MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
OCTOBER 26, 2026
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 6, 2026 and posted in the municipal building.

Mayor Muilenburg called the meeting to order at 6:01p.m.

ROLL CALL ATTENDANCE

Roll Call	Present	Absent		Present	Absent
Barnett	☐	☒	Tsai	☐	☒
Cannon	☒	☐	Menard	☒	☐
Howley	☒	☐	Muilenburg	☒	☐
Sheikh	☒	☐			

FLAG SALUTE

Mayor Muilenburg led the salute to the flag.

EXECUTIVE SESSION

R26-136, Resolution to Enter an Executive Session – Litigation & Attorney - Client Privilege (Approval of Executive Minutes)

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

COMMUNITY ANNOUNCEMENTS

Mayor Muilenburg announced that the Halloween Safe Zone, located in the Village section of the Borough, is scheduled for October 31 from 4:00 p.m. to 7:30 p.m. Candy donations are being collected at the Library, Borough Hall, and the police trailers at Wildwood School through October 29.

Mountain Lakes Fire Department Deputy Chief Joe Mullaney announced the delivery of a new fire truck and noted that a public open house will be scheduled in the spring.

SPECIAL PRESENTATIONS

There were no special presentations.

REPORTS OF BOROUGH ESTABLISHED BOARDS, COMMISSIONS AND COMMITTEES

There were no reports.

BOROUGH COUNCIL DISCUSSION ITEMS

There were no discussion items.

PUBLIC COMMENT

Mayor Muilenburg opened the meeting to the public.

Patti Mabey, crossing guard at Briarcliff School, submitted a petition requesting that the crosswalk at Briarcliff Road and Bellvale Road be returned to its former location prior to the road paving project, citing speeding, limited visibility, and pedestrian safety concerns.

Cathi Riccobono, crossing guard at Briarcliff Road and Glen Road, requested that Borough representatives observe traffic conditions between 7:30 a.m. and 8:30 a.m. to evaluate congestion that occurs when Crossing Guard Mabey stops traffic to assist pedestrians.

Joe Mullaney, crossing guard at Boulevard and Glen Road, expressed support for the Borough's approach to crossing guard Mabey's issue.

Jesse Schinder presented a proposal for the Borough to establish a Mountain Lakes Arts Committee.

Borough Manager Stern advised that the crosswalk near Briarcliff School was relocated because a diagonal crosswalk does not comply with State requirements and creates liability concerns. He further advised that the Borough intends to address the issue as part of the 2027 budget process.

The Council, Borough Manager Stern, and Police Chief Bennett discussed the crosswalk issue and agreed to investigate whether the Briarcliff Road sidewalk could be temporarily extended, continue efforts to recruit an additional crossing guard, educate the public regarding crosswalk safety, and discuss crossing guard concerns with the Mountain Lakes Board of Education.

The Council discussed and expressed support for Mr. Schinder's proposal and suggested that it operate as a subcommittee of the Recreation Committee.

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 non-consent agenda resolutions.

ORDINANCES TO INTRODUCE
There were no ordinances to introduce.

ORDINANCES TO ADOPT
There were no ordinances to adopt.

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

***RESOLUTIONS**

a. *R26-137, Authorizing the Payment of Bills*
b. *R26-138, Authorizing the Settlement of a Tax Appeal (Shanker, Antoinette v. Borough of Mountain Lakes – Block 101, Lot 18)*

***APPROVAL OF MINUTES**
9/28/26 (Executive)
10/12/26 (Regular)

***BOARD, COMMITTEE AND COMMISSION APPOINTMENTS**

MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
OCTOBER 26, 2026
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ

***Approval of the Consent Agenda**

Council member	M	2nd	Yes	No	Abstain	Absent
Barnett	☐	☐	☐	☐	☐	☒
Cannon	☐	☒	☒	☐	☐	☐
Howley	☒	☐	☒	☐	☐	☐
Sheikh	☐	☐	☒	☐	☐	☐
Tsai	☐	☐	☐	☐	☐	☒
Menard	☐	☐	☒	☐	☐	☐
Muilenburg	☐	☐	☒	☐	☐	☐

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

Woodlands Committee – Mayor Muilenburg reported that the committee discussed the goat pilot program, approved the Blue Trail map, and completed the pocket park inventory.

Environmental Commission – Mayor Muilenburg reported that the Commission is monitoring data center developments in neighboring municipalities and discussed its "Leave the Leaves" campaign and gas-powered leaf blowers.

PUBLIC COMMENT

Mayor Muilenburg opened the meeting to the public.

There was no one from the public wishing to speak.

NEXT STEPS AND PRIORITIES

Mayor Muilenburg reviewed the following next steps and priorities:

Next Step	Completed by	Completion date
Investigate if Briarcliff Road Sidewalk can be extended temporarily	Borough Manager	
Hire Additional Crossing Guard for Briarcliff Road & Bellvale Road	Police Chief	
Educate the Public Regarding Crosswalk Safety & the Temporary Vacancy of the Briarcliff Road/Bellvale Road Crossing Guard Post via Borough Blast	Police Chief & Borough Manager	
Discuss Crossing Guard Issues with Mountain Lakes Board of Education	Mayor & Borough Manager	

Email & Discuss Proposal to Establish Arts Committee to Recreation Director & ML Library	Mayor	

ADJOURNMENT at 7:54P.M.
Motion made by Deputy Mayor Menard, second by Councilmember Cannon to adjourn the meeting at 7:54p.m., with all members in favor signifying by "Aye".

Respectfully Submitted,

Cara Fox

Cara Fox, Borough Clerk

BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Mitchell Stern
Borough Manager
mstern@mtnlakes.org

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

TO: Honorable Mayor and Borough Council
SUBJ: Manager's Report for the Borough Council meeting of October 26, 2026
CC: Robert Oostdyk, Borough Attorney

Annual Best Practices Checklist – This year's checklist is due to the State by October 30. Our CFO and I are completing it for submission by the deadline. The completed checklist will be included in the agenda packet for our November 9 meeting for Council review and public discussion.

Water Utility Equipment Fee Schedule – A recent audit of fees related to water meter equipment, conducted by our CFO and DPW Director, revealed several items in the schedule where the fees charged did not cover the costs involved. To correct this, there will be an ordinance to amend the fee schedule related to water meter equipment on our November 9 Council meeting agenda.

Water Main Replacement – Cove Place – A recent water main break on Cove Place revealed that the galvanized water main is severely deteriorated.

Given its galvanized steel construction, the entire line will need to be replaced in accordance with applicable regulations for lead and galvanized water lines. Replacing the entire line now will be more efficient than continuing repairs and deferring replacement.

The project is in the early design stage, with an estimated cost of $250,000 to $300,000. Once we have a firmer estimate, I will review funding options with the CFO and bring forward a recommendation.

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

Mitchell

BOROUGH OF MOUNTAIN LAKES
COUNTY OF MORRIS, NJ

RESOLUTION 26-136

RESOLUTION TO ENTER INTO AN EXECUTIVE SESSION

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

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

WHEREAS, the Governing Body wishes to discuss:

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

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

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

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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 October 26, 2026.

Cara Fox

Cara Fox, Borough Clerk

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

BOROUGH OF MOUNTAIN LAKES
COUNTY OF MORRIS, NJ

RESOLUTION 26-137

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 **October 26, 2026** and on file and available for public inspection in the Office of the Treasurer and approved by him for payment, be paid.

ℵℵ

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 October 26, 2026.

Cara Fox

Cara Fox, Borough Clerk

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

List of Bills - Claims/Clearing Checking Account

Meeting Date: 10/26/2026 For bills from 10/09/2026 to 10/22/2026

	Vendor		Description	Payment	Check Total
ACH	219 - ACCESS	PO 33239	ADMIN: CUST# 156NFY04790 - OCT 2026	1,323.26	1,323.26
	3861 - AMAZON CAPITAL SERVICES	PO 33134	DPW BLDG IMPROVMENTS: ORDER#111-0745989-	508.12	
		PO 33210	DPW: ORDER# 111-9574074-2368202	93.12	601.24
	3861 - AMAZON CAPITAL SERVICES	PO 33216	POLICE: ORDER# 111-7958747-5485842	24.37	
		PO 33227	POLICE: ORDER# 111-6530400-6032254	42.89	
		PO 33254	POLICE: ORDER# 112-2168827-9117800	157.78	225.04
	3918 - AMERICAN LAMP RECYCLING, LLC	PO 33211	SOLID WASTE - RECYCLING - LIGHT BULBS	150.00	150.00
ACH	102 - ANDERSON & DENZLER ASSOC., INC	PO 33231	SEPTEMBER 2026 PROFESSIONAL SERVICES	3,104.00	
		PO 33231	SEPTEMBER 2026 PROFESSIONAL SERVICES	1,244.95	
		PO 33231	SEPTEMBER 2026 PROFESSIONAL SERVICES	1,361.50	
		PO 33231	SEPTEMBER 2026 PROFESSIONAL SERVICES	778.00	6,488.45
ACH	102 - ANDERSON & DENZLER ASSOC., INC	PO 33231	SEPTEMBER 2026 PROFESSIONAL SERVICES	194.50	194.50
ACH	102 - ANDERSON & DENZLER ASSOC., INC	PO 33281	SEPT 2026 PROFESSIONAL SERVICES - CONSTR	702.20	702.20
ACH	102 - ANDERSON & DENZLER ASSOC., INC	PO 33282	SEPTEMBER 2026 PROFESSIONAL SERVICES - E	1,568.10	1,568.10
ACH	4163 - APPRAISAL SYSTEMS, INC.	PO 33158	RESTRICTED APPRAISAL REPORTS	8,500.00	8,500.00
ACH	4588 - BOSWELL ENGINEERING, INC	PO 32465	DESIGN FOR BIRCHWOOD LAKE DAM REPAIR - F	4,338.75	4,338.75
ACH	4157 - BRIGHT VIEW ENGINEERING	PO 33272	MARCH 2026 PROFESSIONAL SERVICES - ESCRO	146.25	146.25
ACH	4368 - BUY WISE AUTO PARTS, INC.	PO 32169	POLICE: VEHICLE REPAIRS	163.87	163.87
ACH	4368 - BUY WISE AUTO PARTS, INC.	PO 33126	POLICE: VEHICLE REPAIRS - SUBURBAN	110.65	110.65
ACH	4368 - BUY WISE AUTO PARTS, INC.	PO 33179	POLICE: VEHICLE MAINTENANCE - 2022 FORD	267.63	267.63
ACH	4368 - BUY WISE AUTO PARTS, INC.	PO 33196	POLICE: VEHICLE MAINTENANCE - 2022 FORD	492.02	492.02
ACH	4368 - BUY WISE AUTO PARTS, INC.	PO 33229	POLICE: VEHICLE REPAIRS	459.91	459.91
ACH	4368 - BUY WISE AUTO PARTS, INC.	PO 33264	DPW - VEHICLE REPAIR & MAINTENANCE	716.46	716.46
	4122 - CENTRAL SUPPLY, INC	PO 32845	DPW BLDG IMPROVEMENTS	2,980.75	2,980.75
ACH	445 - CERBO'S PARSIPPANY GREENHOUSES, INC	PO 33188	SEASONAL DECORATIONS	925.95	925.95
ACH	4090 - CLEAN MAT SERVICES, LLC	PO 32338	2026 FLOOR MAT SERVICE / DPW APR - DEC -	210.66	210.66
ACH	4150 - CLEARY GIACOBBE ALFIERIE JACOBS,	PO 33237	SEPT 2026 LEGAL ATTORNEY SERVICES - LABO	1,387.50	1,387.50
	4895 - COTALITY CENTRALIZED REFUNDS	PO 33243	REFUND COTALITY DISABLED VETERAN TAX	1,743.00	1,743.00
	4895 - COTALITY CENTRALIZED REFUNDS	PO 33244	REFUND COTALITY DISABLED VETERAN TAX	2,777.04	2,777.04
	576 - DAVE'S TIRE, LLC	PO 33167	DPW - VEHICLE REPAIR & MAINTENANCE - STA	895.00	895.00
	3270 - EAGLE POINT GUN/T.J MORRIS & SONS	PO 33261	POLICE: AMMUNITION	5,124.32	5,124.32
	3715 - FED EX	PO 33215	POLICE: MAIL/SHIPPING MISC. - ACCT# 2047	15.47	15.47
ACH	876 - GARDEN STATE LABORATORIES, INC	PO 33266	WATER OPERATING - TREATMENT OF WELLS - S	234.00	234.00
	4551 - GARDEN STATE VINYL DESIGNS, LLC	PO 33262	POLICE: VEHICLE REPAIR	187.50	187.50
ACH	4054 - HENDERSON PRODUCTS, INC.	PO 33147	S & R - SALTER REPAIR	3,368.87	3,368.87
ACH	3817 - IL TORRENTE PIZZA	PO 33217	WATER OPERATING - WATER MAIN REPAIR - ME	50.86	50.86
	859 - JCP&L	PO 33212	STREET LIGHTING - 24 PARK PL - 8/26 - 9/	21.83	21.83
	859 - JCP&L	PO 33249	MAST ACCT# 200 000 021 275 / BILL DATE:	7,862.36	7,862.36
	859 - JCP&L	PO 33250	M/A #200 000 054 011/ BILL DATE: SEPT 24	547.97	547.97
	859 - JCP&L	PO 33253	MASTER ACCT# 200 000 053 658/ BILL DATE	2,693.24	2,693.24
	859 - JCP&L	PO 33273	MASTER ACCT#200 000 574 000/ BILL DATE:	79.96	79.96
	859 - JCP&L	PO 33277	STREET LIGHTING - 148/163 - SEPT to OCT	4,009.04	4,009.04
ACH	4563 - LAURIE STEPPER	PO 33174	SPECIAL EVENT SUPPLIES REIMBURSEMENT - G	558.95	558.95
ACH	4563 - LAURIE STEPPER	PO 33275	CANVA PRO SUBSCRIPTION RENEWAL	120.00	120.00
	4873 - LEXINGTON INSURANCE COMPANY	PO 33236	SUMMIT CLAIM#: AM-1454 - POLICY NO: 0382	2,682.50	2,682.50
	3167 - MORRIS COUNTY MUNICIPAL JOINT INSUR. FUN	PO 33241	FY2026 4TH INSTALLMENT	73,829.00	73,829.00
	1295 - MORRIS COUNTY MUNICIPAL UTILITIES	PO 33252	SOLID WASTE DISPOSAL - SEPTEMBER 2026	13,285.41	13,285.41
	3922 - MOUNTAIN LAKES BAGEL, INC	PO 33257	WATER DEPT - MEALS - WATER BREAK RT 46.	39.40	39.40
ACH	1394 - MTN. LAKES PUBLIC LIBRARY	PO 32415	2026 MAY - DEC MTN LAKES PUBLIC LIBRARY	37,475.71	37,475.71
	3168 - MUNICIPAL CLERKS ASSOC OF MORRIS CO	PO 33228	CLERK: SEMINAR 10/9/26 - CARA FOX	25.00	25.00
ACH	1472 - MURPHY MCKEON P.C.	PO 32392	LEGAL RETAINER - 2026 2-4TH QUARTER BLAN	5,000.00	5,000.00
ACH	1472 - MURPHY MCKEON P.C.	PO 33247	SEPT 2026 LEGAL SERVICES - TAX APPEAL/AF	945.00	945.00
ACH	4805 - NATIONAL FUEL OIL INC.	PO 32561	DPW - DIESEL FUEL - MCCPC CONTRACT #12	3,051.46	3,051.46
ACH	4235 - NET2PHONE INC	PO 31936	2026 DEDICATED EFAX LINE - ACCT# 954962	32.67	32.67
	1553 - NEW JERSEY NATURAL GAS	PO 33274	NATURAL GAS: SEPT to OCT 2026 SERVICE	1,206.79	1,206.79
ACH	1754 - NORTHEAST COMMUNICATIONS, INC.	PO 33269	POLICE: RADIO/MIC REPAIR	79.50	79.50
	4897 - PASSAIC COUNTY POLICE ACADEMY	PO 33260	POLICE: TRAINING - SGT. GRADY	75.00	75.00
ACH	3195 - POWER DMS, INC	PO 33233	POLICE: POLICE SOFTWARE 12/1/2026 TO 11/	6,797.00	6,797.00
ACH	1714 - POWER PLACE, INC.	PO 33208	DPW - EQUIPMENT REPAIR	1,131.88	1,131.88
ACH	124 - PYE-BARKER FIRE & SAFETY	PO 33255	DPW - CENTRAL STATION MONITORING REPAIR	220.95	220.95
ACH	4546 - SCHUMACHER CHEVROLET OF DENVILLE	PO 33246	POLICE: VEHICLE REPAIR - SUBURBAN	1,470.26	1,470.26
ACH	4809 - SJ FUEL SOUTH COMPANY INC	PO 33181	DPW - UNLEADED GASOLINE - MCCPC CONTRACT	3,603.98	3,603.98
	4671 - SOUL SEARCH RECORDS, LLC	PO 33256	POLICE: NATIONAL NIGHT OUT	600.00	600.00
ACH	2774 - STAPLES CONTRACT & COMMERCIAL, LLC	PO 33184	DPW: ORDER# 7688287161	72.15	72.15
ACH	2774 - STAPLES CONTRACT & COMMERCIAL, LLC	PO 33224	ADMIN: ORDER# 7688781941	546.73	546.73
ACH	2774 - STAPLES CONTRACT & COMMERCIAL, LLC	PO 33232	POLICE: ORDER#	134.95	134.95
ACH	1916 - STICKEL, KOENIG, SULLIVAN & DRILL,	PO 33276	3rd QTR 2026 - PROFESSIONAL SERVICES - R	4,000.00	4,000.00
ACH	434 - THE COMMUNITY CHURCH OF ML	PO 33242	RENTAL SPACE FOR HPC - NOV 2026	500.00	500.00
ACH	4619 - THE NEW FUN SERVICES, LLC	PO 33039	INFLATABLES FOR FALL FEST	2,525.00	2,525.00

List of Bills - Claims/Clearing Checking Account

Meeting Date: 10/26/2026 For bills from 10/09/2026 to 10/22/2026

	Vendor	Description		Payment	Check Total
ACH	2555 - THE STATION AT MTN LAKES, LLC	PO 33230	ADMIN: 2026 EMPLOYEE APPRECIATION LUNCHE	1,200.00	1,200.00
ACH	1343 - TILCON NY, INC	PO 32650	ROAD PAVING PROJECTS 2026 - MCCPC CONTRA	55,294.55	55,294.55
ACH	1343 - TILCON NY, INC	PO 32757	WATER OPERATING - QUARRY PROCESS - MCCPC	805.34	805.34
	603 - TOWNSHIP OF DENVILLE	PO 33240	TAX BILL: 4Q26 PROPERTY TAXES - TOWPATH	1,312.29	1,312.29
ACH	1736 - TWP OF PARSIPPANY - TROY HILLS	PO 32290	2026 SEWER MAINTENANCE CHARGES - APR - D	42,929.05	42,929.05
	4069 - UNITED BUSINESS SYSTEMS	PO 33234	CANON COPIERS - 3rdQTR 2026 - PRINTING C	858.14	858.14
	4481 - VERIZON	PO 32384	DPW: 2026 INTERNET SERVICES ACCT 457-158	31.61	
		PO 32384	DPW: 2026 INTERNET SERVICES ACCT 457-158	45.78	
		PO 32384	DPW: 2026 INTERNET SERVICES ACCT 457-158	31.61	109.00
	4480 - VERIZON	PO 32551	BOROWIDE: 2026 INTERNET SERVICES: ACCT 3	223.48	223.48
	2135 - VERIZON WIRELESS	PO 33265	POLICE: PHONE/ ACCT# 882388054-00001	536.06	536.06
	4742 - VIALYTICS AMERICAS INC	PO 33271	ROAD AND WORK ORDER SOFTWARE	7,128.00	7,128.00
ACH	4177 - WEINER LAW GROUP, LLP	PO 33278	SEPTEMBER 2026 RETAINER	600.00	600.00
	4791 - WELDON QUARRY CO LLC	PO 33222	WATER OPERATING - SEPTEMBER ASPHALT	86.45	86.45
ACH	2182 - WEST CHESTER MACHINERY & SUPPLY CO.	PO 33130	S&R SALT SPREADER 3 YDS - F450	7,800.00	7,800.00
	TOTAL				340,455.30

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-192-18-001-000	Current Year Taxes Received			4,520.04	
01-201-20-100-020	General Administration - Other Expenses	3,165.05			
01-201-20-120-020	Municipal Clerk - Other Expenses	25.00			
01-201-20-130-020	Finance Department - Other Expenses	501.24			
01-201-20-140-020	Computer Services - Other Expenses	223.48			
01-201-20-145-020	Tax Collector - Other Expenses	28.99			
01-201-20-155-020	Legal Services - Other Expenses	10,015.00			
01-201-20-165-020	Engineering Services - Other Expenses	1,947.15			
01-201-21-180-020	Planning Board - Other Expenses	600.00			
01-201-21-181-020	Historic Preservation Committee - OE	500.00			
01-201-21-185-020	Board of Adjustment (Zoning) - OE	4,000.00			
01-201-23-210-020	Insurance - Liability	40,496.59			
01-201-23-215-020	Workers Compensation	33,332.41			
01-201-25-240-020	Police Department - Other Expenses	13,139.93			
01-201-26-290-020	Streets & Roads - Other Expenses	11,984.00			
01-201-26-305-020	Solid Waste - Other Expenses	13,082.70			
01-201-26-306-020	Recycling Tax	352.71			
01-201-26-310-020	Buildings & Grounds - Municipal Building	1,136.61			
01-201-26-315-020	Vehicle Repairs & Maint - Other Expenses	4,763.30			
01-201-28-370-020	Parks & Playgrounds - Other Expenses	120.00			
01-201-29-390-020	Aid to Public Library	37,475.71			
01-201-31-435-020	Electricity - All Departments	3,241.21			
01-201-31-436-020	Electricity - Street Lighting	4,030.87			
01-201-31-437-020	Natural Gas	1,206.79			
01-201-31-440-020	Telecommunications	568.73			
01-201-31-447-020	Petroleum Products (Gasoline)	6,655.44			
01-260-05-100	Due to Clearing			0.00	197,112.95
TOTALS FOR	**Current Fund**	**192,592.91**	**0.00**	**4,520.04**	**197,112.95**
02-200-40-700-600	DOT Grants	1,361.50			
02-260-05-100	Due to Clearing			0.00	1,361.50
TOTALS FOR	**Federal and State Grants**	**1,361.50**	**0.00**	**0.00**	**1,361.50**
04-215-55-991-000	2021 CAPTIAL ORDINANCE 10-21			4,617.84	
04-215-55-996-000	2023 CAPITAL ORDINANCE 8-23			4,242.04	
04-215-55-999-000	2024 CAPITAL ORDINANCE 3-24			46,434.67	
04-215-56-803-000	2025 Capital Ordinance - 8-25			11,604.00	
04-215-56-804-000	2025 Capital Ordinance - 12-25			4,338.75	
04-215-56-805-100	26-10 - Equipment - $265,525.16			7,800.00	
04-215-56-805-400	26-10 - Properties and Facilities - $367,491.81			3,488.87	
04-260-05-100	Due to Clearing			0.00	82,526.17

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
TOTALS FOR	General Capital	0.00	0.00	82,526.17	82,526.17
05-201-55-520-520	Water Operating - Other Expenses	11,421.26			
05-260-05-100	Due to Clearing			0.00	11,421.26
TOTALS FOR	Water Operating	11,421.26	0.00	0.00	11,421.26
07-201-55-520-520	Sewer Operating - Other Expenses	43,235.12			
07-260-05-100	Due to Clearing			0.00	43,235.12
TOTALS FOR	Sewer Operating	43,235.12	0.00	0.00	43,235.12
17-260-05-100	Due to Clearing Account			0.00	1,714.35
17-500-00-091-420	PRIME REAL ESTATE MANAGEMENT LLC ILLYAS SARWARI			146.25	
17-500-00-091-431	RUSSELL SPEEDER'S CAR WASH OF NJ, LLC.			1,568.10	
TOTALS FOR	Developer's Escrow	0.00	0.00	1,714.35	1,714.35
33-260-05-100	Due to Clearing			0.00	3,083.95
33-600-00-090-000	Recreation Trust Reserves			3,083.95	
TOTALS FOR	Recreation Trust	0.00	0.00	3,083.95	3,083.95

Total to be paid from Fund 01 Current Fund	197,112.95
Total to be paid from Fund 02 Federal and State Grants	1,361.50
Total to be paid from Fund 04 General Capital	82,526.17
Total to be paid from Fund 05 Water Operating	11,421.26
Total to be paid from Fund 07 Sewer Operating	43,235.12
Total to be paid from Fund 17 Developer's Escrow	1,714.35
Total to be paid from Fund 33 Recreation Trust	3,083.95
	340,455.30



Checks Previously Disbursed

27100	COSTCO WHOLESALE	PO# 33259 POLICE: 2026 HALLOWEEN CANDY	2,311.00	10/21/2026
901075	TILCON NY, INC	PO# 32650 ROAD PAVING PROJECTS 2026 - MCCPC	241,401.00	10/14/2026
			243,712.00	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 Current Fund	2,311.00	197,112.95	**199,423.95**
Fund 02 Federal and State Grants		1,361.50	**1,361.50**
Fund 04 General Capital	241,401.00	82,526.17	**323,927.17**
Fund 05 Water Operating		11,421.26	**11,421.26**
Fund 07 Sewer Operating		43,235.12	**43,235.12**
Fund 17 Developer's Escrow		1,714.35	**1,714.35**
Fund 33 Recreation Trust		3,083.95	**3,083.95**
BILLS LIST TOTALS	243,712.00	340,455.30	**584,167.30**

BOROUGH OF MOUNTAIN LAKES
COUNTY OF MORRIS, NJ

RESOLUTION 26-138

RESOLUTION AUTHORIZING THE SETTLEMENT OF A TAX APPEAL (SHANKER, ANTOINETTE v. BOROUGH OF MOUNTAIN LAKES – BLOCK 101, LOT 18)

WHEREAS, tax appeals have been filed in the Tax Court of New Jersey captioned "Shanker, Antoinette v. Borough of Mountain Lakes" challenging the 2022 through 2026 assessments on Block 101, Lot 18 (061 Lake Drive); and

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

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

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, that the Borough Attorney is authorized to execute a Stipulation of Settlement in settlement of all pending tax appeals captioned "Shanker, Antoinette v. Borough of Mountain Lakes"; and

BE IT FURTHER RESOLVED, that the Tax Collector is hereby authorized to process any refunds required as a result of the settlement of these tax appeals.

ℵℵℵ

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 October 26, 2026.

Cara Fox

Cara Fox, Borough Clerk

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

Jennifer R. Jacobus, Esq. #006762000
JACOBUS & ASSOCIATES, LLC
201 Littleton Road, Suite 100
Morris Plains, New Jersey 07950
P: (973) 535-3032
F: (973) 741-2370

TAX COURT OF NEW JERSEY
DOCKET NO.: 002050-2022
DOCKET NO.: 000375-2023
DOCKET NO.: 001091-2024
DOCKET NO.: 000958-2025
DOCKET NO.: 002744-2026

SHANKER, ANTOINETTE

Plaintiff,

vs.

BOROUGH OF MOUNTAIN LAKES

Defendant.

Civil Action

STIPULATION OF SETTLEMENT
(Without Affidavit)

1. It is hereby stipulated and agreed that the assessment of the following property be adjusted and a judgment entered as follows:

BLOCK: 101

LOT: 18

STREET ADDRESS: 061 LAKE DR

Year: 2022	ORIGINAL ASSESSMENT	COUNTY BOARD JUDGMENT	TAX COURT JUDGMENT
LAND	$771,400		$771,400
IMPROVEMENTS	$744,300		$628,600
TOTAL	$1,515,700		$1,400,000

Year: 2023	ORIGINAL ASSESSMENT	COUNTY BOARD JUDGMENT	TAX COURT JUDGMENT
LAND	$843,400	N/A	$843,400
IMPROVEMENTS	$827,300		$827,300
TOTAL	$1,670,700		$1,670,700

Year: 2024	ORIGINAL ASSESSMENT	COUNTY BOARD JUDGMENT	TAX COURT JUDGMENT
LAND	$954,400	N/A	$954,400
IMPROVEMENTS	$888,900		$888,900
TOTAL	$1,843,300		$1,843,300

Year 2025	ORIGINAL ASSESSMENT	COUNTY BOARD JUDGMENT	TAX COURT JUDGMENT
LAND	$1,065,900	N/A	$1,065,900
IMPROVEMENTS	$940,800		$940,800
TOTAL	$2,006,700		$2,006,700

Year 2026	ORIGINAL ASSESSMENT	COUNTY BOARD JUDGMENT	TAX COURT JUDGMENT
LAND	$1,129,700	N/A	$1,129,700
IMPROVEMENTS	$1,045,900		$970,300
TOTAL	$2,175,600		$2,100,000

2. The undersigned have made such examination of the value and proper assessment of the property(ies) and have obtained such appraisals, analysis and information with respect to the valuation and assessment of the property(ies) they deem necessary and appropriate for the purpose of enabling them to enter into the Stipulation. The assessor to the taxing district has been consulted by the attorney for the taxing district with respect to this settlement and has concurred.

3. Based upon the foregoing, the undersigned represent to the Court that the above settlement will result in an assessment at the fair assessable value of the property(ies) consistent with assessing practices generally applicable in the taxing district as required by law.

4. All refunds as a result of the settlement set forth herein shall be paid by refund check, made payable to: 'Jennifer R. Jacobus, Esq., Attorney for SHANKER, ANTOINETTE', and forwarded to Jennifer R. Jacobus, Esq. 201 Littleton Road, Suite 100, Morris Plains, NJ 07950 within sixty (60) days of the date of the Judgment.

5. The parties agree that there has been no change in value or municipal-wide revaluation or reassessment adopted for the tax year 2027, and therefore agree that the provisions of N.J.S.A. 54:51A-8 (Freeze Act) shall be applicable to tax year 2027 with 2026 being the base year and a final disposition of this case and the entire controversy and of any actions pending or hereafter instituted by the parties concerning the assessment on the propert(ies) referred to herein for said Freeze Act year. No Freeze Act year(s) shall be the basis for application of the Freeze Act for any subsequent year(s).

6. Statutory interest pursuant to N.J.S.A. 54:3-27.2 is waived by the taxpayer and shall not be paid on the condition the refund is received pursuant to Paragraph 4 hereof within 60 days from the date of the entry of the Judgment.

7. The provisions of paragraph 4 and 6 shall survive Judgment even if not included on the Judgment issued by the Tax Court of New Jersey.

8. All counterclaims will be withdrawn as part of this settlement.

JACOBUS & ASSOCIATES, LLC
Attorneys for Plaintiff,

BY: _____
JENNIFER R. JACOBUS, ESQ.

DATED: 10-22-26

DEFENDANT

BY: _____
Robert H. Oostdyk, Esq

DATED: