



**AGENDA FOR THE COUNCIL MEETING OF THE BOROUGH OF MOUNTAIN LAKES  
HELD AT THE BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ 07046  
SEPTEMBER 8, 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**

- a. Public Safety Subcommittee – E-Bike Safety

**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**

- 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

**14) ORDINANCES TO ADOPT**

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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. 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
- 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*

**16) DEPARTMENT REPORTS SUBMITTED FOR FILING**

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

**17) COUNCIL REPORTS**

**18) PUBLIC COMMENT**

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

**19) NEXT STEPS AND PRIORITIES**

**20) ADJOURNMENT**



# BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

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

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

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

**Flood Risk Control Program**– Due to a recent adverse court decision, the Borough's insurance provider—the Municipal Excess Liability Joint Insurance Fund (MEL)—is requiring member municipalities to adopt a Flood Risk Control Program. This initiative is designed to strengthen the Borough's legal protections under the New Jersey Tort Claims Act and reduce potential liability exposure related to stormwater and flooding events. To comply, the MEL recommends that the governing body take two immediate actions by resolution:

1. Adopt a Long-Range Drainage Plan Framework – This resolution establishes the Borough's intent to implement a comprehensive, long-term approach to drainage and flood control.
2. Acknowledge Recently Completed Stormwater Projects – This resolution documents that prior projects were completed in compliance with applicable standards and formally recognized by the governing body.

Both resolutions are scheduled for consideration at the September 8th Borough Council meeting. Once the resolutions are adopted, Borough Administration will work with our engineering professionals to:

- Prepare a Watershed Improvement Plan Report, including a detailed long-term capital plan
- Maintain updated records of completed projects for design-immunity purposes
- Ensure compliance with evolving NJDEP MS4 stormwater requirements

Attached for your review is a memorandum from the MEL's Executive Director and Fund Attorney, which explains the legal and risk management basis for these steps and outlines the assistance available to member municipalities.

**Garden Club – Intervale Garden**– In the coming weeks, the Club will begin renovating the garden. The Club has shared a rendering of the planned design along with photos of the plantings that will be featured (attached). Keep an eye out as these exciting improvements take shape.

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

Respectfully,  
Mitchell



## **Municipal Excess Liability Joint Insurance Fund**

9 Campus Drive – Suite 216

Parsippany, NJ 07054

Tel (201) 881-7632 - Fax (201) 881-7633

To: Mayors and Administrators

Date: May 8, 2025

Re: **Flood Risk Control Program/ MEL members are entitled to specialized Legal /Engineering consultation and assistance at no cost.**

From: Joseph Hrubash, Executive Director  
Frederick Semrau, Esq. Fund Attorney

As you may know, there has been a rash of lawsuits against communities alleging that residents suffered large losses because towns are negligent in controlling flood waters. The MEL's underwriters are ready to provide legal and engineering resources to assist MEL members, at no cost, in their efforts to implement flood risk control programs. Methfessel & Werbel has been retained to provide members with legal services and Boswell has been retained to provide engineering assistance. **Methfessel & Werbel, P.C. will begin accepting calls on Monday, May 12<sup>th</sup>. Please reach out by July 31<sup>st</sup>.**

To enroll in this program, contact:

Joseph C. Falk | Counsel  
Methfessel & Werbel, P.C.  
2025 Lincoln Highway | Suite 200 | Edison, NJ 08818  
Direct: 732-379-5015  
Fax: 732-248-2355 | [www.methwerb.com](http://www.methwerb.com)

### **Background:**

In a recent decision, a jury awarded \$21.5 million in damages against a municipality because flooding damaged four houses during a 55-minute microburst that exceeded the standard for a 200-year storm. While the town had recently spent over \$1 million on stormwater improvements, the system proved inadequate to handle the excessive run-off. No one was even injured, and the property damage was less than \$400,000 in total. Yet, this case is now the largest award ever against a New Jersey municipality. The municipality is appealing. It is impossible to project the potential exposure against local government if this case holds. Imagine the potential liabilities during a hurricane or other major weather event.

The challenge faced by local government is that the drainage system covers the entire community, and conditions constantly change. It is not realistically possible to keep the system up to date.

When it adopted Title 59, the New Jersey Legislature recognized this problem and provided broad immunity for claims caused by obsolete designs if they were properly approved when first built or subsequently updated.

To utilize this design immunity, the governmental entity must establish that the design was in fact approved by the governing body or other appropriate authority before construction began. Approval also must be granted before any change orders. This should be done by resolution so there is a permanent record. The problem is that most towns lack complete records and therefore often can not qualify for this immunity.

Fortunately, Title 59 provided another way to qualify for immunity even if records are missing. Specifically, the Act provides that:

“A public entity is not liable for the exercise of discretion when, in the face of competing demands, it determines whether or not to utilize or apply existing resources ... unless a court concludes that the determination of the public entity was “palpably unreasonable.”

This means that local government can take a reasonable amount of time to correct deficiencies. (See attached Model Resolution). For this reason, each year the five and ten-year capital budgets should update all infrastructure projects - including drainage. The New Jersey Department of Environmental Protection also requires towns to enact a Watershed Improvement Plan (WIP). These plans will need to be upgraded under the DEP's new MS4 regulations. The deadline for the first phase of the MS4 regulation is December 31st of this year.

### **Legal Services:**

The MEL is offering its members legal services to assist with guidance for design immunity and scarce resource immunity defenses to stormwater/flooding claims. This consultation can be customized to an individual member's needs, i.e., questions and concerns with respect to certain projects that may or may not have been completed over the years. Additionally, the attorneys will discuss current case law on stormwater and flooding claims, as well as the interplay of the New Jersey Tort Claims Act. **Each member will receive up to three hours of legal services at no cost.**

### **Engineering Services:**

**The program also provides members with three hours of engineering consultation at no cost.** Boswell Engineering will review a municipality's compliance with the NJDEP Municipal Separate Stormwater Sewer System (MS4) permit from an engineering perspective and identify any shortcomings and recommendations for cost effective solutions to meet the requirements.

cc: Risk Management Consultants  
JIF Fund Attorneys

**DRAFT DATED APRIL 2025**  
**A MODEL RESOLUTION CREATING AND IMPLEMENTING A LONG-RANGE  
PLAN TO ADDRESS DRAINAGE ISSUES**

**WHEREAS,** The Governing Body declares that it is in the best interests of the community to address drainage problems in a comprehensive and orderly fashion that aligns with N.J.S.A 59:1.1, et seq., and

**WHEREAS,** New Jersey Statute Section 59:1-1, et seq., provides limitations on liability for public entities for conditions of public property where the public entity exercises appropriate discretion in the allocation of funds of public improvements. The limitation of liability is commonly known as “scarce resource immunity,” and

**WHEREAS,** The Legislature in NJSA 59: 1-2 quoted Chief Justice Joseph Weintraub by declaring that:

“The Legislature recognizes the inherently unfair and inequitable results which occur in the strict application of traditional doctrine of sovereign immunity. On the other hand, the Legislature recognizes that while a private entrepreneur may readily be held liable for negligence within the chosen ambit of his activity, the area within which government has the power to act for the public good is almost without limit and therefore government should not have the duty to do everything that might be done.

**WHEREAS,** NJSA 59:2-3 (c) provides:

“A public entity is not liable for the exercise of discretion in determining whether to seek or whether to provide the resources necessary for the purchase of equipment, the construction or maintenance of facilities, the hiring of personnel, and in general, the provision of adequate services;”

**WHEREAS,** NJSA 59:2-3 (d) provides:

“A public entity is not liable for the exercise of discretion when, in the fact of competing demands, it determines whether or not to utilize or apply existing resources, including those allocated for equipment, facilities and personnel unless a court concludes that the determination of the public entity was palpably unreasonable;” and

**WHEREAS,** this resolution is narrowly limited to outlining the application of scarce resources for the purpose of addressing the overall health, safety, and welfare of the general community; and

**WHEREAS,** The Governing Body hereby determines that the appropriate way to continue to address this wide-ranging community wide issue is as follows.

**NOW THEREFORE BE IT RESOLVED,** by the Mayor and Township/Borough Committee/Council of the Township/Borough of \_\_\_\_\_, County of \_\_\_\_\_, State of New Jersey as follows:

1. The Municipal (Manager, Administrator, or other appropriate title) shall direct that the (Engineer or other appropriate title) to prepare a Watershed Assessment by developing an electronic infrastructure map that delineates the location of the stormwater features that are owned or operated by the municipality including easements and features owned by others in the community.
2. The Municipal (Manager, Administrator, or other appropriate title) shall direct that the (Engineer or other appropriate title) to prepare a Watershed Improvement Plan Report including:
  - a. A summary of proposed flood prevention improvement projects, both public and private.
  - b. The proposed implementation schedule.
  - c. Costs, broken down by project and year.
  - d. Funding opportunities.
3. Each year, as part of the annual budget process, the Municipal (Manager, administrator, or other appropriate title) may include in the long-term capital plan sufficient funds to implement this Watershed Improvement Plan over a reasonable period considering other demands on municipal scarce resources.
4. Each year, as part of the annual budget process, the (Manager, administrator, or other appropriate title) may include current year operating budget and capital budget sufficient funds to implement this Watershed Improvement Plan over a reasonable period considering other demands on municipal scarce resources.
5. Each year, if limited resources require allocation as part of the annual process, the (Manager, Administrator or other appropriate title), may identify the work that can be completed and the work that cannot be completed or addressed.
6. Failure to appropriate funds or failure to spend an appropriation shall be deemed as exercise of governmental discretion in the face of competing demands.
7. Every two years, the Municipal (Manager, administrator, or other appropriate title) may direct that the (Engineer or other appropriate title) to update the Watershed Assessment and the Watershed Improvement Plan as appropriate.



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BLUE SPRUCE DWARF

DWARF BLUE SPRUCE

ACER

HYDRANGEA

LILY

TULIP

ROSE

CAMELIA

AZALEA

VIBURNUM

SWEET WOODRIDGE

LAVENDER

SANTALINI

NARCISSUS

GRAVEL

GRAVEL 3/8" CUT

MAIL

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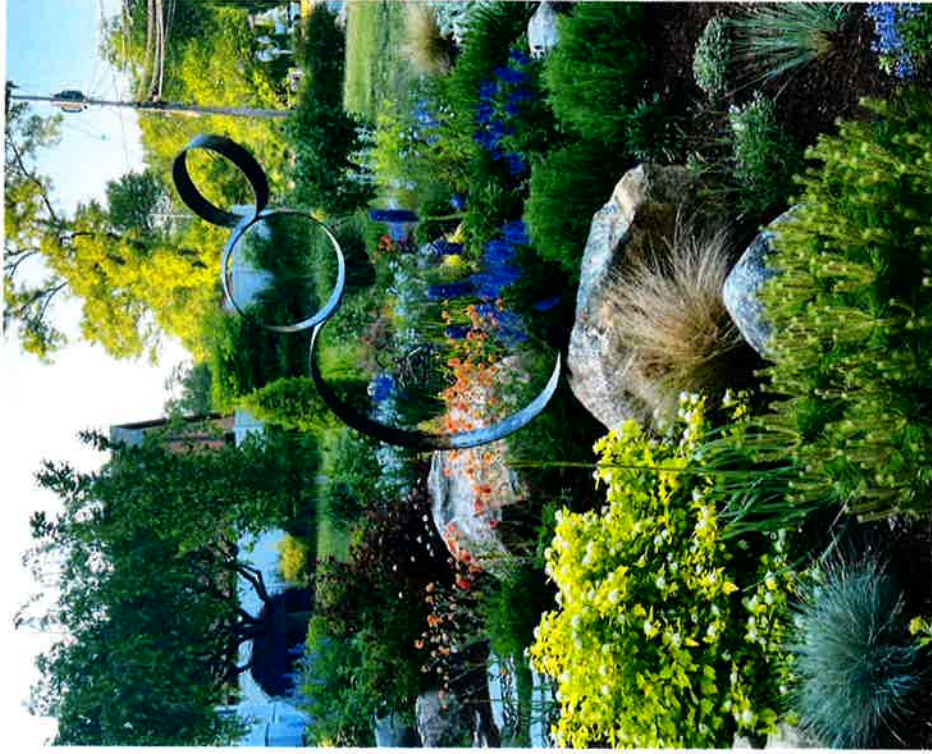
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# Photo Gallery





# Photo Gallery





# Photo Gallery



## RESOLUTION AND ORDINANCE REVIEW FOR THE SEPTEMBER 8, 2025 MEETING

TO: MAYOR AND COUNCIL

FROM: MITCHELL STERN, MANAGER

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### **RESOLUTIONS**

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**R146-25, RENEWAL OF MEMBERSHIP IN THE MORRIS COUNTY MUNICIPAL JOINT INSURANCE FUND** - this resolution authorizes the Borough to execute an agreement to renew its membership in the Morris County Municipal Joint Insurance Fund.

**R147-25, CREATING AND IMPLEMENTING A LONG-RANGE PLAN TO ADDRESS DRAINAGE ISSUES** – this resolution establishes a long-range plan to address municipal drainage issues and document allocation of Borough resources. Adoption of this resolution is recommended by the Municipal Excess Liability Joint Insurance Fund (MEL) and supports the Borough’s eligibility for scarce resource immunity under Title 59 of the New Jersey Tort Claims Act. See MEL memo included in Manager’s Report for additional information.

**R148-25, AUTHORIZING THE USE OF A PROCUREMENT CARD** – this resolution authorizes the Borough to apply and use a procurement card. The card will allow Borough Administration to complete online purchases with vendors who do not accept purchase orders. The use of a procurement card will allow us to stop the past practice of utilizing an employee’s personal credit card for these types of purchases. This resolution is at the request of the Borough Manager and the Borough CFO.

**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** – this resolution authorizes the Borough to enter into a contract for the purchase of a Vactor truck, previously approved in the 2025 capital budget, utilizing contracts available through the Sourcewell National Cooperative Purchasing Program.

**R150-25, MEMORIALIZING THE DESIGN AND CONSTRUCTION OF THE SUNSET LAKE DAM REHABILITATION PROJECT** – this resolution affirms that the design and construction of the Sunset Lake Dam Rehabilitation Project were completed in accordance with all applicable engineering and regulatory standards. This resolution is requested by the NJ MEL in accordance with their recommended processes to insure the Borough.

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### **ORDINANCES TO INTRODUCE**

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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.

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### **ORDINANCES TO ADOPT**

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**None.**

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

# ORDINANCE 14-25

[illegible]



[illegible]

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

**RESOLUTION 145-25**

**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 8, 2025 and on file and available for public inspection in the Office of the Treasurer and approved by him for payment, be paid.

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**CERTIFICATION:** I hereby certify the foregoing to be a true and correct copy of a resolution duly adopted by the Borough Council of Mountain Lakes, New Jersey, at a meeting held on September 8, 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: 09/10/2025 For bills from 08/22/2025 to 09/10/2025

Check#	Vendor	Description	Payment	Check Total
26041	3861 - AMAZON CAPITAL SERVICES	PO 31327 LIFE GUARD/REC: ORDER# 111-9016448-734985	221.77	
		PO 31327 LIFE GUARD/REC: ORDER# 111-9016448-734985	39.49	
		PO 31348 ZBOA: ORDER# 111-3598609-8833035	95.76	
		PO 31350 POLICE: ORDER# 111-6954548-1493038	96.82	453.84
ACH	189 - ANCHOR ACE HARDWARE	PO 31369 POLICE: AUGUST SUPPLIES - ACCT# 100049	18.56	18.56
ACH	189 - ANCHOR ACE HARDWARE	PO 31378 FIRE DEPT: AUGUST INVOICES - ACCT# 10022	452.95	452.95
26042	102 - ANDERSON & DENZLER ASSOC., INC	PO 31375 JUNE 2025 PROFESSIONAL SERVICES	2,747.30	
		PO 31375 JUNE 2025 PROFESSIONAL SERVICES	189.20	
		PO 31375 JUNE 2025 PROFESSIONAL SERVICES	946.00	3,882.50
26043	102 - ANDERSON & DENZLER ASSOC., INC	PO 31375 JUNE 2025 PROFESSIONAL SERVICES	1,443.00	1,443.00
26044	4163 - APPRAISAL SYSTEMS, INC.	PO 30701 2025 PROFESSIONAL SERVICE FOR REASSESSME	3,000.00	3,000.00
26045	3828 - BOROUGH OF MADISON	PO 31382 IT BILLING FOR MAY/JUNE/JULY 2025	2,911.28	2,911.28
26046	3745 - BRANCHBURG SPORTS COMPLEX, LLC	PO 31370 TEEN ADVENTURE JULY 25 TRIP	1,382.00	1,382.00
26047	4368 - BUY WISE AUTO PARTS, INC.	PO 30866 POLICE: VEHICLE REPAIR BLANKET	46.12	46.12
26048	545 - CERTIFIED SPEEDOMETER SVC., INC	PO 31371 POLICE: VEHICLE CALIBRATION	220.00	220.00
26049	4770 - CHLOE ESPOSITO	PO 31381 REIMBURSEMENT FOR FINGERPRINTS	57.73	57.73
26050	4090 - CLEAN MAT SERVICES, LLC	PO 30750 2025 FLOOR MAT SERVICE / DPW APR - DEC -	210.66	210.66
ACH	506 - DAN COMO & SONS, INC	PO 30996 SOLID WASTE: LEAF/BRUSH REMOVAL- BLANKET	600.00	600.00
26051	4042 - ELIFEGUARD, INC.	PO 31324 BUOYS FOR SWIM PERIMETER	773.08	773.08
26052	2715 - FIRE AND SAFETY SERVICES, LTD	PO 27242 FIRE DEPT: SABER PUMPER- SOURCEWELL ID#	115,937.41	
		PO 27242 FIRE DEPT: SABER PUMPER- SOURCEWELL ID#	288,292.30	404,229.71
26053	753 - FIRE FIGHTERS EQUIPMENT CO.	PO 31355 FIRE DEPT: PPE	1,396.00	1,396.00
ACH	4605 - GEESE CHASERS NORTH JERSEY, LLC	PO 30834 PARKS: 2025 GOOSE MANAGEMENT ANNUAL MAIN	1,175.00	1,175.00
ACH	3991 - GRM INFORMATION MANAGEMENT SERVICES	PO 30749 2025 ARCHIVE STORAGE ACCT 01QA0220 - 20	172.20	172.20
26054	911 - HOME DEPOT CREDIT SERVICES	PO 30342 WATER OPERATING - DEPARTMENTAL SUPPLIES	39.70	
		PO 30501 DPW - BUILDING MAINTENANCE - BLANKET - 1	269.00	
		PO 31228 DPW - DRAINS/PIPES/CATCH BASINS - 18-FLE	533.40	
		PO 31233 HPC: BLINDS FOR ARCHIVES	1,870.73	
		PO 31276 DPW - DEPARTMENT SUPPLIES - BLANKET - 18	99.94	
		PO 31286 CONCRETE FOR BEACH TOY LIBRARY SLABS - 1	363.00	3,175.77
26055	859 - JCP&L	PO 31359 ACCT#100 151 758 974 - BILL PRD: 7/22 -	2,351.50	
		PO 31360 M/A #200 000 020 764: BILL DATE: AUG 11,	363.38	
		PO 31362 ACCT# 100 050 702 156 - BILL PRD: 6/26 -	8.95	2,723.83
26056	859 - JCP&L	PO 31363 M/A #200 000 054 011/ BILL DATE: JULY 24	134.09	
		PO 31364 ACCT#100 075 505 725 - BILL PRD: 7/22 -	4.65	
		PO 31365 ACCT#100 141 241 693 BILL PRD 7/22 - 8/2	130.47	269.21
26057	859 - JCP&L	PO 31366 ACCT#100 154 666 612/ BILL PRD: 6/24 - 8	14.87	14.87
26058	4563 - LAURIE STEPPER	PO 30961 REIMBURSEMENT BLANKET - SUMMER EXPENSES	18.12	18.12
26059	2790 - MC PUBLIC SAFETY TRAINING ACADEMY	PO 31353 FIRE DEPT: TRAINING	100.00	100.00
26060	1309 - MORRIS CTY TAX COLL/TREAS ASSN	PO 31347 TAX DEPARTMENT - TRAINING & EDUCATION -	48.00	48.00
26061	1371 - MTN. LAKES BOARD OF EDUCATION	PO 31357 SEPT 2025 MTN LAKES SCHOOL DISTRICT GENE	2,207,005.34	2,207,005.34
26062	3379 - MUNICIPAL EMERGENCY SERVICES	PO 30779 POLICE: BODY ARMOR VEST - BORST AND BLAI	2,801.16	2,801.16
26063	479 - NEW JERSEY HILLS MEDIA GROUP	PO 30392 ZBOA/PLANNING BRD - 2025 - BLANKET ACCT	13.02	13.02
ACH	2595 - NORTH JERSEY MUNICIPAL EMPLOYEE BENEFITS	PO 30772 2025 DENTAL PREMIUMS - GROUP 1624 - MAY-	5,846.00	5,846.00
ACH	2727 - ONE CALL CONCEPTS, INC.	PO 31023 ACCT# 12-BML / 2025 MAY - DECEMBER BLAN	284.90	284.90
26064	2968 - OPTIMUM	PO 30758 DPW: 2025 INTERNET SERVICES ACCT# 07876-	12.94	12.94
26065	2968 - OPTIMUM	PO 30759 DPW: 2025 INTERNET SERVICES ACCT# 07876-	161.44	161.44
26066	3113 - PHILLIPS PREISS GRYGIEL LEHENY HUGH	PO 31368 MAR - JUNE 2025 PROFESSIONAL SERVICES FO	4,537.50	
		PO 31373 APR 2025 - PROFESSIONAL SERVICES FOR ZON	320.00	
		PO 31379 AFFORDABLE HOUSING: PAST DUES 2024/2025	14,846.25	19,703.75
26067	4151 - PITNEY BOWES, INC	PO 31361 ADMIN: POSTAGE INK ORDER# 25991115	22.90	22.90
ACH	3028 - REINER GROUP, INC	PO 31367 EMERGENCY SERVICE	666.00	666.00
26068	4671 - SOUL SEARCH RECORDS, LLC	PO 31376 POLICE: NATIONAL NIGHT OUT	600.00	600.00
26069	2774 - STAPLES CONTRACT & COMMERCIAL, LLC	PO 31308 DPW: ORDER# 7663361367	576.85	576.85
26070	4578 - T-MOBILE	PO 30518 WATER: T-MOBILE ACCT - 999393642 - MONTH	31.35	31.35
26071	3485 - TECHNICAL FIRE SERVICES, INC.	PO 31345 FIRE DEPT: ANNUAL TESTING	650.00	650.00
ACH	4591 - TIGRIS	PO 30765 LAKES MANAGEMENT: 2025 MARCH-DECEMBER SE	6,810.00	6,810.00
26072	881 - TMS, INC	PO 30189 ADMIN: 2025 DNS HOSTING / ACCT# GTI - BL	30.00	30.00
26073	4191 - TRANSUNION RISK & ALTERNATIVE DATA SOLUT	PO 31372 POLICE: AUGUST 2025 DATA SEARCH MISC.	75.00	75.00
26074	2977 - UGI ENERGY SERVICES, INC.	PO 31358 CUST# J0001077, 1078, 1079 - MOUNTAIN LA	66.49	66.49
26075	4587 - VERIZON	PO 30689 ADMIN: ACCT# 357-361-129-0001-26 - INTER	249.52	249.52
26076	170 - VICKI ALLISON	PO 31386 REIMBURSEMENT: SNACK SHACK ITEMS	44.00	44.00
TOTAL				2,674,425.09


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

Meeting Date: 09/10/2025 For bills from 08/22/2025 to 09/10/2025

Check#	Vendor	Description	Payment	Check Total	
Summary By Account					
ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-100-020	GENERAL ADMIN - OTHER EXPENSE	195.10			
01-201-20-140-020	COMPUTER SERVICES	1,804.75			
01-201-20-145-020	TAX COLLECTOR - OTHER EXPENSES	48.00			
01-201-20-150-020	TAX ASSESSOR - OTHER EXPENSES	3,000.00			
01-201-20-165-020	ENGINEERING SERVICES	1,443.00			
01-201-21-180-020	PLANNING BOARD - OTHER EXPENSE	4,966.28			
01-201-23-220-020	GROUP INSURANCE PLANS-EMPLOYEE	5,846.00			
01-201-25-240-020	POLICE DEPT - OTHER EXPENSES	2,396.43			
01-201-25-255-020	FIRE DEPT - OTHER EXPENSES	552.95			
01-201-26-290-020	STREETS & ROADS - OTHER EXP.	1,653.57			
01-201-26-305-020	SOLID WASTE - OTHER EXPENSES	600.00			
01-201-26-310-020	BLDG & GROUNDS - MUNIC BLDG	876.66			
01-201-26-315-020	VEHICLE REPAIRS & MAINTENANCE	696.12			
01-201-28-370-020	PARKS & PLAYGROUNDS OTHER EXP.	283.89			
01-201-28-375-020	MAINT OF PARKS (BEACHES/LAKES)	7,985.00			
01-201-31-435-020	ELECTRICITY - ALL DEPARTMENTS	2,993.04			
01-201-31-437-020	NATURAL GAS	66.49			
01-207-55-000-000	LOCAL SCHOOL TAXES PAYABLE			2,207,005.34	
01-260-05-100	DUE TO CLEARING			0.00	2,242,412.62
TOTALS FOR	Current Fund	35,407.28	0.00	2,207,005.34	2,242,412.62
02-200-40-700-300	Body Armour Grant	1,372.58			
02-200-40-700-330	Bullet Proof Vests	1,428.58			
02-200-40-700-490	AMERICAN RESCUE PLAN	288,292.30			
02-200-40-700-560	RECREATION GRANT	2,747.30			
02-260-05-100	DUE TO CLEARING			0.00	293,840.76
TOTALS FOR	FEDERAL AND STATE GRANTS	293,840.76	0.00	0.00	293,840.76
04-215-55-996-000	2023 CAPITAL ORDINANCE 8-23			115,937.41	
04-215-56-803-000	2025 CAPITAL ORDINANCE 8-25			1,396.00	
04-260-05-100	DUE TO CLEARING			0.00	117,333.41
TOTALS FOR	General Capital	0.00	0.00	117,333.41	117,333.41
05-201-55-520-520	Water Operating - Other Expenses	1,316.82			
05-260-05-100	DUE TO CLEARING			0.00	1,316.82
TOTALS FOR	Water Operating	1,316.82	0.00	0.00	1,316.82
07-201-55-520-520	Sewer Operating - Other Expenses	189.20			
07-260-05-100	DUE TO CLEARING			0.00	189.20
TOTALS FOR	Sewer Operating	189.20	0.00	0.00	189.20
20-260-05-100	Due to Clearing			0.00	14,846.25
20-300-60-000-000	RESERVE FOR AFFORDABLE HOUSING			14,846.25	
TOTALS FOR	AFFORDABLE HOUSING	0.00	0.00	14,846.25	14,846.25
33-260-05-100	DUE TO CLEARING			0.00	4,486.03
33-600-00-090-000	Recreation Trust Reserves			4,486.03	
TOTALS FOR	Recreation Trust	0.00	0.00	4,486.03	4,486.03

## Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
Total to be paid from Fund 01 Current Fund		2,242,412.62			
Total to be paid from Fund 02 FEDERAL AND STATE GRANTS		293,840.76			
Total to be paid from Fund 04 General Capital		117,333.41			
Total to be paid from Fund 05 Water Operating		1,316.82			
Total to be paid from Fund 07 Sewer Operating		189.20			
Total to be paid from Fund 20 AFFORDABLE HOUSING		14,846.25			
Total to be paid from Fund 33 Recreation Trust		4,486.03			
		<u>2,674,425.09</u>			





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

**RESOLUTION 146-25**

**RESOLUTION FOR RENEWAL OF MEMBERSHIP IN THE MORRIS COUNTY MUNICIPAL JOINT INSURANCE FUND**

**WHEREAS, Mountain Lakes Borough** is a member of the Morris County Municipal Joint Insurance Fund; and

**WHEREAS,** said renewed membership terminates as of December 31, 2025 unless earlier renewed by agreement between the Municipality and the Fund; and

**WHEREAS, ,** the Municipality desires to renew said membership.

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

1. **Mountain Lakes Borough** agrees to renew its membership in the Morris County Municipal Joint Insurance Fund and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the Fund.
2. The Borough Manager shall be and hereby authorized to execute the agreement to renew membership annexed hereto and made a part hereof and to deliver same to the Morris County Municipal Joint Insurance Fund evidencing the Municipality's intention to renew its membership.

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 8, 2025.

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

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

**AGREEMENT TO RENEW MEMBERSHIP  
IN THE  
MORRIS COUNTY MUNICIPAL JOINT INSURANCE FUND**

WHEREAS, the Morris County Municipal Joint Insurance Fund (hereinafter the Fund) is a duly chartered Municipal Insurance Fund as authorized by NJSA 40A:10-36 et seq., and;

WHEREAS, is currently a member of said Fund, and;

WHEREAS, effective December 31, 2025, said membership will expire unless earlier renewed, and;

WHEREAS, the Governing Body of Mountain Lakes Borough has resolved to renew said membership;

NOW THEREFORE, it is agreed as follows:

1. Mountain Lakes Borough hereby renews its membership in the Morris County Municipal Joint Insurance Fund for a three (3) year period, beginning January 1, 2026 and ending January 1, 2029\*.
2. Mountain Lakes Borough hereby ratifies and reaffirms the Indemnity and Trust Agreement, Bylaws and other organizational and operational documents of the Morris County Municipal Joint Insurance Fund as from time to time amended and altered by the Department of Banking and Insurance in accordance with the Applicable Statutes and administrative regulations as if each and every one of said documents were re-executed contemporaneously herewith.
3. Mountain Lakes Borough agrees to be a participating member of the Fund for the period herein provided for and to comply with all of the rules and regulations and obligations associated with said membership.
4. In consideration of the continuing membership of Mountain Lakes Borough in the Morris County Municipal Joint Insurance Fund agrees, subject to the continuing approval of the Commissioner of Insurance, to accept the renewal application of Mountain Lakes Borough.
5. Executed the \_\_\_\_\_ day of \_\_\_\_\_, 2025 as the lawful and binding act and deed of Mountain Lakes Borough, which execution has been duly authorized by public vote of the governing body.

\*12:01 a.m.

\_\_\_\_\_  
BOROUGH MANAGER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
ATTEST

\_\_\_\_\_  
**MORRIS COUNTY MUNICIPAL  
JOINT INSURANCE FUND**

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

**RESOLUTION 147-25**

**RESOLUTION CREATING AND IMPLEMENTING A LONG-RANGE PLAN TO ADDRESS DRAINAGE ISSUES**

**WHEREAS**, The Governing Body declares that it is in the best interests of the community to address drainage problems in a comprehensive and orderly fashion that aligns with N.J.S.A 59:1.1, et seq., and

**WHEREAS**, New Jersey Statute Section 59:1-1, et seq., provides limitations on liability for public entities for conditions of public property where the public entity exercises appropriate discretion in the allocation of funds of public improvements. The limitation of liability is commonly known as “scarce resource immunity,” and

**WHEREAS**, The Legislature in NJSA 59: 1-2 quoted Chief Justice Joseph Weintraub by declaring that: “The Legislature recognizes the inherently unfair and inequitable results which occur in the strict application of traditional doctrine of sovereign immunity. On the other hand, the Legislature recognizes that while a private entrepreneur may readily be held liable for negligence within the chosen ambit of his activity, the area within which government has the power to act for the public good is almost without limit and therefore government should not have the duty to do everything that might be done.

**WHEREAS**, NJSA 59:2-3 (c) provides: “A public entity is not liable for the exercise of discretion in determining whether to seek or whether to provide the resources necessary for the purchase of equipment, the construction or maintenance of facilities, the hiring of personnel, and in general, the provision of adequate services;”

**WHEREAS**, NJSA 59:2-3 (d) provides: “A public entity is not liable for the exercise of discretion when, in the fact of competing demands, it determines whether or not to utilize or apply existing resources, including those allocated for equipment, facilities and personnel unless a court concludes that the determination of the public entity was palpably unreasonable;” and

**WHEREAS**, this resolution is narrowly limited to outlining the application of scarce resources for the purpose of addressing the overall health, safety, and welfare of the general community; and

**WHEREAS**, The Governing Body hereby determines that the appropriate way to continue to address this wide-ranging community wide issue is as follows.

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

1. The Borough Manager shall direct the Borough Engineer to prepare a Watershed Assessment by developing an electronic infrastructure map that delineates the location of the stormwater features that are owned or operated by the municipality, including easements and features owned by others in the community.
2. The Borough Manager shall direct the Borough Engineer to prepare a Watershed Improvement Plan Report including:
  - a. A summary of proposed flood prevention improvement projects, both public and private.
  - b. The proposed implementation schedule.
  - c. Costs, broken down by project and year.

d. Funding opportunities.

3. Each year, as part of the annual budget process, the Borough Manager may include in the long-term capital plan sufficient funds to implement this Watershed Improvement Plan over a reasonable period considering other demands on municipal scarce resources.
4. Each year, as part of the annual budget process, the Borough Manager may include current year operating budget and capital budget sufficient funds to implement this Watershed Improvement Plan over a reasonable period considering other demands on municipal scarce resources.
5. Each year, if limited resources require allocation as part of the annual process, the Borough Manager may identify the work that can be completed and the work that cannot be completed or addressed.
6. Failure to appropriate funds or failure to spend an appropriation shall be deemed as exercise of governmental discretion in the face of competing demands.
7. Every two years, the Borough Manager may direct that the Borough Engineer update the Watershed Assessment and the Watershed Improvement Plan as appropriate.

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

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

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

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

**RESOLUTION 148-25**

**RESOLUTION AUTHORIZING THE USE OF A PROCUREMENT CARD**

**WHEREAS**, the State of New Jersey Department of Community Affairs, Division of Local Government Services issued Local Finance Notice AU 2003-1, adopting rules and permitting the use of procurement cards (P-Cards) by local units, codified under N.J.A.C. 5:30- 9A and in accordance with N.J.S.A. 40A:5-16; and

**WHEREAS**, the statute permits a municipality to adopt policies that permit specific use of P-cards for the acquisition of goods and services under certain circumstances set forth in the statute, and

**WHEREAS**, U.S. Bank, under State Contract M4022 25-GNSV2-86532, is an authorized vendor to provide Procurement Card Services; and

**WHEREAS**, transactions must comply with provisions of the Local Public Contracts Law, and the use of a Procurement Card will not change or eliminate any provisions of that law, and

**WHEREAS**, internal controls that ensure compliance with the statutory authorization and the Local Finance Board's rules will be in place; and

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, that the use of a Procurement Card in accordance with NJSA 40A:5-16 and NJAC 5:30-9A is hereby authorized; and

**BE IT FURTHER RESOLVED**, that the Borough Chief Financial Officer shall hereby be authorized to engage U.S. Bank for Procurement Card Services.

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 8, 2025.

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

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



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

**RESOLUTION 149-25**

**RESOLUTION AUTHORIZING CONTRACT WITH APPROVED NATIONAL COOPERATIVE CONTRACT VENDOR  
PURSUANT TO N.J.S.A. 52:34-6.2 AND P.L.2011, C.139**

**WHEREAS**, the Borough of Mountain Lakes as a contracting unit, may without advertising for bids, purchase any materials, supplies or equipment entered into on behalf of Sourcewell National Cooperative, pursuant to the provision of Local Public Contract Law P.L. 2011, c.139 (the "Law" or "Chapter 139") and N.J.S.A.52:34-6.2 the regulations promulgated there under in Local Finance Notice LFN 2012-10, which permits contracting units to use contracts awarded by national or regional cooperatives or other states that were competitively bid. The law supplements existing law on the use of such contracts and is intended to provide additional flexibility to local government in the area of procurement; and

**WHEREAS**, under Sourcewell contract #101221-SPL – Hudson Machinery LLC as authorized supplier for Super Products, has provided the attached proposal for Camel Max Series / Model 900 DB Vacuum Debris Collector Truck; and

**WHEREAS**, the regulations as set forth within Local Finance Notice LFN 2012-10 have been fully complied with; and

**WHEREAS**, the Qualified Purchasing Agent has complied with the public notification provisions of public advertisement and has received no protests in accordance with law and regulation; and

**WHEREAS**, the Qualified Purchasing Agent recommends the utilization of this contract based on the requirements of State Law; and

**WHEREAS**, under Sourcewell Contract #101221-SPL, an authorized vendor, Hudson Machinery LLC as authorized supplier for Super Products has provided to the Borough per their quote dated February 24, 2025, a Vacuum Debris Collector Truck in the amount of \$547,331.25 to the Borough of Mountain Lakes.

**WHEREAS**, Jennifer Semler, Chief Financial Officer for the Borough of Mountain Lakes has certified that free and unencumbered funds in the total amount of, \$547,331.25 are available for this purpose in account / line number 04-215-56-803-007.

**THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Mountain Lakes that Hudson Machinery LLC as authorized supplier for Super Products, under Sourcewell Contract #101221-SPL be utilized to provide for a Vacuum Debris Collector Truck in the amount of \$547,331.25.

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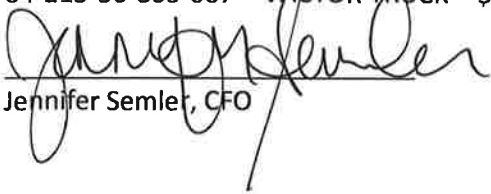
**CERTIFICATION:** I hereby certify the foregoing to be a true and correct copy of a resolution duly adopted by the Borough Council of Mountain Lakes, New Jersey, at a meeting held on September 8, 2025.

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

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

**CERTIFICATION OF THE AVAILABILITY OF FUNDS**

04-215-56-803-007 – VACTOR TRUCK - \$547,331.25



Jennifer Semler, CFO

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

**RESOLUTION 150-25**

**RESOLUTION MEMORIALIZING THE APPROVAL OF DESIGN AND CONSTRUCTION OF THE SUNSET LAKE DAM  
REHABILITATION PROJECT**

**WHEREAS**, the Borough reconstructed the Sunset Lake Dam based on a contract awarded on 8/14/23; and

**WHEREAS** the project was designed by Ferriero Engineering, Inc. to be in accordance with applicable design standards; and

**WHEREAS** the construction, including all change orders, was inspected by Ferriero Engineering, Inc., and Boswell Engineering and found to be in compliance with the design plans; and

**WHEREAS** the NJDEP issued Dam Permit 1596 on November 13, 2020.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, memorializes its approval of the design and construction of the Sunset Lake Dam Rehabilitation Project.

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 8, 2025.

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

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



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES  
AUGUST 25, 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><u>Present</u></b>	<b><u>Absent</u></b>		<b><u>Present</u></b>	<b><u>Absent</u></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 type="checkbox"/>	<input checked="" type="checkbox"/>
Menard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Barnett	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheikh	<input type="checkbox"/>	<input checked="" 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 long-time Laker and former Borough Beach Director Dede Conlan passed away and a memorial service will be held at St. John's Masonic Lodge on August 29<sup>th</sup> at 4pm.

**SPECIAL PRESENTATIONS**

There were no presentations.

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

There were no reports.

**BOROUGH COUNCIL DISCUSSION ITEMS**

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

Chief Financial Officer Jennifer Semler provided a detailed memo of the second quarter current fund budget, second 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.

**E-Bike Safety**

The Council discussed growing concerns regarding e-bike safety and agreed that, in addition to ongoing public education efforts, the matter will be referred to both the Shared Services Committee and the Traffic/Safety Committee for further review. Council also committed to engaging with State legislators to explore broader solutions.

Borough Attorney Oostdyk agreed to provide Councilmembers with copies of adopted e-bike ordinances from other New Jersey municipalities for reference.

**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  
AUGUST 25, 2025  
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ**

**ATTORNEY'S REPORT**

Mr. Oostdyk had nothing to report.

**MANAGER'S REPORT**

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

**RESOLUTIONS**

There were no resolutions.

**ORDINANCES TO INTRODUCE**

There were no ordinances to introduce.

**ORDINANCES TO ADOPT**

There were no ordinances to adopt.

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**\*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. *R137-25, Authorizing the Payment of Bills*
- b. *R138-25, Requesting Approval of Item of Revenue and Appropriation Under N.J.S.A. 40A: 4-87 for the FY2026 Highlands Protection Fund – Plan Conformance Funding Grants - \$112,200.00*
- c. *R139-25, Authorizing the Award of Contract for Boulevard Walkway Resurfacing Project – Phase 2*
- d. *R140-25, Choosing Not to Renew the Existing Site Leases, to Assume Ownership of the Tower at 400 Boulevard, and to Authorize the Issuance of a Request for Proposal for the Available Tower Elevations and Ground Space*
- e. *R141-25, Authorizing the Award of Contract to Alden Bailey Restoration for the Mountain Lakes Train Station Exterior Restoration*
- f. *R142-25, Authorizing the Issuance of Not Exceeding \$6,334,483 Bond Anticipation Notes of the Borough of Mountain Lakes*
- g. *R143-25, Authorizing a Professional Services Agreement for Lake and Watershed Management Plan Between the Borough of Mountain Lakes and Princeton Hydro, LLC*
- h. *R144-25, Amending Personnel Policy and Procedure Manual*

**\*APPROVAL OF MINUTES**

*7/28/25 (Regular)*

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

- a. *Lucy Edwards and Avni Kaushal to the Health Commission as student members (previously appointed)*
- b. *Grace Fu and Helen Han to the Historic Preservation Committee as student members (previously appointed)*
- c. *Nora Lin to the Green Team as student member*
- d. *Kelsey Dages and Scott Minter to the Lakes Management Committee as student members*





**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES**  
**AUGUST 25, 2025**  
**HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ**

**\*Approval of the Consent Agenda**

Council member	M	2nd	Yes	No	Abstain	Absent
Cannon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Howley	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Menard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Muilenburg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Barnett	<input type="checkbox"/>	<input type="checkbox"/>	<input 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
- ☒ Tax Collector

**COUNCIL REPORTS**

Finance Advisory Committee – Mayor Barnett reported the following: The committee welcomed new Borough Chief Financial Officer(CFO) Jen Semler. The committee reviewed the 2<sup>nd</sup> quarter reports in detail and confirmed that reserves are in good standing. Given that most tax appeals have been resolved, the committee will consider reallocating funds from the Tax Appeal Reserve to the Capital Improvement Fund for next year's budget. The Borough's Bond Anticipation Note (BAN) sale is scheduled for October 10<sup>th</sup>. The committee endorsed the CFO's recommendation, made in consultation with the Borough Auditor and Bond Counsel, to engage a financial advisor to manage and oversee the BAN sale. Upcoming FAC discussions will include developing a formal debt policy and reviewing the Borough's long-term capital plan. The September meeting will be cancelled if the long term capital plan is not ready for committee review.

Zoning Board – Councilmember Howley reported that the board is reviewing new member applications.

Environmental Commission – Councilmember Howley reported that the commission welcomed a new member and reviewed the grant awarded to the Borough by the Highlands Council. The commission also discussed plans to issue an e-blast aimed at educating residents on proper battery disposal practices.

Recreation Commission – Councilmember Tsai recognized Recreation Director Laurie Stepper for all her hard work with the summer programs and reported the following: The commission is preparing for upcoming events including, Halloween porch decorating contest, Diwali celebration event, and Fall Fest being held on October 12<sup>th</sup>. The commission will be reviewing the rack and ring program. There has been an increase in nonresident attempts to access Borough beaches following a news article that named Mountain Lakes an underrated picnic destination in New Jersey.

Police Chief Bennett advised anyone with concerns about non-resident beach use should contact police dispatch directly and also noted that beach patrol operations will be re-evaluated during next year's budget discussions.

**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  
AUGUST 25, 2025  
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ**

**NEXT STEPS AND PRIORITIES**

There were no next steps or priorities.

**ADJOURNMENT at 7:33P.M.**

Motion made by Councilmember Howley, second by Councilmember Cannon to adjourn the meeting at 7:33p.m., with all members in favor signifying by "Aye".

Respectfully Submitted,

---

Cara Fox, Borough Clerk