately \$442,613.04 in combined net payments. As discussed in prior communications, these two payments represent compensation for capital cost expenditures.

Thereafter, beginning in 2026 through 2033, the Settlement Administrator will transfer payments representing operation and maintenance expenses. The actual or estimated payments are indicated in the charts below.

Payment Number	Timeline	Payment % of Settlement Award	Cumulative % of Settlement Award	Amount of Net Payment to Client (Actual or Estimated)
Payment 1	Received	20.0%	20.0%	\$134,943.00
Payment 2	Q2 or Q3 2025	45.6%	65.6%	\$307,670.04
Payment 3	Q2 2026	6.4%	72.0%	\$43,181.76
Payment 4	Q2 2027	4.8%	76.8%	\$32,386.32
Payment 5	Q2 2028	5.6%	82.4%	\$37,784.04
Payment 6	Q2 2029	5.0%	87.4%	\$33,735.75
Payment 7	Q2 2030	3.4%	90.8%	\$22,940.31
Payment 8	Q2 2031	3.4%	94.2%	\$22,940.31
Payment 9	Q2 2032	3.0%	97.2%	\$20,241.45

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Payment 10	Q2 2033	2.8%	100.0%	\$18,892.02
Gross Net Total		100%	100%	\$674,714.99

The amounts of Payments 2 through 10, as well as the Gross Net Total, are estimates based upon the Gross Settlement Award and previously discussed calculations for Payment 1, including an assumed ten-percent holdback. Assuming the Settlement Administrator refunds some or all of the First Payment holdback and does not charge any additional holdbacks, we will adjust these estimates. Should there be any other changes to these payments, we will immediately advise. Before any future payment is transferred, we will send a letter or email similar to this letter providing a breakdown of that settlement and any adjustments to the timing of or estimated amounts for future payments.

Separately, the Settlement Administrator continues to review claim forms for the Dupont, BASF and Tyco settlements. Based upon the most recent estimates from the Settlement Administrator, we anticipate receiving payments for these settlements pursuant to the following schedule:

Defendant	Anticipated Payment Timeline
Dupont	Q2 or Q3 of 2025
BASF	Q4 2025
Tyco	Q4 2025

The Settlement Administrator has not distributed payment projections for the Dupont, BASF and Tyco settlements. When published, we will provide them to you. For Dupont, however, we anticipate that its payment will be approximately one-tenth of the total 3M payments or \$67,471.50. Again, the actual amount will be determined by the Settlement Administrator and may differ from our projection.

Thank you for your attention to this letter and your anticipated timely return of the signed and dated Settlement Statement. As always, should you have any questions or concerns, please do not hesitate to contact me or the Keefe Law Firm team.

Very truly yours,

  
JOHN E. KEEFE, JR.  
For the Firm

Enclosure

**RESOLUTION AND ORDINANCE REVIEW FOR THE SEPTEMBER 24, 2025 MEETING**

TO: MAYOR AND COUNCIL

FROM: MITCHELL STERN, MANAGER

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***RESOLUTIONS***

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**NONE.**

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***ORDINANCES TO INTRODUCE***

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**NONE.**

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***ORDINANCES TO ADOPT***

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**14-25, AMENDING CHAPTER 26 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF MOUNTAIN LAKES AND ESTABLISHING A PROCEDURE FOR APPEALS DURING THE POLICE DEPARTMENT PROMOTIONAL PROCESS** – this ordinance establishes an appeals procedure during the police promotional process, ensuring compliance with accreditation standards. This amendment is requested by MLPD Chief Bennett, who will be present at the Borough Council meeting to answer any questions, and the amendment has been reviewed by the Borough Attorney.

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



## ORDINANCE 14-25

[illegible]

Cara Fox, Borough Clerk

Adopted: 9/24/25

[illegible]

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

**RESOLUTION 151-25**

**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 **September 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 September 24, 2025.

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

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

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

Meeting Date: 09/26/2025 For bills from 09/05/2025 to 09/18/2025

Check#	Vendor	Description	Payment	Check Total
ACH	219 - ACCESS	PO 31410 ADMIN: CUST# 156NFY04790 - SEPT 2025	98.94	98.94
26077	2426 - AGL WELDING SUPPLY CO.	PO 30428 DPW - EQUIPMENT & TOOLS - BLANKET	195.54	195.54
26078	4766 - ALL STAR TENNIS COURTS	PO 31343 TENNIS COURT SUPPLIES - REPLACEMENT WIND	415.50	415.50
26079	3861 - AMAZON CAPITAL SERVICES	PO 31383 STREET & ROADS: ORDER #111-0269400-05722	172.90	
		PO 31408 RECREATION: ORDER# 111-1914300-5566668,	99.54	272.44
26080	3861 - AMAZON CAPITAL SERVICES	PO 31408 RECREATION: ORDER# 111-1914300-5566668,	133.71	133.71
26081	102 - ANDERSON & DENZLER ASSOC., INC	PO 31412 AUGUST 2025 PROFESSIONAL SERVICES	283.80	
		PO 31412 AUGUST 2025 PROFESSIONAL SERVICES	1,425.60	
		PO 31412 AUGUST 2025 PROFESSIONAL SERVICES	189.20	1,898.60
26082	102 - ANDERSON & DENZLER ASSOC., INC	PO 31412 AUGUST 2025 PROFESSIONAL SERVICES	4,986.75	4,986.75
26083	191 - ASSOC OF NJ ENVIRONMENTAL COMM	PO 31436 ENVIRONMENTAL COMMISSION: ENVIRONMENTAL	230.00	230.00
26084	320 - BRENT MATERIAL COMPANY	PO 31281 AMERICAN RESCUE PLAN - LEAD LINE IDENTIFC	7,758.00	7,758.00
26085	4368 - BUY WISE AUTO PARTS, INC.	PO 30866 POLICE: VEHICLE REPAIR BLANKET	143.50	143.50
26086	2196 - CHRISTINA WHITAKER	PO 30334 2025 QUATERLY HEALTH BENEFITS REIMBURSEM	679.70	679.70
26087	497 - CLARION OFFICE AND FURNITURE PRODUCTS	PO 31403 NEW OFFICE CHAIR - LAURIE	150.00	150.00
ACH	4150 - CLEARY GIACOBBE ALFIERIE JACOBS,	PO 31424 AUGUST 2025 LEGAL ATTORNEY SERVICES - LA	227.50	227.50
ACH	506 - DAN COMO & SONS, INC	PO 30996 SOLID WASTE: LEAF/BRUSH REMOVAL- BLANKET	600.00	600.00
ACH	4170 - DEWBERRY ENGINEERS, INC	PO 29173 ENGINEERING SERVICES - WELL #4 - PROJECT	5,590.00	5,590.00
26088	4490 - DPS PUMP SERVICE	PO 31163 WATER OPERATING - WELL 2 PUMP REPLACEMENT	22,375.00	22,375.00
26089	753 - FIRE FIGHTERS EQUIPMENT CO.	PO 31401 FIRE DEPT: Fire Extinguisher Recharge	71.00	
		PO 31430 FIRE DEPT: PPE	499.00	570.00
ACH	2517 - FIREFIGHTER ONE, LLC	PO 31387 FIRE DEPT: RESTOCKING FEE	449.81	449.81
ACH	3049 - GENERAL CODE	PO 30690 CLERK: CUST#MO1514 - SUPPLEMENT NO. 30 E	6,435.00	6,435.00
26090	874 - GRAY SUPPLY CORP.	PO 31346 DPW: REPAIRS	250.04	250.04
ACH	196 - GRIFFITH-ALLIED TRUCKING, LLC	PO 31235 DPW - UNLEADED GASOLINE - MCCPC CONTRACT	4,401.81	4,401.81
26091	4383 - HAPGOODS RESTAURANT, LLC	PO 31429 VOLUNTEER RECOGNITION: COUNCIL 9/8/25	223.30	223.30
ACH	4209 - HUNTER CARRIER SERVICES	PO 30909 ADMIN: 2025 PHONES - ACCT BOML- BLANKET	1,084.57	1,084.57
26092	859 - JCP&L	PO 31416 ACCT#100 154 666 612/ BILL PRD: 6/24 - 8	9.81	
		PO 31417 ACCT#100 075 505 725 - BILL PRD: 7/22 -	4.65	
		PO 31418 STREET LIGHTING - 24 PARK PL - 7/28 - 8/	24.01	
		PO 31419 STREET LIGHTING - THE ENCLAVE - JUL - AU	47.76	
26093	859 - JCP&L	PO 31421 ACCT#100 151 758 974 - BILL PRD: 7/22 -	2,351.50	2,437.73
		PO 31422 M/A #200 000 054 011/ BILL DATE: AUGUST	668.46	
26094	859 - JCP&L	PO 31443 M/A #200 000 020 764: BILL DATE: SEPT 11	311.46	979.92
		PO 31446 MAST ACCT# 200 000 021 275 / BILL DATE:	9,495.19	
		PO 31450 MASTER ACCT#200 000 574 000/ BILL DATE:	77.01	9,572.20
ACH	4771 - JENNIFER SEMLER	PO 31432 FINANCE: REIMBURSEMENT - GFOA CONFERENCE	436.49	436.49
ACH	4319 - JMS PRINTING, LLC	PO 31384 LEAD LINE LETTER - PRINTING, FOLDING & S	955.56	955.56
ACH	3926 - MITCHELL STERN	PO 31404 REIMBURSEMENT: SUPPLIES	34.53	34.53
26095	1295 - MORRIS COUNTY MUNICIPAL UTILITIES	PO 31415 SOLID WASTE DISPOSAL - AUGUST 2025	12,582.15	12,582.15
26096	1311 - MORRIS CTY TREASURER	PO 31057 MORRIS COUNTY COMMUNICATIONS DISPATCH SE	26,447.42	26,447.42
26097	1316 - MOST DEPENDABLE FOUNTAINS, INC	PO 31251 PARKS & PLAYGROUNDS - EQUIPMENT MAINTENA	209.00	
		PO 31394 WATER: FOUNTAIN REPAIR (multiple locatio	175.00	384.00
ACH	1394 - MTN. LAKES PUBLIC LIBRARY	PO 30659 2025 APR - DEC MTN LAKES PUBLIC LIBRARY	33,460.41	33,460.41
ACH	1472 - MURPHY MCKEON P.C.	PO 30747 LEGAL: 2025 RETAINER FEES - BLANKET (APR	5,000.00	5,000.00
ACH	1472 - MURPHY MCKEON P.C.	PO 31425 AUG 2025 - TAX APPEALS	480.00	480.00
ACH	4235 - NET2PHONE INC	PO 30295 2025 DEDICATED EFAX LINE - ACCT# 954962	32.67	32.67
26098	1553 - NEW JERSEY NATURAL GAS	PO 31451 NATURAL GAS: AUG - SEPT 2025 SERVICE	832.39	832.39
26099	1562 - NJLM	PO 31321 JOB ADVERTISEMENT DPW ADMIN	160.00	160.00
ACH	2595 - NORTH JERSEY MUNICIPAL EMPLOYEE BENEFITS	PO 30772 2025 DENTAL PREMIUMS - GROUP 1624 - MAY-	2,923.00	2,923.00
ACH	3028 - REINER GROUP, INC	PO 31448 PD: EMERGENCY SERVICE	619.50	619.50
26100	417 - RONALD CARROLL	PO 30336 2025 QUARTERLY HEALTH BENEFITS REIMBURSE	1,985.84	1,985.84
26101	3500 - RUTGERS UNIVERSITY	PO 31390 DPW - RECYCLING SERIES #22 COURSES - LIS	1,915.00	1,915.00
26102	4025 - RUTGERS UNIVERSITY-NEWARK	PO 31426 EMPA REGISTRATION - CARA FOX	1,644.00	1,644.00
26103	2470 - SKYLANDS AREA FIRE EQUIP & TRAINING	PO 31213 FIRE DEPT: PPE	462.00	
		PO 31213 FIRE DEPT: PPE	141.00	
		PO 31354 FIRE DEPT: PPE	776.33	1,379.33
26104	2774 - STAPLES CONTRACT & COMMERCIAL, LLC	PO 31351 ADMIN: ORDER# 7664067200	444.64	444.64
26105	3944 - STEVEN M. GLUCK	PO 31396 CONSTRUCTION: REIMBURSEMENT	55.30	55.30
26106	1916 - STICKEL, KOENIG, SULLIVAN & DRILL,	PO 31388 3RD QTR 2025 - PROFESSIONAL SERVICES - R	4,000.00	
		PO 31392 2ND QTR 2025 - PROFESSIONAL SERVICES - R	4,000.00	8,000.00
26107	4578 - T-MOBILE	PO 31395 DATA SERVICE FOR IPADS -JULY to AUGUST -	174.55	174.55
ACH	434 - THE COMMUNITY CHURCH OF ML	PO 31411 RENTAL SPACE FOR HPC - OCT 2025	500.00	500.00
26108	1536 - TREAS, STATE OF NJ - D.O.H.	PO 31391 JULY - AUGUST 2025 DOG LICENSE FEES	6.00	6.00
ACH	4088 - TURN OUT UNIFORMS, INC	PO 31177 POLICE: UNIFORMS - CARMELLO IMBRUGLIA	80.00	80.00
ACH	4088 - TURN OUT UNIFORMS, INC	PO 31405 POLICE: UNIFORM PURCHASES - DAVE BROWN	450.98	450.98
ACH	4088 - TURN OUT UNIFORMS, INC	PO 31406 POLICE: UNIFORM PURCHASES - CONNOR GRADY	72.60	72.60
ACH	1736 - TWP OF PARSIPPANY - TROY HILLS	PO 30656 2025 SEWER MAINTENANCE CHARGES - APR - D	41,226.06	41,226.06
ACH	4069 - UNITED BUSINESS SYSTEMS	PO 31423 CANON COPIERS -2NDQTR 2025 - PRINTING CH	708.31	708.31

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

Meeting Date: 09/26/2025 For bills from 09/05/2025 to 09/18/2025

Check#	Vendor	Description	Payment	Check Total
ACH	1062 - UNITED SITE SERVICES	PO 31431 PORTA JOHNS: AUG - SEPT 2025 - CUST ID#	765.04	765.04
ACH	1062 - UNITED SITE SERVICES	PO 31442 PORTA JOHNS: AUG - SEPT 2025 - CUST ID#	765.04	765.04
26109	4480 - VERIZON	PO 30767 BOROWIDE: 2025 INTERNET SERVICES: ACCT 3	202.84	202.84
26110	4481 - VERIZON	PO 30768 DPW: 2025 INTERNET SERVICES ACCT# 457-15	45.78	
		PO 30768 DPW: 2025 INTERNET SERVICES ACCT# 457-15	31.61	
		PO 30768 DPW: 2025 INTERNET SERVICES ACCT# 457-15	31.61	109.00
26111	2135 - VERIZON WIRELESS	PO 31434 POLICE: PHONE/ ACCT# 882388054-00001	683.85	683.85
26112	4177 - WEINER LAW GROUP, LLP	PO 31402 AUGUST PROFESSIONAL SERVICES	600.00	600.00
TOTAL				218,276.06

## Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-100-020	GENERAL ADMIN - OTHER EXPENSE	3,085.28			
01-201-20-110-020	MAYOR & COUNCIL - OTHER EXP'S	223.30			
01-201-20-120-020	MUNICIPAL CLERK - OTHER EXP'S	6,435.00			
01-201-20-130-020	FINANCE - OTHER EXPENSES	436.49			
01-201-20-140-020	COMPUTER SERVICES	202.84			
01-201-20-155-020	LEGAL SERVICES - OTHER EXPENSE	5,707.50			
01-201-20-165-020	ENGINEERING SERVICES	4,986.75			
01-201-21-180-020	PLANNING BOARD - OTHER EXPENSE	644.15			
01-201-21-181-020	HISTORIC PRESERVAT'N COMMITTEE	500.00			
01-201-21-185-020	BD OF ADJUST - OTHER EXPENSES	8,000.00			
01-201-22-195-020	UNIFORM CONST - OTHER EXPENSES	273.99			
01-201-23-220-020	GROUP INSURANCE PLANS-EMPLOYEE	5,588.54			
01-201-25-240-020	POLICE DEPT - OTHER EXPENSES	658.70			
01-201-25-250-020	INTERLOCAL SERVICES: MC DISPATCH - OE	26,447.42			
01-201-25-255-020	FIRE DEPT - OTHER EXPENSES	1,654.55			
01-201-26-290-020	STREETS & ROADS - OTHER EXP.	736.40			
01-201-26-305-020	SOLID WASTE - OTHER EXPENSES	12,853.92			
01-201-26-306-020	Recycling Tax	328.23			
01-201-26-310-020	BLDG & GROUNDS - MUNIC BLDG	654.03			
01-201-26-315-020	VEHICLE REPAIRS & MAINTENANCE	143.50			
01-201-27-335-020	ENVIRONMENTAL COMM - OTHER EXP	230.00			
01-201-28-370-020	PARKS & PLAYGROUNDS OTHER EXP.	213.60			
01-201-28-375-020	MAINT OF PARKS (BEACHES/LAKES)	1,530.08			
01-201-29-390-020	AID TO PUBLIC LIBRARY	33,460.41			
01-201-31-435-020	ELECTRICITY - ALL DEPARTMENTS	3,336.07			
01-201-31-436-020	ELECTRICITY - STREET LIGHTING	71.77			
01-201-31-437-020	NATURAL GAS	832.39			
01-201-31-440-020	TELECOMMUNICATIONS	1,801.09			
01-201-31-447-020	PETROLEUM PRODUCTS	4,401.81			
01-203-25-255-020	{2024} FIRE DEPT - OTHER EXPENSES		282.59		
01-260-05-100	DUE TO CLEARING			0.00	125,720.40
TOTALS FOR	Current Fund	125,437.81	282.59	0.00	125,720.40
02-200-40-700-340	Clean Communities Grant	1,915.00			
02-200-40-700-490	AMERICAN RESCUE PLAN	7,758.00			
02-200-40-700-560	RECREATON GRANT	283.80			
02-260-05-100	DUE TO CLEARING			0.00	9,956.80
TOTALS FOR	FEDERAL AND STATE GRANTS	9,956.80	0.00	0.00	9,956.80
04-215-56-801-000	2024 CAPITAL ORDINANCE 7-24			5,590.00	
04-215-56-803-000	2025 CAPITAL ORDINANCE 8-25			22,837.00	
04-260-05-100	DUE TO CLEARING			0.00	28,427.00
TOTALS FOR	General Capital	0.00	0.00	28,427.00	28,427.00

## Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
05-201-55-520-520	Water Operating - Other Expenses	12,092.77			
05-260-05-100	DUE TO CLEARING			0.00	12,092.77
<b>TOTALS FOR</b>	<b>Water Operating</b>	<b>12,092.77</b>	<b>0.00</b>	<b>0.00</b>	<b>12,092.77</b>
07-201-55-520-520	Sewer Operating - Other Expenses	41,523.88			
07-260-05-100	DUE TO CLEARING			0.00	41,523.88
<b>TOTALS FOR</b>	<b>Sewer Operating</b>	<b>41,523.88</b>	<b>0.00</b>	<b>0.00</b>	<b>41,523.88</b>
13-260-05-100	DUE TO CLEARING			0.00	6.00
13-295-56-000-000	DOG LICENSE FEES-DUE STATE NJ			6.00	
<b>TOTALS FOR</b>	<b>Animal Trust</b>	<b>0.00</b>	<b>0.00</b>	<b>6.00</b>	<b>6.00</b>
33-260-05-100	DUE TO CLEARING			0.00	549.21
33-600-00-090-000	Recreation Trust Reserves			549.21	
<b>TOTALS FOR</b>	<b>Recreation Trust</b>	<b>0.00</b>	<b>0.00</b>	<b>549.21</b>	<b>549.21</b>

Total to be paid from Fund 01 Current Fund	125,720.40
Total to be paid from Fund 02 FEDERAL AND STATE GRANTS	9,956.80
Total to be paid from Fund 04 General Capital	28,427.00
Total to be paid from Fund 05 Water Operating	12,092.77
Total to be paid from Fund 07 Sewer Operating	41,523.88
Total to be paid from Fund 13 Animal Trust	6.00
Total to be paid from Fund 33 Recreation Trust	549.21
	<u>218,276.06</u>

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

Meeting Date: 09/26/2025 For bills from 09/05/2025 to 09/18/2025

Check#	Vendor	Description	Payment	Check Total
5462	102 - ANDERSON & DENZLER ASSOC., INC	PO 31393 JUNE 2025 PROFESSIONAL SERVICES - ESCROW	1,571.28	
		PO 31398 AUGUST 2025 PROFESSIONAL SERVICES - ESCR	1,859.25	3,430.53
5463	4177 - WEINER LAW GROUP, LLP	PO 31402 AUGUST PROFESSIONAL SERVICES	22.50	22.50
	TOTAL			3,453.03

**Summary By Account**

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
17-101-01-001-002	Escrow - Developers - Checking			0.00	3,453.03
17-500-00-091-412	TFJ MOUNTAIN LAKES, LLC			22.50	
17-500-00-091-419	264 MORRIS AVE. LLC			340.98	
17-500-00-091-420	PRIME REAL ESTATE MANAGEMENT LLC ILLYAS SARWARI			1,513.60	
17-500-00-091-421	THE CRAIG SCHOOL			51.95	
17-500-00-091-425	264 MORRIS AVE INSPECTION			51.35	
17-500-00-091-427	PARKS LAKES TENNIS - INSPECTION FEES			1,283.45	
17-500-00-091-429	ALEXANDRA ALBERTI - 12 REYNOLD ROAD			189.20	
TOTALS FOR	Developer's Escrow	0.00	0.00	3,453.03	3,453.03

Total to be paid from Fund 17 Developer's Escrow

3,453.03

3,453.03

List of Bills - (1210101001001) PAYROLL AGENCY-CASH-PROVIDENT BANK

Payroll Agency Account

Meeting Date: 09/26/2025    For bills from 09/05/2025 to 09/18/2025

Check#	Vendor	Description	Payment	Check Total
5103	4521 - INTERNATIONAL BROTHERHOOD OF TEAMSTERS L	PO 31409 DPW UNION DUES - AUGUST 2025	339.00	339.00
5104	1392 - MOUNTAIN LAKES POLICE ASSOCIATION	PO 31413 POLICE UNION DUES - AUG 2025	650.00	650.00
TOTAL				989.00

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
12-101-01-001-001	PAYROLL AGENCY-CASH-PROVIDENT BANK			0.00	989.00
12-200-00-000-800	POLICE UNION DUES	650.00			
12-200-00-000-801	DPW UNION DUES	339.00			
TOTALS FOR	Payroll Agency Account	989.00	0.00	0.00	989.00

Total to be paid from Fund 12 Payroll Agency Account

989.00

989.00





**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES  
SEPTEMBER 8, 2025  
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ**

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

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

Mayor Barnett called the meeting to order at 7p.m.

**ROLL CALL ATTENDANCE**

<b>Roll Call</b>	<b>Present</b>	<b>Absent</b>		<b>Present</b>	<b>Absent</b>	
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"/>				

Councilmember Sheikh left the meeting at 7:45pm.

**FLAG SALUTE**

Mayor Barnett led the salute to the flag.

**EXECUTIVE SESSION**

There was no executive session.

**COMMUNITY ANNOUNCEMENTS**

Mayor Barnett recognized September as Ovarian Cancer Awareness Month.

**SPECIAL PRESENTATIONS**

There were no presentations.

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

**Public Safety Subcommittee – E-Bike Safety**

Deputy Mayor Muilenburg reported that the Public Safety Subcommittee discussed concerns regarding e-bike safety. The Committee reviewed current State regulations, which classify e-bikes as Class 1 and Class 2 and treat them similarly to traditional bicycles. As such, e-bikes are not subject to registration, insurance requirements, or mandatory safety training. Currently, several State legislators are drafting a bill that would require riders of Class 1 and Class 2 e-bikes to complete a mandatory safety course and register their vehicles. The Public Safety Subcommittee recommended that the Borough Council adopt a resolution urging support for the proposed legislation from our local Assembly representatives and State Senator.

The Council discussed the subcommittee's recommendation and decided that the Borough do the following: Continue educating the public about e-bike safety. The Police Chief will contact Madison Borough and Caldwell Borough to assess the impact of their e-bike ordinances on safety outcomes. Borough Attorney Oostdyk will review the e-bike ordinances adopted by Madison Borough and Caldwell Borough. The Mayor, Deputy Mayor, and Councilmember Howley will research and make a recommendation for the best strategy to enhance e-bike safety and compliance for the Borough. Borough Manager Stern and Police Chief Bennett will meet with the Mountain Lakes School Superintendent to discuss e-bike safety.

**BOROUGH COUNCIL DISCUSSION ITEMS**

There were no discussion items.



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES  
SEPTMEBER 8, 2025  
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ**

**PUBLIC COMMENT**

Mayor Barnett opened the meeting to the public.

There was no one from the public wishing to speak.

**ATTORNEY’S REPORT**

Borough Attorney Oostdyk reported the following: The Borough received one objection to its Fair Share Plan and Housing Element from the Fair Share Housing Center, challenging the Borough Planner's utilization of the Highlands buildout update analysis to determine vacant land available in the Borough for housing development. The Borough’s decision to use the analysis was based upon the legislation itself. Fair Share Housing disagrees that the Highland’s buildout was appropriately used and interprets the legislation as requiring municipalities to identify and plan for the redevelopment of currently utilized sites. Fair Share Housing believes that the Borough must identify sites that can be redeveloped to meet 25% of its fair share obligation. Under the established procedures for addressing objections, “the Program” must facilitate mediation between the Borough and Fair Share Housing. The Borough is required by December 31, 2025, to either reach an agreement to modify its Plan or formally justify why no changes are necessary. Borough Attorney Oostdyk and the Borough Planner will review the matter and consult with other municipal professionals to determine the Borough’s path forward. A closed session discussion will be scheduled during one of the October Council meetings to present recommendations regarding mediation strategy and next steps.

**MANAGER’S REPORT**

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

**RESOLUTIONS**

There were no resolutions.

**ORDINANCES TO INTRODUCE**

**14-25, Amending Chapter 26 of the Revised General Ordinances of the Borough of Mountain Lakes and Establishing a Procedure for Appeals During the Police Department Promotional Process**

Introduced: 9/8/25

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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**

- a. R145-25, Authorizing the Payment of Bills
- b. R146-25, Renewal of Membership in the Morris County Municipal Joint Insurance Fund
- c. R147-25, Creating and Implementing a Long-Range Plan to Address Drainage Issues



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES  
SEPTEMBER 8, 2025  
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ**

- d. R148-25, Authorizing the Use of a Procurement Card
- e. R149-25, Authorizing Contract With Approved National Cooperative Contract Vendor Pursuant to N.J.S.A. 52:34-6.2 and P.L.2011, c.139
- f. R150-25, Memorializing the Design and Construction of the Sunset Lake Dam Rehabilitation Project

**\*APPROVAL OF MINUTES**

8/25/25 (Regular)

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

- a. Charlotte Caggiano and Samantha Hirschfeld to the Environmental Commission as student members

**\*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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Deputy Mayor Muilenburg and Councilmember Menard were absent at the 8/25/25 Council meeting and abstained from voting on the minutes.

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

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

**COUNCIL REPORTS**

Health Commission – Councilmember Tsai reported the following: The Borough flu vaccination clinic will be held on September 23<sup>rd</sup> from 9:30-10:30am at Borough Hall. Nine cases of measles have been reported in New Jersey. Morris County has had an increase in food borne illnesses including salmonella, E. coli and vibrio. Attendance at Mount Olive's child health clinics has increased due to cuts in Medicaid.

**PUBLIC COMMENT**

Mayor Barnett opened the meeting to the public.

There was no one from the public wishing to speak.



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES  
SEPTMEBER 8, 2025  
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ**

**NEXT STEPS AND PRIORITIES**

Mayor Barnett reviewed the following next steps and priorities:

Next Step	Completed by	Completion date
Contact Madison Borough & Caldwell Borough to Assess the Impact of their E-bike Ordinances on Safety Outcomes.	Police Chief	
Review Madison Borough and Caldwell Borough Ordinances Regarding E-Bikes	Borough Attorney	
Research & Determine Best Strategy to Enhance E-Bike Safety and Compliance	Mayor, Deputy Mayor, Councilmember Howley	
Meet with ML School Superintendent Regarding E-Bike Safety	Borough Manger & Police Chief	

**ADJOURNMENT at 8:01P.M.**

Motion made by Councilmember Howley, second by Councilmember Menard to adjourn the meeting at 8:01p.m., with all members in favor signifying by "Aye".

Respectfully Submitted,

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



**BOROUGH OF MOUNTAIN LAKES**

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

# **CONSTRUCTION OFFICE**

## **MONTHLY ACTIVITY REPORT**

**AUGUST 2025**

### **ADMINISTRATIVE SUMMARY**

The property owner at 333 Route 46 West is actively marketing space in this multi-tenant building. Another application for a tenant fit-out has been submitted, bringing the total to five active construction projects.

Construction continues for the new single family detached dwelling at 26 Lake Drive. The last of the footings for the building and adjacent retaining walls have been completed. Foundation wall work, both below and above grade, is being done. The focus is to get the property graded to allow access for the structural framework to begin.

The new elevator at The Craig School is nearing completion. The shaft has been fully enclosed in time for the start of the new school year. Punchlist items are being completed at all three buildings.



# BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

## CONSTRUCTION OFFICE SUMMARY OF FEES COLLECTED

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

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

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



Mountain Lakes Borough  
400 BOULEVARD  
MOUNTAIN LAKES, NJ 07046

## Construction Permit Activity Report

8/1/2025 -> 8/31/2025

### Summary

	Cost:	Count:			
New:	\$0.00	0	Cubic Footage:	0 Cu.ft	Permits Issued: 27
Addition:	\$0.00	0	Square Footage:	0 Sq.ft	Updates Issued: 2
Alteration:	\$252,564.00	28			
Demolition:	\$1,400.00	1			
Total:	\$253,964.00	29			

Permits	Count	Permit Fees	Admin Fees	Total	Inspections	Passed	Failed	Other
Building:	8	\$2,361.00	\$0.00	\$2,361.00	B 27	18 %66.7	7 %25.9	2 %7.4
Plumbing:	6	\$535.00	\$0.00	\$535.00	P 11	11 %100	0 %0	0 %0
Electrical:	19	\$1,925.00	\$0.00	\$1,925.00	E 37	30 %81.1	6 %16.2	1 %2.7
Fire:	5	\$630.00	\$0.00	\$630.00	F 7	5 %71.4	0 %0	2 %28.6
Elevator:	0	\$0.00	\$0.00	\$0.00	V 0	0 %	0 %	0 %
Mechanical:	12	\$1,085.00	\$0.00	\$1,085.00	M 16	14 %87.5	0 %0	2 %12.5
	50	\$6,536.00	\$0.00	\$6,536.00	98	78	13	7
DCA Training:	0		0		(Note: Does not include result of none)			
DCA State:	29		470	\$0.00				
DCA Minimum:	0		0					
	29		\$470					

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

#### NOTE:

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

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

Permit Subcode Exempted (State) Fees			Permit Subcode Waived (Local) Fees			Payments (Based on Payment Date)	
	Record Count	Total Exempted		Record Count	Total Waived		
Building	0	\$0	Building	0	\$0	Permit (55)	\$7,006.00
Plumbing	0	\$0	Plumbing	0	\$0	NON-UCC (0)	\$0.00
Electrical	0	\$0	Electrical	0	\$0	Variation Payments	\$0.00
Fire	0	\$0	Fire	0	\$0	Penalty (0)	\$0.00
Mechanical	0	\$0	Mechanical	0	\$0	Inspection Payments	\$0.00
Elevator	0	\$0	Elevator	0	\$0	Ongoing Invoice	\$0.00
Total:		\$0	Total:		\$0	Test Payments	\$0.00
	Record Count	Total Exempted				Other Payments	\$0.00
DCA Fees 0		\$0	Violations			Grand Total	\$7,006.00
			Issued	1	\$0.00		
					\$0.00		



# Mountain Lakes Borough

## *Deposit Payment Totals 8/1/2025 to 8/31/2025*

Starting Receipt  
**PMT-25-00514**

Ending Receipt  
**PMT-25-00583**

Cash Total  
**\$184.00**

Check Total  
**\$7,397.00**

Charge Total  
**\$0.00**

Grand Total  
**\$7,581.00**

Bag #

Deposit Account

**CRC 01-192-20-200-034**

**DCA 01-290-55-000-001**

**ENG 01-192-08-105-015**

**UCC 01-192-08-160-000**

YTD Payments	Payments
\$1,015.00	\$175.00
\$7,056.00	\$470.00
\$1,600.00	\$400.00
\$110,757.00	\$6,536.00
<u>\$120,428.00</u>	<u>\$7,581.00</u>





# BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

## **Department of Public Works Department Activity Report August 2025**

### **IN HOUSE:**

All regular work details include building maintenance, vehicle maintenance and repair, trash and recycling, trash bag delivery, street sweeping, lawn maintenance, leaf and brush disposal, daily maintenance. Geese droppings cleanup at Island beach.

### **DPW:**

- Two stormwater basin repairs (Elm Rd near library & Bellvale Rd near Briarcliff).
- Painted bench boards at Briarcliff Bus stop.
- Prepped and painted playground steps at Taft Field.
- Installed bunting hardware on exterior of FD.

### **WATER DEPARTMENT:**

- Meter and reader repairs and installations.
- Required monthly water testing.
- Q3 water sampling.
- New well pump installed at wellhouse #2.
- Main water valve repaired Morris/Briarcliff.
- Rebuild of the Lakeland Court pressure-reducing valve.
- Finished painting interiors of Wellhouses # 2,3.



# **BOROUGH of MOUNTAIN LAKES**

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

**Derrick Webb**  
**Director of Health/Health**  
**Officer**  
[dwebb@mtolivetwp.org](mailto:dwebb@mtolivetwp.org)

*204 Flanders-Drakestown Rd.*  
*Budd Lake, NJ 07828*

*P - (973) 691-0700 EXT. 7330*

## **PUBLIC HEALTH SERVICES REPORT OF ACTIVITIES August 2025**

### **Administration:**

#### **Major Activities/Updates**

- Attended The College of New Jersey (TCNJ) Public Health Advisory Committee Meeting.
- Finalized the 2025 Morris County Community Health Assessment/Community Health Improvement Plan.
- Met with The College of New Jersey (TCNJ) regarding the close out of the Morris County Community Health Assessment/Community Health Improvement Plan Contract.
- Participated in the Rutgers University's Environmental Public Health (EPH) Local Health Department Panel.

### **Environmental Health:**

#### **Major Activities/Updates**

- None



# BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

**Derrick Webb**  
**Director of Health/Health**  
**Officer**  
[dwebb@mtolivetwp.org](mailto:dwebb@mtolivetwp.org)

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

## **Health Education:**

### **Major Activities/Updates**

- Social Media/Website Updates and Postings:
  - Grilling Safety Tips
  - Food Temperature Cooking Recommendation for Memorial Day
  - NJDOH Bird Flu Flyer
  - Skin Cancer Reminder for the summer months on using sunscreen.

## **Public Health Nursing:**

### **Major Activities/Updates**

- Outbreak surveillance, public health guidance
- Coordination and oversight of Vaccine for Children Program
- CDC's Division of State and Local Readiness bi-weekly calls
- NJDOH monthly vaccine call
- NJDOH CDS monthly epidemiology call
- (8/14/25)- Free Child Health Clinic and VFC vaccines
  - 19 total children, 36 vaccines (all jurisdictions)
- Expansion of social media education & outreach:
  - Instagram- mountolivehealth.nj
  - Facebook- MtOliveHealthDepartment
- Notification of community engagement/ health programs
  - MOTHD
    - October child health clinic (10/29/25, 4:00 – 8:00 pm)
    - Health Matters Back to School Newsletter
    - Mosquito Control: Home Prevention Tips



# BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

**Derrick Webb**  
**Director of Health/Health**  
**Officer**  
[dwebb@mtolivetwp.org](mailto:dwebb@mtolivetwp.org)

204 Flanders-Drakestown Rd.  
 Budd Lake, NJ 07828

P - (973) 691-0700 EXT. 7330

Home Visits	0	0	0
Record Request	0	0	0
Blood Chemistry Screenings	0	0	0
Blood Pressure Screenings	0	0	0
Influenza Vaccinations	0	0	12
COVID-19 Vaccinations (Adult)	0	0	0
COVID-19 Vaccinations (Pediatric)	0	0	0
Phone Consultations	0	3	6
Female Cancer Screenings	0	0	0
Skin Cancer Screening	0	0	0
Foot Screenings	0	0	0
Hearing Screenings	0	0	0

## Communicable Disease Investigations

Aug 2025	Communicable Diseases	YTD	2024
0	Amoebiasis	0	0
0	Alpha-Gal	0	1
0	Anaplasmosis	0	0
0	Babesiosis	0	0
0	Brucellosis	0	1
0	Campylobacteriosis	0	2
0	Chikungunya	0	0
0	Creutzfeldt-Jakob Disease	0	0
0	Cryptosporidiosis	0	0
0	COVID - 19 (Confirmed)	8	24
0	COVID - 19 (Probable)	10	15
0	Cyclosporiasis	1	1
1	Cholera	1	0
0	Cryptosporidiosis	0	0
0	Dengue Fever	0	0
0	Diphtheria	0	0
0	Ehrlichiosis	0	0



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## Quality Management Activities:

### Major Activities/Updates

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

## Workforce Development:

Professional Development			
Date	Name of Event	Attendee	# of CEU's
8/04/25	NJDOH Provider Update- Pfizer & Moderna Vaccine Update	Angie Deiling	0.00
8/20/25	NJDOH Vet: The Status of Bats in NJ	Angie Deiling	0.00
8/27/25	APHN: Evidence-based recruitment and retention strategies in Public Health nursing	Angie Deiling	0.00

Respectfully submitted,

*Derrick Webb*

Derrick Webb, Health Officer/Director of Health



# **Police Department**

## **Borough of Mountain Lakes**

400 Boulevard

Mountain Lakes, NJ 07046

Phone (973) 334-1413 • Fax (973) 263-9112

sbennett@mtnlakespd.org



Shawn M. Bennett

CHIEF OF POLICE

## **Mountain Lakes Police Borough Council Monthly Report August 2025**

- August 5<sup>th</sup>, the Mountain Lakes Police Department participated in National Night out along with Boonton and Boonton Township Police Departments and Fire Departments.
- August 12<sup>th</sup>, at approximately 2:25 PM, a package was stolen from the front porch of a residence on Glen Road by a suspect dressed as an Amazon driver. The total price of the merchandise was approximately one thousand dollars. An investigation is ongoing at this time.
- On August 12<sup>th</sup>, at approximately 8:41 PM, Sgt. Grady and Ptl. Blair responded to a residence for the report of domestic violence in progress. The investigation led to one arrest for domestic violence assault.
- August 13<sup>th</sup>, MLPD Chief Bennett met with residents of "the Village" to begin Halloween festivity planning.
- August 24<sup>th</sup>, at approximately 12:39 AM, Sgt. Brown conducted a motor vehicle stop on Route 46 West that led to the arrest of 36-year-old Adan Ramirez-Santos of Parsippany for driving under the influence. Mr. Ramirez-Santos was issued motor vehicle summonses for driving under the influence, careless driving, reckless driving, failure to maintain lane, and having an open container of alcohol in his vehicle. Mr. Ramirez-Santos was released pending a mandatory court appearance.
- August 29<sup>th</sup>, at approximately 10:16 PM, Sgt. Grady conducted a motor vehicle stop on Boulevard that led to the arrest of 48-year-old Mark Sutak of Denville for driving under the influence. Mr. Sutak was issued motor vehicle summonses for driving under the influence, speeding, careless driving, reckless driving, and having an open container in the vehicle. Mr. Sutak was released pending a mandatory court appearance.

*A criminal complaint is merely an accusation. Despite this accusation, defendants are presumed innocent unless and until proven guilty beyond a reasonable doubt in a court of law.*

Sincerely,

A handwritten signature in black ink, appearing to read 'SLB' followed by a stylized flourish.

Chief Shawn Bennett



# MOUNTAIN LAKES BORO POLICE DEPARTMENT

## Officer Citation Report

From Date : 8/1/2025 To Date : 8/31/2025

Report Date : 9/16/2025 8:47 AM

Officers Name	Badge Number	Traffic Stops	Equipment	Moving	Radar	Parking	Ordinance	Warnings	Total
XX	XX	12	4	3	0	0	0	0	7
XX	XX	0	0	0	0	0	0	0	0
XX	XX	106	1	4	0	0	0	2	7
XX	XX	129	0	7	0	0	0	32	39
XX	XX	14	0	5	0	0	0	0	5
XX	XX	11	1	0	0	0	0	1	2
XX	XX	8	0	0	0	0	0	0	0
XX	XX	0	0	0	0	0	0	0	0
XX	XX	47	0	7	1	0	0	0	8
XX	XX	41	0	3	0	0	0	3	6
XX	XX	69	1	5	0	0	0	0	6
XX	XX	0	0	0	0	0	0	0	0
XX	XX	25	0	0	0	0	0	0	0
<b>Total:</b>		<b>Traffic Stops</b>	<b>Equipment</b>	<b>Moving</b>	<b>Radar</b>	<b>Parking</b>	<b>Ordinance</b>	<b>Warnings</b>	<b>Total</b>
		462	7	34	1	0	0	38	80



**MOUNTAIN LAKES BORO POLICE DEPARTMENT**

Agency Activity Report

**By CFS Classification****From Date: 8/1/2025 To Date: 8/31/2025****Report Date: 9/16/2025 8:50:07 AM**

<b>Classification code</b>	<b>Description</b>	<b>Total Events</b>	<b>0000-0800</b>	<b>0801-1600</b>	<b>1601-2359</b>
0600	Theft	3	0	0	3
1100	Fraud	1	0	1	0
1400	Malicious Mischief	1	0	0	1
2000	Family Offense	3	0	1	2
2100	Liquor Laws Drunk Driving	1	1	0	0
2400	Disorderly Conduct	2	0	0	2
2600	All Other Offenses	8	1	2	5
4000	Non Criminal Investigations	31	7	12	12
4100	Fire Related	12	2	5	5
4500	Deaths / Suicides	1	0	1	0
5000	Lost Found Property	6	0	5	1
5010	Missing Persons	1	0	1	0
5500	Animal Complaints	21	5	10	6
6000	Traffic Accidents	3	0	2	1
6300	Traffic Enforcement	478	40	177	261
6500	Parking Enforcement	2	2	0	0
6600	Traffic Services	25	0	22	3
7000	Public Services	357	258	53	46
7500	Assist other Agency	18	2	6	10
9000	Administrative	450	132	93	225
	<b>Total:</b>	1424	450	391	583

# Time Used/Overtime by Month

	Sick Time Hours					Vacation/Comp Hours/Pers Day/Bereave					Court Overtime					Department Overtime																					
	2019	2020	2021	2022	2023	2024	2025	2019	2020	2021	2022	2023	2024	2025	2019	2020	2021	2022	2023	2024	2025																
	2019	2020	2021	2022	2023	2024	2025	2019	2020	2021	2022	2023	2024	2025	2019	2020	2021	2022	2023	2024	2025																
Jan	79	588	324	36	264	10	60	14	0	42	48	224.5	165.5	120	\$0	\$154	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,348	\$9,570	\$7,154	\$6,557	\$14,494	\$15,797	\$12,240	\$13,041	\$13,803	\$19,398	\$28,052	\$25,593	\$23,548	\$23,695
Feb	86	444	266	68	48	56	24	220	111	189.5	252	171.5	163.75	121.5	\$210	\$258	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
March	110	332	180	36	118	84	24	168	74.5	81	289	257.75	123	147.75	\$0	\$0	\$0	\$447	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
April	106	456	240	94	222	120.5	82	265.5	0	226	333	215	249.5	96.25	\$422	\$0	\$263	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
May	96	564	204	46	48	126	48	169	36	681	482	260.5	146.75	256.5	\$993	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
June	106	540	312	140	69	190	36	254	194	727.5	385	198.5	261.5	289.5	\$0	\$0	\$0	\$161	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
July	47	442	420	44	70	214	92	84.5	551	877	482	669.5	543.25	255.25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
August	246	312	168	104	90	104	198	748	708	792	541	459	681	583.5	\$0	\$0	\$263	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sept	180	256	70	22	100	140		222.5	389	280	549.5	301	302		\$0	\$0	\$250	\$161	\$0	\$176																	
Oct	154	314	48	120	68	86.5		216	292	204	502.5	251.5	353		\$0	\$0	\$0	\$161	\$0	\$0																	
Nov	426	302	44	80	156	60		176	287	370	550.5	337.25	396.5		\$0	\$0	\$363	\$0	\$0	\$0																	
Dec	600	424	206	104	168	118		144.5	376	265	642.5	366.5	316.5		\$0	\$0	\$0	\$0	\$0	\$0																	
Total	2236	4974	2482	894	1421	1309	564	2682	3018.5	4735	5057	3712.5	3702.3	1870.3	\$1,625	\$412	\$1,139	\$929	\$0	\$668	\$1,762																

# August

<u>Total Overtime</u>
<u>Hours Paid</u>
248.00

<u>Total</u>	<u>Total</u>	<u>% of Hrs Equating to</u>
<u>Vaca/Comp Hrs</u>	<u>nal/Bereave Hrs</u>	<u>Creating OT</u>
583.5	143.5	24.59%

<u>Total Sick Time</u>	<u>Total Sick Time</u>	<u>% of Hrs Equating to</u>
<u>Hrs</u>	<u>Hrs Creating OT</u>	<u>OT</u>
198	43	21.72%

13.5 Hours tree and wires down  
48 Hours traffic control for various town paving locations.



# BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Recreation Department  
August 2025

## Recreation Commission

- August meeting via Zoom – Review's Director's report; welcomed new member; recapped the summer programs and discussed ways to increase community awareness of events.

## Recreation Director

- Continue working with two Eagle Scout candidates on projects. Possibly working with a 3<sup>rd</sup> candidate in the coming weeks.
- HUB Lakes sports are finished for the summer– Women's and Men's Softball; Women's and Men's Volleyball; Women's and Men's Golf one-day event; Youth Dive and Swim.
  - Women's Golf team won the one-day tournament
  - Mountain Lakes Dive won overall
  - Mountain Lakes Swim won overall
- Summer Concert Series
  - Thursday, August 14 – Long Hill String Band – about 50 people attended
  - Sunday, August 17 - Sunset Strings at Island Beach (young musicians) – over 20 young performers engaged about 50 people with instrumental music
  - Monday, August 18 – The Tourne (rescheduled from July 31) – over 120 people attended
- As of August 19, the following “rented” Racks remain empty all summer (I did not evaluate rings, nor Big Dam, and Wildwood Lake/Briarcliff)
  - Midvale Boat Dock – 25 of 103 racks
  - Midvale Boat Dock – 14 of 62 SUPs
  - Island Beach – 14 of 48 racks
  - Island Beach – 3 of 32 SUPs
- Jr Laker Cross Country opened for registration and started practice. As of Sept 4, there are 25 kids registered.
- Started planning Fall Fest and expanding the event by inviting Mountain Lakes Committees and Commissions to host a family-friendly, interactive activity — whether it's a game, craft, demonstration, or creative display — that engages attendees and introduces our residents to what their group is all about.

## Upcoming Events

- Wed, Sept 17 – Mobile MVC at Borough Hall
- Fri, Oct 10 – Movie Night at Island Beach – Moana 2 (rescheduled from Aug 20)
- Sun, Oct 12 – Fall Fest at Birchwood Lake
- Halloween Porch/Door Decorating Contest – Oct 3-23 submission window
- Holiday Porch/Door Decorating Contest – Nov 14-Dec 15 submission window

- Sat-Sun, Dec 6-7 – Gingerbread Wonderland at ML Library
- Sun, Dec 7 – Annual Tree Lighting
- Sun, Dec 14 – Menorah Lighting
- January/February – Polar Plunge (tentative)
- March 2026 – Astronomy event
- March 2026 – Egg Hunt

#### Monthly Meetings

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

#### Ongoing tasks

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