AGENDA FOR THE COUNCIL MEETING OF THE BOROUGH OF MOUNTAIN LAKES
HELD AT THE BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ 07046
NOVEMBER 23, 2026
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 6, 2026 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**
   a. Third Quarter 2026 Current Budget Report
   b. Third Quarter 2026 Water Budget Report & Third Quarter 2026 Sewer Budget Report
   c. Trust Balances
   d. Capital Account Balances

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. 26-14, Repealing Chapter 160 "Noise", Amending Chapter 88 "Construction" and Amending Chapter 283, "Nuisances", of the Borough Code and Establishing Penalties for the Violation of the "Public Health Nuisance Code of New Jersey"

14) **ORDINANCES TO ADOPT**
   a. 26-13, Amending Chapter 111 of the Revised General Ordinances of the Borough of Mountain Lakes and Amending the Fees for the Department of Public Works

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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. *R26-140, Authorizing the Payment of Bills*
b. *R26-141, Authorizing the Award of Contract for IPE Hardwood Decking*
c. *R26-142, Entering Into a Shared Services Agreement between Mountain Lakes Board of Education and the Borough of Mountain Lakes to Provide Special Law Enforcement Officers*
d. *R26-143, Appointing Special Law Enforcement Officer*
e. *R26-144, Authorizing the Transfer of Current Fund Appropriations*
f. *R26-145, Authorizing the Transfer of Sewer Utility Fund Appropriations*

***APPROVAL OF MINUTES**

11/9/26 (Regular)

***BOARD, COMMITTEE AND COMMISSION APPOINTMENTS**

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

Finance Department
Jennifer Semler, CFO
jsemler@mtnlakes.org

400 Boulevard
Mountain Lakes, NJ 07046
P: 973-334-3131 ext. 2008

To: Mitchell Stern, Borough Manager
Date: October 31, 2026
Subject: Third Quarter 20256 Current Fund Budget Report

Attached is the third quarter budget report for the Current Fund Budget. Below are the significant items of note for the third quarter of 2026.

Revenues:

- Revenues through 9/30/26 were collected at 90.73% of the total amount anticipated.
    - This percentage does not include the amount to be raised; historically, collection percentages for taxes exceeds 99%.
    - The collection percentages are influenced by 100% of the surplus anticipated that was realized in the first quarter of 2026. $2M of this amount was used to support the 2026 budget; $100K of surplus was used to increase the Capital Improvement Fund appropriation to support capital projects without taking on additional debt.
    - Revenues are on track with expected and historical collections, except for:
        - Uniform Construction Fees are collected at 128.24% of the anticipated amount for 2026
        - Recreation Fees are collected at 119.94% of the anticipated amount for 2026.
        - Receipts from Delinquent Taxes are collected at 125.30% of the anticipated amount for 2026.
        - Dish Wireless Lease
            - No collections have been made against this anticipated revenue, but there has been communication with counsel regarding collection efforts.
        - Shared Services – Board of Education – SRO
            - No collections have been made against this anticipated revenue, but there has been communication with the BOE regarding payment of outstanding invoices and there is no concern around collection of this revenue.
        - There are fourth quarter entries that will impact revenues that have not yet been booked (Reserve for Debt Service).
    - All other revenues were received in amounts that were anticipated or with differences that were not significant enough to warrant review.
- Miscellaneous Revenues Not Anticipated (MRNA)

    - Although not budgeted for in 2026, a total of $288K has been collected through the third quarter of 2026.
- Revenues will continue to be monitored monthly, and any discrepancies or issues will be investigated and resolved.

Expenditures:

- Expenditures through 9/30/26 amounted to 78.73% of the total budget, with an additional 4.66% encumbered for open POs and contracts, for a total of 83.38% of the total budget.
- Influencing the expenditure percentages are: seasonality and timing of programs and/or payments; encumbrances for a full year of anticipated expenditures; journal entries that will be made in Q4 (for cost sharing and reallocation of expenses).
- All other expenditure line items are consistent with the amount of time that has passed in the year, as well as when compared to the same period last year.
- Expenditures will continue to be monitored monthly, and any discrepancies or issues will be investigated and resolved.
- Additionally, budget appropriation transfers will be made during November and December 2026, as necessary.

Please let me know if you have any questions.

Thank you,
Jen

Borough of Mountain Lakes Budget Comparison

Current Fund - Revenue Budgets

		Activity to 9/30/26					Activity to 9/30/25			
Account Number	*Description*	*Budget*	*Activity*	*Balance*	*% Received*	*Total Realized in 2025*	*Budget*	*Activity*	*Balance*	*% Received*
01-190-07-200-000	Amount to be Raised by Taxation	7,703,966.80	1,387,068.55	6,316,898.25	18.00%	8,513,599.30	7,453,523.61	1,314,799.38	6,138,724.23	17.64%
01-192-08-101-000	Anticipated Surplus	2,100,000.00	2,100,000.00	-	100.00%	2,000,000.00	2,000,000.00	1,500,000.00	500,000.00	75.00%
01-192-08-101-004	Capital Surplus - General Capital					477.91	477.91	477.91	-	100.00%
01-192-08-103-000	Licenses - Liquor	12,500.00	12,688.00	(188.00)	101.50%	12,688.00	12,500.00	12,688.00	(188.00)	101.50%
01-192-08-104-000	Other Licenses	1,800.00	4,145.00	(2,345.00)	230.28%	2,165.00	1,800.00	2,145.00	(345.00)	119.17%
01-192-08-105-000	Fees & Permits	31,000.00	24,124.87	6,875.13	77.82%	31,145.38	35,000.00	24,197.00	10,803.00	69.13%
01-192-08-106-010	Clerk's Fees & Permits	4,500.00	3,610.00	890.00	80.22%	4,589.00	4,500.00	3,088.00	1,412.00	68.62%
01-192-08-110-000	Municipal Court Fines & Costs	30,000.00	29,004.43	995.57	96.68%	31,446.76	26,000.00	21,923.35	4,076.65	84.32%
01-192-08-112-000	Interest & Costs - Tax Collection	50,000.00	57,791.98	(7,791.98)	115.58%	56,322.57	65,000.00	41,559.35	23,440.65	63.94%
01-192-08-113-000	Interest on Investments	305,000.00	243,653.03	61,346.97	79.89%	355,159.21	285,000.00	247,659.72	37,340.28	86.90%
01-192-08-115-000	Cable Franchise Fees	14,000.00	14,962.42	(962.42)	106.87%	15,814.27	15,814.27	15,814.27	-	100.00%
01-192-08-116-000	Utility Fund Balance	96,647.00	11,022.38	85,624.62	11.40%	96,645.63	96,645.63	96,970.63	(325.00)	100.34%
01-192-08-118-000	Recreation Fees & Income	70,000.00	83,955.00	(13,955.00)	119.94%	95,295.00	85,000.00	95,165.00	(10,165.00)	111.96%
01-192-08-119-000	Rent from Railroad Stations	45,717.00	34,202.79	11,514.21	74.81%	44,386.13	43,000.00	33,206.58	9,793.42	77.22%
01-192-08-120-000	T-Mobile Cell Tower Lease	74,051.00	61,234.40	12,816.60	82.69%	85,443.52	83,000.00	56,962.32	26,037.68	68.63%
01-192-08-122-000	Board of Education - Field Lease	45,000.00	30,000.00	15,000.00	66.67%	45,000.00	45,000.00	30,000.00	15,000.00	66.67%
01-192-08-123-000	Verizon Ground Lease (as of 1/1/17)	39,436.00	29,357.28	10,078.72	74.44%	35,121.04	38,000.00	25,335.28	12,664.72	66.67%
01-192-08-125-000	Solid Waste Fees	19,000.00	18,000.00	1,000.00	94.74%	101,239.80	101,199.00	67,905.80	33,293.20	67.10%
01-192-08-126-000	Trash Bag Receipts	3,000.00	1,387.50	1,612.50	46.25%	3,625.00	3,000.00	2,900.00	100.00	96.67%
01-192-08-128-000	Dish Wireless	13,000.00	-	13,000.00	0.00%	25,767.12	30,000.00	20,522.04	9,477.96	68.41%
01-192-08-160-000	Uniform Construction Code Fees	175,000.00	224,421.00	(49,421.00)	128.24%	184,654.00	163,600.00	131,514.00	32,086.00	80.39%
01-192-08-227-000	Reserve for Debt Service	68,128.63	-	68,128.63	0.00%	60,504.47	60,504.47	60,504.47	-	100.00%
01-192-09-000-000	State Aid Revenue (Non-Grant)	422,268.00	321,730.37	100,537.63	76.19%	422,268.48	422,268.48	321,730.37	100,538.11	76.19%
01-192-10-000-000	Federal & State Grant Revenue	249,140.37	249,140.37	-	100.00%	949,427.96	834,227.96	834,227.96	-	100.00%
01-192-11-110-000	Shared Services - Board of Education - SRO	108,423.50	-	108,423.50	0.00%	122,215.05	118,480.00	71,458.07	47,021.93	60.31%
01-192-15-499-000	Receipts from Delinquent Taxes	158,000.00	197,967.34	(39,967.34)	125.30%	163,336.72	158,000.00	156,874.87	1,125.13	99.29%
01-192-20-200-000	Unanticipated Revenues (MRNA)	-	288,268.88	(288,268.88)		603,683.00	-	204,809.36	(204,809.36)	
TOTALS		11,839,578.30	5,427,735.59	6,411,842.71	45.84%	14,062,020.32	12,181,541.33	5,394,438.73	6,787,102.60	44.28%
	Anticipated Revenue Total	11,839,578.30					12,181,541.33			
	Less: Amount to be Raised	(7,703,966.80)					(7,453,523.61)			
	Net	4,135,611.50					4,728,017.72			
	Amount Collected, no Amt Raised, MRNA		3,752,398.16					3,874,829.99		
	Revenue Collection %		90.73%					81.95%		

Borough of Mountain Lakes Budget Comparison

Current Fund - Expenditure Budgets

		Activity to 9/30/26							Activity to 9/30/25					
Account Number	*Description*	*Budget*	*Activity*	*Encumbered*	*Balance*	*% Expended*	*% Expended & Encum.*	*Total Expended in 2025/2026*	*Budget*	*Activity*	*Encumbered*	*Balance*	*% Expended*	*% Expend. & Encum.*
01-201-20-100-001	General Administration - Salary & Wage	128,000.00	99,851.03	-	28,148.97	78.01%	78.01%	131,647.65	146,090.04	99,550.59	-	46,539.45	68.14%	68.14%
01-201-20-100-020	General Administration - Other Expenses	92,500.00	53,702.18	2,897.67	35,900.15	58.06%	61.19%	72,126.22	96,324.00	45,254.89	6,559.53	44,509.58	46.98%	53.79%
01-201-20-110-020	Mayor & Council - Other Expenses	10,200.00	2,930.00	566.00	6,704.00	28.73%	34.27%	3,809.08	6,550.00	1,694.30	851.43	4,004.27	25.87%	38.87%
01-201-20-120-001	Municipal Clerk - Salary & Wage	57,000.00	49,755.03	-	7,244.97	87.29%	87.29%	55,407.74	55,099.47	41,633.06	-	13,466.41	75.56%	75.56%
01-201-20-120-020	Municipal Clerk - Other Expenses	36,534.00	10,810.65	879.64	24,843.71	29.59%	32.00%	28,029.53	29,364.00	15,621.45	4,750.18	8,992.37	53.20%	69.38%
01-201-20-130-001	Finance Department - Salary & Wage	85,000.00	62,243.62	-	22,756.38	73.23%	73.23%	78,086.25	72,086.25	57,710.84	-	14,375.41	80.06%	80.06%
01-201-20-130-020	Finance Department - Other Expenses	15,796.00	10,396.10	139.02	5,260.88	65.81%	66.69%	15,289.08	15,796.00	11,186.21	2,884.28	1,725.51	70.82%	89.08%
01-201-20-135-020	Annual Audit	25,738.00	51,940.00	-	(26,202.00)	201.80%	201.80%	25,462.50	25,462.50	25,462.50	-	-	100.00%	100.00%
01-201-20-140-020	Computer Services - Other Expenses	56,024.00	44,926.96	6,142.37	4,954.67	80.19%	91.16%	35,619.16	52,734.00	21,224.86	2,351.72	29,157.42	40.25%	44.71%
01-201-20-145-001	Tax Collector - Salary & Wage	35,000.00	20,212.91	-	14,787.09	57.75%	57.75%	28,439.91	36,000.00	21,449.93	-	14,550.07	59.58%	59.58%
01-201-20-145-020	Tax Collector - Other Expenses	7,435.00	3,904.02	45.00	3,485.98	52.51%	53.11%	7,083.85	9,260.00	6,118.09	646.00	2,495.91	66.07%	73.05%
01-201-20-150-001	Tax Assessor - Salary & Wage	26,000.00	18,907.56	-	7,092.44	72.72%	72.72%	24,595.05	24,594.88	18,446.31	-	6,148.57	75.00%	75.00%
01-201-20-150-020	Tax Assessor - Other Expenses	29,550.00	8,280.61	20,000.00	1,269.39	28.02%	95.70%	28,008.04	28,100.00	12,008.04	16,000.00	91.96	42.73%	99.67%
01-201-20-155-020	Legal Services - Other Expenses	107,500.00	83,625.00	15,000.00	8,875.00	77.79%	91.74%	82,145.00	107,500.00	65,965.00	15,000.00	26,535.00	61.36%	75.32%
01-201-20-165-020	Engineering Services - Other Expenses	57,500.00	21,339.95	18,000.00	18,160.05	37.11%	68.42%	24,577.50	36,414.00	18,329.40	1,750.00	16,334.60	50.34%	55.14%
01-201-21-180-001	Planning Board - Salary & Wage	20,000.00	12,795.69	-	7,204.31	63.98%	63.98%	18,392.56	15,182.00	13,705.06	-	1,476.94	90.27%	90.27%
01-201-21-180-020	Planning Board - Other Expenses	17,400.00	9,585.53	789.26	7,025.21	55.09%	59.63%	14,661.69	16,000.00	12,964.12	192.42	2,843.46	81.03%	82.23%
01-201-21-181-020	Historic Preservation Committee - OE	6,200.00	5,000.00	-	1,200.00	80.65%	80.65%	6,000.00	6,000.00	5,000.00	-	1,000.00	83.33%	83.33%
01-201-21-185-001	Board of Adjustment (Zoning) - S&W	39,000.00	24,702.32	-	14,297.68	63.34%	63.34%	18,392.56	15,182.00	13,705.06	-	1,476.94	90.27%	90.27%
01-201-21-185-020	Board of Adjustment (Zoning) - OE	18,750.00	8,983.31	130.63	9,636.06	47.91%	48.61%	12,910.93	19,150.00	12,506.93	224.00	6,419.07	65.31%	66.48%
01-201-22-195-001	Uniform Construct Code - Salary & Wage	151,000.00	104,053.46	-	46,946.54	68.91%	68.91%	135,901.95	144,426.64	98,558.20	-	45,868.44	68.24%	68.24%
01-201-22-195-020	Uniform Construction Code - Other Expens	26,325.00	17,902.19	65.00	8,357.81	68.00%	68.25%	16,971.68	24,074.00	15,859.33	89.99	8,124.68	65.88%	66.25%
01-201-22-196-001	Code Enforcement - Salary & Wage	38,000.00	37,618.44	-	381.56	99.00%	99.00%	70,978.39	56,071.00	54,386.35	-	1,684.65	97.00%	97.00%
01-201-22-196-020	Code Enforcement - Other Expenses	500.00	-	-	500.00	0.00%	0.00%	-	500.00	-	-	500.00	0.00%	0.00%
01-201-23-210-020	Insurance - Liability	154,618.00	122,733.42	-	31,884.58	79.38%	79.38%	120,509.21	151,281.95	102,449.66	-	48,832.29	67.72%	67.72%
01-201-23-215-020	Workers Compensation	112,853.00	99,435.58	-	13,417.42	88.11%	88.11%	102,645.99	102,646.00	76,984.49	-	25,661.51	75.00%	75.00%
01-201-23-220-020	Group Insurance Plans - Employee	618,400.00	410,654.30	4,071.80	203,673.90	66.41%	67.06%	522,563.48	578,952.34	449,485.94	9,577.54	119,888.86	77.64%	79.29%
01-201-23-222-020	Health Benefit Waiver	28,000.00	17,166.67	-	10,833.33	61.31%	61.31%	10,629.17	10,629.17	8,939.58	-	1,689.59	84.10%	84.10%
01-201-23-225-020	Insurance - Unemployment Compensation	50,000.00	50,000.00	-	-	100.00%	100.00%	30,000.00	30,000.00	30,000.00	-	-	100.00%	100.00%
01-201-25-240-001	Police Department - Salary & Wage	2,001,000.00	1,486,771.62	-	514,228.38	74.30%	74.30%	1,888,908.37	1,897,562.30	1,426,352.49	-	471,209.81	75.17%	75.17%
01-201-25-240-020	Police Department - Other Expenses	147,700.00	66,736.77	2,937.20	78,026.03	45.18%	47.17%	114,781.68	150,900.00	85,100.16	10,292.42	55,507.42	56.40%	63.22%
01-201-25-241-020	Traffic & Safety Comm - Other Expenses	1,600.00	1,600.00	-	-	100.00%	100.00%	-	1,600.00	-	-	1,600.00	0.00%	0.00%
01-201-25-250-020	Interlocal Svcs - MC Dispatch - OE	105,790.00	79,342.27	26,447.42	0.31	75.00%	100.00%	105,789.68	105,789.69	79,342.26	26,447.42	0.01	75.00%	100.00%
01-201-25-251-020	Interlocal Svcs - Denville Court - OE	66,248.00	49,686.00	16,562.00	-	75.00%	100.00%	64,791.00	64,791.00	32,395.50	16,197.75	16,197.75	50.00%	75.00%
01-201-25-252-001	OEM - Salary & Wage	6,000.00	4,335.17	-	1,664.83	72.25%	72.25%	5,531.44	5,638.50	4,121.86	-	1,516.64	73.10%	73.10%
01-201-25-252-020	OEM - Other Expenses	5,000.00	1,440.85	-	3,559.15	28.82%	28.82%	1,060.00	5,000.00	-	-	5,000.00	0.00%	0.00%
01-201-25-265-001	Fire Department - Salary & Wages	8,000.00	5,910.84	-	2,089.16	73.89%	73.89%	5,926.08	7,688.50	5,445.72	-	2,242.78	70.83%	70.83%
01-201-25-265-020	Fire Department - Other Expenses	39,050.00	19,290.52	2,788.19	16,971.29	49.40%	56.54%	32,988.42	35,350.00	15,429.20	7,956.59	11,964.21	43.65%	66.15%
01-201-25-266-001	Fire Department - Safety - Salary & Wage	21,000.00	15,078.19	-	5,921.81	71.80%	71.80%	20,862.50	19,612.50	14,517.56	-	5,094.94	74.02%	74.02%
01-201-25-266-020	Fire Department - Safety - Other Expense	1,500.00	-	-	1,500.00	0.00%	0.00%	-	1,500.00	-	-	1,500.00	0.00%	0.00%
01-201-26-290-001	Streets & Roads - Salary & Wage	462,000.00	326,819.25	-	135,180.75	70.74%	70.74%	427,541.88	437,960.85	313,936.69	-	124,024.16	71.68%	71.68%
01-201-26-290-020	Streets & Roads - Other Expenses	216,100.00	101,901.64	32,052.79	82,145.57	47.15%	61.99%	129,618.94	218,600.00	76,180.56	23,173.93	119,245.51	34.85%	45.45%
01-201-26-300-020	Shade Tree Commission - Other Expenses	75,500.00	6,601.42	6,585.00	62,313.58	8.74%	17.47%	23,757.03	65,420.00	475.00	5,040.00	59,905.00	0.73%	8.43%
01-201-26-305-001	Solid Waste - Salary & Wage	24,000.00	17,010.69	-	6,989.31	70.88%	70.88%	21,836.72	22,873.60	16,079.70	-	6,793.90	70.30%	70.30%
01-201-26-305-020	Solid Waste - Other Expenses	972,160.00	634,476.05	254,058.32	83,625.63	65.26%	91.40%	1,037,648.63	1,080,160.00	618,050.57	382,728.33	79,381.10	57.22%	92.65%
01-201-26-306-020	Recycling Tax	4,900.00	2,975.16	-	1,924.84	60.72%	60.72%	3,397.41	4,900.00	2,770.26	328.33	1,801.41	56.54%	63.24%
01-201-26-310-020	Buildings & Grounds - Municipal Building	50,500.00	14,683.99	7,900.98	27,915.03	29.08%	44.72%	40,861.35	48,500.00	25,957.09	4,397.29	18,145.62	53.52%	62.59%
01-201-26-315-020	Vehicle Repairs & Maint - Other Expenses	57,300.00	15,467.42	3,491.77	38,340.81	26.99%	33.09%	23,455.48	57,300.00	14,186.37	4,709.40	38,404.23	24.76%	32.98%
01-201-27-330-001	Board of Health - Salary & Wage	6,000.00	3,940.56	-	2,059.44	65.68%	65.68%	5,125.10	5,125.00	3,843.80	-	1,281.20	75.00%	75.00%
01-201-27-335-020	Environmental Commission - Other Expense	1,700.00	662.00	-	1,038.00	38.94%	38.94%	1,384.54	1,675.00	1,184.54	200.00	290.46	70.72%	82.66%
01-201-27-337-020	Woodland Committee - Other Expenses	6,000.00	5,865.00	-	135.00	97.75%	97.75%	580.89	3,000.00	129.28	-	2,870.72	4.31%	4.31%
01-201-27-340-020	Dog Regulation - Other Expenses	6,000.00	-	-	6,000.00	0.00%	0.00%	5,000.00	5,000.00	5,000.00	-	-	100.00%	100.00%
01-201-28-370-001	Recreation Department - Salary & Wage	143,000.00	118,066.94	-	24,933.06	82.56%	82.56%	135,005.57	130,638.00	116,445.20	-	14,192.80	89.14%	89.14%
01-201-28-370-020	Parks & Playgrounds - Other Expenses	61,400.00	49,693.37	378.00	11,328.63	80.93%	81.55%	47,830.83	58,017.00	43,052.66	1,315.35	13,648.99	74.21%	76.47%
01-201-28-375-020	Maint of Parks (Beaches/Lakes) - OE	206,500.00	69,419.51	23,891.00	113,189.49	33.62%	45.19%	164,881.82	199,900.00	73,682.98	90,167.49	36,049.53	36.86%	81.97%
01-201-29-390-020	Aid to Public Library	417,586.00	345,311.46	69,597.66	2,676.88	82.69%	99.36%	401,525.00	401,525.00	334,604.18	66,920.82	-	83.33%	100.00%

Borough of Mountain Lakes Budget Comparison

Current Fund - Expenditure Budgets

		Activity to 9/30/26							Activity to 9/30/25					
Account Number	*Description*	*Budget*	*Activity*	*Encumbered*	*Balance*	*% Expended*	*% Expended & Encum.*	*Total Expended in 2025/2026*	*Budget*	*Activity*	*Encumbered*	*Balance*	*% Expended*	*% Expend. & Encum.*
01-201-30-415-010	Accumulated Leave Compensation - S&W	10,000.00	-	-	10,000.00	0.00%	0.00%	10,000.00	10,000.00	10,000.00	-	-	100.00%	100.00%
01-201-30-420-020	Celebration of Public Events - OE	3,000.00	2,000.00	-	1,000.00	66.67%	66.67%	2,000.00	2,000.00	2,000.00	-	-	100.00%	100.00%
01-201-31-435-020	Electricity - All Departments	48,300.00	27,761.18	-	20,538.82	57.48%	57.48%	32,651.02	46,000.00	29,753.40	-	16,246.60	64.68%	64.68%
01-201-31-436-020	Electricity - Street Lighting	57,750.00	35,300.83	-	22,449.17	61.13%	61.13%	49,253.68	55,000.00	35,723.28	4,438.88	14,837.84	64.95%	73.02%
01-201-31-437-020	Natural Gas	35,760.00	22,641.89	-	13,118.11	63.32%	63.32%	29,497.15	29,800.00	23,095.20	63.87	6,640.93	77.50%	77.72%
01-201-31-440-020	Telecommunications	23,100.00	9,473.32	5,451.43	8,175.25	41.01%	64.61%	18,008.72	22,000.00	11,115.54	5,466.56	5,417.90	50.53%	75.37%
01-201-31-447-020	Petroleum Products (Gasoline)	65,000.00	31,944.02	30,273.95	2,782.03	49.14%	95.72%	32,432.59	73,500.00	19,173.36	12,717.52	41,609.12	26.09%	43.39%
01-201-31-456-010	Salary & Wage Adjustment	40,000.00	-	-	40,000.00	0.00%	0.00%	-	40,000.00	-	-	40,000.00	0.00%	0.00%
01-201-36-471-020	PERS Contribution	150,264.00	142,264.00	-	8,000.00	94.68%	94.68%	141,148.17	147,628.17	141,148.17	-	6,480.00	95.61%	95.61%
01-201-36-472-020	Social Security (OASI)	141,100.00	111,911.73	-	29,188.27	79.31%	79.31%	128,543.56	131,617.80	96,593.02	-	35,024.78	73.39%	73.39%
01-201-36-475-000	PFRS Contribution	536,642.00	530,462.00	-	6,180.00	98.85%	98.85%	510,959.00	516,959.00	510,959.00	-	6,000.00	98.84%	98.84%
01-201-36-476-020	Length of Service (LOSAP) Awards	26,000.00	-	-	26,000.00	0.00%	0.00%	-	22,500.00	-	-	22,500.00	0.00%	0.00%
01-201-36-477-020	DCRP - Employer	8,000.00	6,387.69	-	1,612.31	79.85%	79.85%	7,113.90	8,000.00	5,800.71	-	2,199.29	72.51%	72.51%
01-201-41-700-000	Grant Expenditures	249,140.37	249,140.37	-	-	100.00%	100.00%	949,427.96	834,227.96	946,427.96	-	(112,200.00)	113.45%	113.45%
01-201-42-110-020	Shared Services - Board of Ed - SRO	108,423.50	81,773.75	-	26,649.75	75.42%	75.42%	114,028.07	118,480.00	47,828.07	-	70,651.93	40.37%	40.37%
01-201-42-114-020	Shared Services - Health Services	37,595.00	28,196.25	-	9,398.75	75.00%	75.00%	36,500.00	36,500.00	27,375.00	9,125.00	-	75.00%	100.00%
01-201-44-901-020	Capital Improvement Fund	200,000.00	200,000.00	-	-	100.00%	100.00%	77,795.99	77,795.99	77,795.99	-	-	100.00%	100.00%
01-201-45-920-020	Payment of Bond Principal	540,000.00	540,000.00	-	-	100.00%	100.00%	815,000.00	815,000.00	815,000.00	-	-	100.00%	100.00%
01-201-45-925-020	Payment of BAN Principal	432,483.35	432,483.35	-	-	100.00%	100.00%	300,401.00	300,401.00	-	-	300,401.00	0.00%	0.00%
01-201-45-930-020	Interest on Bonds	252,550.00	252,550.00	-	-	100.00%	100.00%	267,850.00	267,850.00	267,850.00	-	-	100.00%	100.00%
01-201-45-935-020	Interest on Notes	205,518.78	205,518.77	-	0.01	100.00%	100.00%	227,237.29	227,238.00	-	-	227,238.00	0.00%	0.00%
01-201-45-942-020	Sunset Lake Dam Loan	136,365.80	136,365.80	-	-	100.00%	100.00%	111,746.85	111,746.85	111,746.85	-	-	100.00%	100.00%
01-201-46-875-020	Deferred Charges - Spec Emer 5 Years	-	-	-	-	0.00%	0.00%	25,000.00	25,000.00	25,000.00	-	-	100.00%	100.00%
01-201-50-899-020	Reserve for Uncollected Taxes	1,368,228.50	1,368,228.50	-	-	100.00%	100.00%	1,314,799.38	1,314,799.38	1,314,799.38	-	-	100.00%	100.00%
TOTALS		11,839,578.30	9,320,946.67	551,142.10	1,967,489.53	78.73%	83.38%	11,632,368.86	12,181,541.33	9,183,668.75	732,564.04	2,265,308.54	75.39%	81.40%

BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Finance Department
Jennifer Semler, CFO
jsemler@mtnlakes.org

400 Boulevard
Mountain Lakes, NJ 07046
P: 973-334-3131 ext. 2008

To: Mitchell Stern, Borough Manager
Date: October 31, 2026
Subject: Third Quarter 2026 Water Budget Report
Third Quarter 2026 Sewer Budget Report

Attached are the third quarter budget reports for the Water Operating Budget and Sewer Operating Budget. Below are the significant items of note for the second quarter of 2026.

Water Operating Budget:

- Revenues through 9/30/26 were collected at 65.85% of the total amount anticipated, which is heavily influenced by the recognition of 100% of the surplus used to support the water utility budget.
- Water Rents performed at 57.45% of anticipated revenue, with collections of approximately $557K. This is lower in percentage and dollar amount than the same point in time in 2025 and will be investigated to determine if revenues are expected to fall short of targets for the year. It does appear that the collections are delayed later into the year in 2026 than in 2025 due to variations in billing cadence. Collections are expected to increase significantly in November due to the timing of revenues related to sprinkler billing.
- Expenditures through 9/30/26 amounted to 72.38% of the total budget. Expenditures are in line with expected levels considering timing of statutory payments, encumbrances under contracts, and passage of 9 months of the year.
- Revenues and Expenditures will continue to be monitored monthly, and any discrepancies or issues will be investigated and resolved.

Sewer Operating Budget:

- Revenues through 9/30/26 were collected at 66.08% of the total amount anticipated, which is heavily influenced by the recognition of 100% of the surplus used to support the sewer utility budget.
- Sewer Rents performed at 61.46% of anticipated revenue, with collections of approximately $557K. This is lower in percentage and dollar amount than the same point in time in 2025 and will be investigated to determine if revenues are expected to fall short of targets for the year. As with Water Revenues discussed above, it does appear that the collections are delayed later into the year in 2026 than in 2025 due to variations in billing cadence.
- Expenditures through 9/30/26 amounted to 79.96% of the total budget. This is largely influenced by a large encumbrance for the Parsippany sewer charges. This is expected and

is appropriate. Expenditures are in line with expected levels considering timing of statutory payments, encumbrances under contracts, and passage of 9 months of the year.

- Revenues and Expenditures will continue to be monitored monthly, and any discrepancies or issues will be investigated and resolved.

Water and Sewer Billing and Revenue:

- As has been reported in the past few reports, the Borough continues to work on a major internal initiative of better understanding the water and sewer billings, both from a historical audit perspective as well as a current and prospective policy and procedures perspective. Once these efforts are completed, we will be able to provide a meaningful analysis of the billing and collections for both sewer and water.
- However, we do know that there has been an increased effort towards billing based off actual readings (whether automatically or manually) versus estimated readings; these efforts are having a positive effect on the billing and collections and will allow for a more comprehensive understanding of the utilities in terms of rates and associated revenues.
- We are close to having a full year of revised billing, which will allow for an entire year of activity for review and analysis.

Please let me know if you have any questions.

Thank you,
Jen

Borough of Mountain Lakes

Water Operating - Revenue Budgets

		Activity to 9/30/26					Activity to 9/30/25				
Account Number	*Description*	*Budget*	*Activity*	*Balance*	*% Received*	*Total Realized in 2025*	*Budget*	*Activity*	*Balance*	*% Received*	
05-192-08-501-000	Anticipated Surplus	195,000.00	195,000.00	-	100.00%	208,658.38	208,658.38	156,493.79	52,164.59	75.00%	
05-192-17-000-000	Water Operating Revenues	970,414.00	557,500.29	412,913.71	57.45%	1,024,593.23	865,000.00	589,103.57	275,896.43	68.10%	
05-192-17-100-000	MRNA - Interest Earned	-	14,958.40	(14,958.40)		-	-	17,370.23	(17,370.23)		
TOTALS		1,165,414.00	767,458.69	397,955.31	65.85%	1,233,251.61	1,073,658.38	762,967.59	310,690.79	71.06%	

Water Operating - Expenditure Budgets

		Activity to 9/30/26						Activity to 9/30/25				
Account Number	*Description*	*Budget*	*Activity*	*Encumbered*	*Balance*	*% Expended*	*Total Expended in 2025/2026*	*Budget*	*Activity*	*Encumbered*	*Balance*	*% Expended*
05-201-55-510-001	Water Operating - Salary & Wages	430,000.00	340,285.06	-	89,714.94	79.14%	421,519.22	436,610.10	314,628.38	-	121,981.72	72.06%
05-201-55-520-520	Water Operating - Other Expenses	633,231.00	328,099.70	131,820.06	173,311.24	72.63%	513,684.96	533,599.34	329,359.23	33,476.41	170,763.70	68.00%
05-201-55-527-000	Water - Capital Outlay	50,000.00	-	-	50,000.00	0.00%	49,620.00	50,000.00	-	-	50,000.00	0.00%
05-201-55-531-000	Water - Social Security	33,400.00	24,532.93	-	8,867.07	73.45%	31,440.37	33,400.67	23,668.66	-	9,732.01	70.86%
05-201-55-532-000	Water - P.E.R.S.	18,783.00	18,783.00	-	-	100.00%	19,168.27	20,048.27	19,168.27	-	880.00	95.61%
TOTALS		1,165,414.00	711,700.69	131,820.06	321,893.25	72.38%	1,035,432.82	1,073,658.38	686,824.54	33,476.41	353,357.43	67.09%

Borough of Mountain Lakes

Sewer Operating - Revenue Budgets

		Activity to 9/30/26					Activity to 9/30/25			
Account Number	*Description*	*Budget*	*Activity*	*Balance*	*% Received*	*Total Realized in 2025*	*Budget*	*Activity*	*Balance*	*% Received*
07-192-08-501-000	Anticipated Surplus	125,000.00	125,000.00	-	100.00%	176,117.50	176,117.50	132,088.13	44,029.37	75.00%
07-192-17-000-001	Sewer Operating Revenues:	907,659.00	557,805.48	349,853.52	61.46%	950,738.81	817,970.00	677,358.57	140,611.43	82.81%
07-192-17-001-000	Sewer - Miscellaneous Fees	35,000.00	22,697.61	12,302.39	64.85%	37,970.59	35,030.00	27,986.69	7,043.31	79.89%
07-192-17-200-000	Misc Revenue Not Anticipated (MRNA)	-	-	-		-	-	-	-	
TOTALS		1,067,659.00	705,503.09	362,155.91	66.08%	1,164,826.90	1,029,117.50	837,433.39	191,684.11	81.37%

Sewer Operating - Expenditure Budgets

		Activity to 9/30/26						Activity to 9/30/25				
Account Number	*Description*	*Budget*	*Activity*	*Encumbered*	*Balance*	*% Expended*	*Total Expended in 2026/2025*	*Budget*	*Activity*	*Encumbered*	*Balance*	*% Expended*
07-201-55-510-001	Sewer Operating - Salary & Wages	274,000.00	210,105.42	-	63,894.58	76.68%	253,385.00	253,466.00	187,381.89	-	66,084.11	73.93%
07-201-55-520-520	Sewer Operating - Other Expenses	744,076.00	480,545.11	128,912.49	134,618.40	81.91%	613,247.45	726,680.79	465,351.99	124,462.31	136,866.49	81.17%
07-201-55-527-000	Sewer Operating - Capital Outlay	15,000.00	-	-	15,000.00	0.00%	-	15,000.00	-	-	15,000.00	0.00%
07-201-55-531-000	Sewer Operating - Social Security	15,800.00	15,345.77	-	454.23	97.13%	18,623.32	19,390.15	13,751.70	-	5,638.45	70.92%
07-201-55-532-000	Sewer Operating - P.E.R.S.	18,783.00	18,783.00		-	100.00%	13,940.56	14,580.56	13,940.56	-	640.00	95.61%
TOTALS		1,067,659.00	724,779.30	128,912.49	213,967.21	79.96%	899,196.33	1,029,117.50	680,426.14	124,462.31	224,229.05	78.21%

Borough of Mountain Lakes												
2026 Reserve Accounts												
		Balance	*1st Qtr 2026*		*2nd Qtr 2026*		*3rd Qtr 2026*		*4th Qtr 2026*		*Balance*	*At or Above*
	Target Per Policy	*12/31/2025*	*Increases*	*Decreases*	*Increases*	*Decreases*	*Increases*	*Decreases*	*Increases*	*Decreases*	*12/31/2026*	*Policy?*
Reserve for Tax Appeals	$150,000 - $200,000	420,177.54	3,200.21	6,988.96	-	-	-	-		-	416,388.79	Yes
01-275-55-000-000												
Reserve for Storm Recovery	$300,000	346,263.13	-	8,212.72	-	-	-	-	-	-	338,050.41	Yes
18-300-70-000-208												
Reserve for Accum. Absences	$67,929.70	62,231.97	-	-	-	-	-	-	-	-	62,231.97	No
18-300-70-000-207												
User Friendly Budget sheet 9												
Reserve for Liability Insurance	$25,000 - $50,000	50,000.00	-	-	-	-	-	-	-	-	50,000.00	Yes
18-300-70-000-209												
Capital Improvement Fund	$100,000	17,591.12	-	-	200,000.00	212,606.08	-	-	-	-	4,985.04	Yes **
04-225-55-000-000												
Premium on Bonds		-	-	-	-	-	-	-	-	-	-	
04-400-65-000-001												
			1st Qtr 2026		*2nd Qtr 2026*		*3rd Qtr 2026*		*4th Qtr 2026*			
			Payments		*Payments*		*Payments*		*Payments*		*Total*	
Tax Appeals paid from Fund Balance			-		-		-				-	
** Premium on Bonds is part of the General Capital Fund Balance.*												
*** Transfer for 2026 Appropriation completed 4/14/26*												

Borough of Mountain Lakes			
Capital and Trust Accounts			
Fund			*Cash Balance*
Number			*9/30/2026*
4	General Capital		3,075,515.88
	Subaccounts - Part of the cash balance:		
	Capital Improvement Fund	4,985.04	
	Premium from Sale of BAN/Bonds (incl. in Fund Balance)	2,476.72	
	General Capital Fund Balance (net of Premium)	68,318.51	
6	Water Capital		14,272.68
8	Sewer Capital		40,730.48
12	Payroll Agency		1,221.91
13	Animal Control		4,077.04
14	Unemployment		42,112.50
17	Developer's Escrow - Includes cash bonds		74,685.17
18	Other Trust		479,828.69
	Subaccounts:		
	Due from Curent Fund	13,371.16	
	Reserve for Municipal Alliance	2,674.76	
	Reserve for Parking Offenses Adj. Act	230.69	
	Video Systems for Police Cars	1,471.50	
	Reserve for Accumulated Absences	62,231.97	
	Reserve for Storm Recovery	338,050.41	
	Reserve for Liability Insurance	50,000.00	
	Fire - General Penalty Trust	6,139.76	
	Fire - Dedicated Penalty Trust	250.00	
	Reserve for Abandoned, Vacant, Forclosed Prop.	5,408.44	
	Due to Clearing Account	-	
19	Police Outside Services		20,046.25
20	Affordable Housing		48,599.75
23	Police Forfeiture of Assets		3,572.02
26	Flexible Spending		9,892.63
32	Shade Tree Trust		45,359.24
33	Recreation		353,427.04
	Subaccounts:		
	Due from Curent Fund	12,265.02	
	Due from Clearing	-	
	Reserve for Encumbrances	63,925.00	
	Recreation Trust Reserves - Wrestling	6,715.24	
	Recreation Trust Reserves - Lacrosse	10,275.13	
	Recreation Trust Reserves - Teen Adventure	9,896.63	
	Recreation Trust Reserves - Track	51,884.30	
	Recreation Trust Reserves - Trout Derby	4,063.21	
	Recreation Trust Reserves - Ski Program	(575.17)	
	Recreation Trust Reserves - Special Programs	7,464.97	
	Recreation Trust Reserves - Basketball Clinic	574.40	
	Recreation Trust Reserves - Mountain Lakes Day	2,234.64	
	Recreation Trust Reserves - Field Hockey	23,480.74	
	Recreation Trust Reserves - Volleyball	2,111.34	
	Historic Preservation Committee	33,391.48	
	Recreation Trust Reserves - Summer Recreation	37,737.78	
	Mountain Lakes Woodland Management Committee	389.66	
	Facility Use Fees	26,092.00	
	Mountain Lakes Centennial Committee	-	
	Mountain Lakes Sailing Group	18,769.00	
	Recreation Trust Reserves - Swimming Lessons	10,414.11	
	Recreation Trust Reserves - Art at the Esplanade	-	
	Recreation Trust Reserves - Adult Sailing	1,831.29	
	Facility Use Fees - Tennis Courts	5,746.85	
	Recreation Trust Reserves - Senior Programs	410.00	
	Commemorative Bench Program	4,704.42	
	Rack and Ring	19,625.00	
49	Net Payroll		390.39

	Balances as of 9/30/2026	October 2026	November 2026	December 2026	January 2027	After January 2027	Expected Future Balance
Appropriation Balances							
Ord. 6-16 Various Improvements	17,469.25	-	(17,469.25)				-
Ord. 5-17 Various Improvments	2,236.41	-		(2,236.41)			-
Ord. 4-18 Various Improvements	9,500.00	-				(9,500.00)	-
Ord 2-19 Various Improvements	6,500.00	-				(6,500.00)	-
Ord. 4-20 Various Improvements	63.00	-	(63.00)				-
Ord. 10-21 Various Improvments	8,914.82	(4,617.84)		(4,296.98)			-
Ord. 2-22 Various Improvements	8,118.23	(8,118.23)					-
Ord. 2-23 Improv. To Tennis Courts	3,826.89	-				(3,826.89)	-
Ord. 6-23 Cap. Amendment Equipment	-	-					-
Ord. 8-23 Various Improvements	198,550.25	(5,501.35)	(96,524.45)			(96,524.45)	-
Ord. 3-24 Various improvements	192,417.70	(46,434.67)	(72,991.52)	(72,991.51)			-
Ord. 6-24 Improv. To Sunset Dam	23,802.84	-	(5,950.71)	(5,950.71)	(5,950.71)	(5,950.71)	-
Ord. 7-24 Const. of PFOA/PFOS Treatment Plan	43,343.99	(3,320.00)	(20,011.99)	(20,012.00)			-
Ord. 8-24 Improv. of Train Station	86,697.48	-				(86,697.48)	-
Ord. 8-25 Various Improvements	496,381.61	(11,926.84)	(161,484.92)	(161,484.92)	(161,484.93)		-
Ord. 12-25 Improvements to Birchwood Lake Dam	97,020.58	(4,338.75)	(23,170.45)	(23,170.46)	(23,170.46)	(23,170.46)	-
Ord 26-10 Various Purposes	1,156,489.99	(243,880.77)	(182,521.84)	(182,521.84)	(91,260.92)	(456,304.62)	-
Ord. 26-11 Birchwood Lake Dam	850,000.00	-				(850,000.00)	-
Ord. 26-12 Police Vehicles	12,836.00	-	(12,836.00)				-
	3,214,169.04						
Spend of Appropriations		(328,138.45)	(593,024.13)	(472,664.83)	(281,867.02)	(1,538,474.61)	-
Additional Appropriations							
	-						-
	-						-
Increase of Appropriations		-	-	-	-	-	-
Total Net Appropriations Change		(328,138.45)	(593,024.13)	(472,664.83)	(281,867.02)	(1,538,474.61)	
Total Expected Ending Appropriation Balance							**-**
Cash Balance	3,114,941.21						293,201.29

Borough of Mountain Lakes
Current Fund
Comparative Statement of Operations and Change in Fund Balance
Borough of Mountain Lakes

	Audited 12/31/2018	Audited 12/31/2019	Audited 12/31/2020	Audited 12/31/2021	Audited 12/31/2022	Audited 12/31/2023	Audited 12/31/2024	Audited 12/31/2025	Estimated 2026 (per Budget)	Estimated 2027	Estimated 2028	Estimated 2029
Revenue and Other Income Realized												
Fund Balance Utilized	$ 1,564,338.00	$ 1,459,338.00	$ 1,354,338.00	$ 1,319,338.00	$ 1,400,000.00	$ 1,750,000.00	$ 2,000,000.00	$ 2,000,000.00	$ 2,100,000.00	$ 2,000,000.00	$ 1,900,000.00	$ 1,900,000.00
Miscellaneous Revenue Anticipated	$ 1,337,687.17	$ 1,312,071.09	$ 1,908,202.14	$ 1,563,295.33	$ 1,742,415.73	$ 1,842,694.88	$ 1,807,161.08	$ 2,781,401.30	$ 1,798,200.00	$ 1,800,000.00	$ 1,800,000.00	$ 1,800,000.00
Receipts from Delinquent Taxes	$ 205,388.69	$ 230,492.46	$ 421,161.43	$ 376,933.77	$ 229,380.69	$ 505,978.21	$ 327,824.36	$ 163,336.72	$ 200,000.00	$ 158,000.00	$ 158,000.00	$ 158,000.00
Receipts from Current Taxes	$ 31,429,604.90	$ 31,820,587.57	$ 32,778,276.47	$ 34,021,902.82	$ 34,518,514.40	$ 35,443,350.59	$ 36,245,569.82	$ 37,671,462.38	$ 38,667,924.44	$ 40,096,765.39	$ 41,371,181.99	$ 42,591,124.70
Nonbudget Revenue - MRNA	$ 114,710.06	$ 92,208.53	$ 49,599.21	$ 361,493.28	$ 122,058.87	$ 79,796.71	$ 68,669.80	$ 603,683.00	$ 294,000.00	$ 65,000.00	$ 65,000.00	$ 65,000.00
Other Credits to Income:												
Unexpended Balance of Appropriation Reserves	$ 163,810.83	$ 175,515.08	$ 371,825.62	$ 495,456.13	$ 385,274.44	$ 403,703.79	$ 647,466.51	$ 349,067.39	$ 538,000.00	$ 350,000.00	$ 350,000.00	$ 350,000.00
Cancelation of Accounts Payable	$ -	$ 4,000.00	$ -	$ -	$ -	$ 3,720.00	$ 1,498.18	$ -	$ -	$ -	$ -	$ -
Cancelation of Appropriated Grant Reserves	$ -	$ -	$ 47,864.09	$ -	$ -	$ 26,911.25	$ 0.01	$ 3,427.86	$ -	$ -	$ -	$ -
Interfunds and Other Receivables Returned	$ -	$ 8,432.59	$ 7,125.62	$ 3,589.51	$ 30,396.86	$ 22,389.27	$ 1,267.08	$ 21,384.68	$ 79,238.18	$ -	$ -	$ -
Other	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Income	$ 34,815,539.65	$ 35,102,645.32	$ 36,938,392.58	$ 38,142,008.84	$ 38,428,040.99	$ 40,078,544.70	$ 41,099,456.84	$ 43,593,763.33	$ 43,677,362.62	$ 44,469,765.39	$ 45,644,181.99	$ 46,864,124.70
Expenditures												
Budget and Emergency Appropriations:												
Municipal Purposes (total budget less RUT)	$ 7,944,465.68	$ 8,115,606.86	$ 8,818,647.93	$ 8,353,270.23	$ 8,428,057.05	$ 9,537,158.08	$ 9,482,253.68	$ 10,921,418.85	$ 10,471,349.80	$ 10,680,776.80	$ 10,894,392.33	$ 11,112,280.18
County Taxes	$ 3,560,015.38	$ 3,430,024.72	$ 3,357,462.91	$ 3,300,175.87	$ 3,440,422.49	$ 3,677,424.28	$ 3,891,725.56	$ 4,311,758.46	$ 4,664,912.62	$ 5,014,781.07	$ 5,390,889.65	$ 5,795,206.37
Local District School Tax	$ 21,626,484.00	$ 22,170,843.00	$ 23,076,801.00	$ 24,023,533.00	$ 24,527,177.00	$ 25,081,164.00	$ 25,630,013.00	$ 26,160,904.00	$ 26,723,363.44	$ 27,257,830.71	$ 27,802,987.32	$ 28,359,047.07
Cancellation of Grant Receivable	$ -	$ -	$ 41,907.22	$ -	$ -	$ 20,291.50	$ -	$ 2,802.00	$ -	$ -	$ -	$ -
Refund of Prior Year Revenue - Other	$ -	$ 1,172.10	$ 14,500.00	$ -	$ -	$ 50.00	$ -	$ -	$ -	$ -	$ -	$ -
Refund of Prior Year Tax Revenue - Appeals	$ -	$ -	$ -	$ -	$ -	$ 476,905.35	$ -	$ -	$ -	$ -	$ -	$ -
Interfunds and other Receivables Advanced	$ 8,432.59	$ 10,715.13	$ -	$ 30,396.86	$ 22,389.27	$ 1,267.08	$ 21,384.68	$ 79,238.18	$ -	$ -	$ -	$ -
Reserve for Tax Appeals	$ 464,073.11	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Expenditures	$33,603,470.76	$ 33,728,361.81	$ 35,309,319.06	$ 35,707,375.96	$ 36,418,045.81	$ 38,794,260.29	$ 39,025,376.92	$ 41,476,121.49	$ 41,859,625.86	$ 42,953,388.57	$ 44,088,269.30	$ 45,266,533.62
Adjustments			$ 125,000.00									
Excess in Revenue/Statutory Excess to Fund Balance	$ 1,212,068.89	$ 1,374,283.51	$ 1,754,073.52	$ 2,434,632.88	$ 2,009,995.18	$ 1,284,284.41	$ 2,074,079.92	$ 2,117,641.84	$ 1,817,736.76	$ 1,516,376.82	$ 1,555,912.69	$ 1,597,591.08
Fund Balance												
Balance January 1	$ 2,423,037.45	$ 2,070,768.34	$ 1,985,713.85	$ 2,385,449.37	$ 3,500,744.25	*$ 4,127,170.68*	$ 3,661,455.09	$ 3,735,535.01	$ 3,853,176.85	$ 3,570,913.61	$ 3,087,290.43	$ 2,743,203.12
	$ 3,635,106.34	$ 3,445,051.85	$ 3,739,787.37	$ 4,820,082.25	$ 5,510,739.43	$ 5,411,455.09	$ 5,735,535.01	$ 5,853,176.85	$ 5,670,913.61	$ 5,087,290.43	$ 4,643,203.12	$ 4,340,794.20
Decreased by:												
Utilization as Anticipated Revenue	$ 1,564,338.00	$ 1,459,338.00	$ 1,354,338.00	$ 1,319,338.00	$ 1,400,000.00	$ 1,750,000.00	$ 2,000,000.00	$ 2,000,000.00	$ 2,100,000.00	$ 2,000,000.00	$ 1,900,000.00	$ 1,900,000.00
Balance December 31	**$ 2,070,768.34**	**$ 1,985,713.85**	**$ 2,385,449.37**	**$ 3,500,744.25**	**$ 4,110,739.43**	**$ 3,661,455.09**	**$ 3,735,535.01**	**$ 3,853,176.85**	**$ 3,570,913.61**	**$ 3,087,290.43**	**$ 2,743,203.12**	**$ 2,440,794.20**
Change YOY		*-4.11%*	*20.13%*	*46.75%*	*17.42%*	*-10.93%*	*2.02%*	*3.15%*	*-7.33%*	*-13.54%*	*-11.15%*	*-11.02%*
Total Budget	$ 9,363,556.00	$ 9,570,967.86	$ 10,154,460.49	$ 9,833,587.70	$ 9,905,586.24	$ 10,773,739.46	$ 10,742,304.40	$ 12,076,613.38	$ 11,839,578.30	$ 12,089,222.76	$ 12,352,133.91	$ 12,621,042.71
Less: RUT	$ 1,412,153.00	$ 1,455,361.00	$ 1,460,811.82	$ 1,520,628.53	$ 1,556,528.44	$ 1,242,781.38	$ 1,268,585.01	$ 1,314,799.38	$ 1,360,817.36	$ 1,408,445.97	$ 1,457,741.57	$ 1,508,762.53
Budget for Municipal Purposes	$ 7,951,403.00	$ 8,115,606.86	$ 8,693,648.67	$ 8,312,959.17	$ 8,349,057.80	$ 9,530,958.08	$ 9,473,719.39	$ 10,761,814.00	$ 10,478,760.94	$ 10,680,776.80	$ 10,894,392.33	$ 11,112,280.18
Certified Amounts:												
Ratable Base (Net Valuation Taxable)	$ 1,200,716,500	$ 1,192,225,500	$ 1,185,053,400	$ 1,218,465,600	$ 1,278,893,400	$ 1,413,717,100	$ 1,526,180,600	$ 1,650,062,400	$ 1,782,067,392	$ 1,924,632,783	$ 2,078,603,406	$ 2,244,891,678
Amount to be Raised for Municipal Purposes	$ 6,381,185.00	$ 6,651,119.00	$ 6,772,254.82	$ 6,862,370.53	$ 6,752,338.83	$ 6,981,087.33	$ 6,911,526.01	$ 7,453,523.61	$ 7,741,378.30	$ 8,131,222.76	$ 8,494,133.91	$ 8,763,042.71
Tax Rate	0.5314	0.5579	0.5715	0.5632	0.5280	0.4938	0.4529	0.4517	0.4344	0.4225	0.4086	0.3904
Change in Tax Rate		0.0264	0.0136	(0.0083)	(0.0352)	(0.0342)	(0.0409)	(0.0012)	(0.0173)	(0.0119)	(0.0138)	(0.0183)
Municipal Taxes on Average Home	$ 4,251.58	$ 4,462.99	$ 441.00	$ 4,390.78	$ 4,258.21	$ 4,383.86	$ 4,362.89	$ 4,734.39	$ 4,954.38	$ 5,203.88	$ 5,436.13	$ 5,608.23
Typical Residential Assessment	$ 800,000	$ 800,000	$ 77,169	$ 779,616	$ 806,506	$ 887,762	$ 963,400	$ 1,048,100	$ 1,140,500	$ 1,231,740	$ 1,330,279	$ 1,436,701
Variance Taxes Year to Year	$ 94.90	$ 211.41	$ (4,021.99)	$ 3,949.78	$ (132.57)	$ 125.65	$ (20.97)	$ 371.50	$ 219.99	$ 249.50	$ 232.26	$ 172.10
% Increase/Decrease	2.28%	4.97%	-90.12%	895.64%	-3.02%	2.95%	-0.48%	8.51%	4.65%	5.04%	4.46%	3.17%

Borough of Mountain Lakes											
Water Operating Fund											
Fund Balance Analysis											
Borough of Mountain Lakes											
	Audited	Audited	Audited	Audited	Audited	Audited	Audited	Estimated	Estimated	Estimated	Estimated
	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	2026	2027	2028	2029
								(per Budget)			
Revenue and Other Income Realized											
Fund Balance Utilized	$ 109,342.00	$ 105,650.00	$ 54,713.00	$ 54,840.79	$ 106,262.17	$ 109,799.38	$ 208,658.38	$ 195,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00
Water Rents	$ 701,000.00	$ 710,000.00	$ 768,573.00	$ 864,860.10	$ 825,714.57	$ 785,611.59	$ 980,136.92	$ 877,416.36	$ 850,000.00	$ 850,000.00	$ 850,000.00
Rate Increase in Future Years	$ 12,607.15	$ 81,472.90	$ 60,864.61	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Miscellaneous Revenues	$ 96,108.87	$ 73,347.12	$ 95,534.26	$ 24,506.11	$ 47,194.76	$ 49,256.01	$ 44,456.31	$ 18,000.00	$ -	$ -	$ -
Total Income	$ 919,058.02	$ 970,470.02	$ 979,684.87	$ 944,207.00	$ 979,171.50	$ 944,666.98	$ 1,233,251.61	$ 1,090,416.36	$ 900,000.00	$ 900,000.00	$ 900,000.00
Expenditures											
Salaries & Wages	$ 407,887.44	$ 383,858.01	$ 420,000.00	$ 415,394.16	$ 375,823.38	$ -	$ -	$ -	$ -	$ -	$ -
Other Expenses	$ 357,745.10	$ 304,971.84	$ 341,432.37	$ 301,566.20	$ 467,106.56	$ -	$ -	$ -	$ -	$ -	$ -
Operating Expenses	$ -	$ -	$ -	$ -	$ -	$ 872,462.17	$ 970,209.44	$ 1,014,000.00	$ 1,034,280.00	$ 1,054,965.60	$ 1,076,064.91
Capital Outlay	$ 15,000.00	$ -	$ -	$ -	$ 15,000.00	$ 20,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00
PERS	$ 20,426.12	$ 16,599.22	$ 19,000.00	$ 18,240.00	$ 18,065.00	$ -	$ -	$ -	$ -	$ -	$ -
Social Security	$ 30,103.19	$ 28,383.48	$ 32,130.00	$ 30,402.83	$ 28,354.54	$ -	$ -	$ -	$ -	$ -	$ -
Deferred Charges and Satutory Expenditures	$ -	$ -	$ -	$ -	$ -	$ 52,337.21	$ 53,448.97	$ 46,134.76	$ 47,057.46	$ 47,998.60	$ 48,958.58
Other	$ -	$ -									
Total Expenditures	$ 831,161.85	$ 733,812.55	$ 812,562.37	$ 765,603.19	$ 904,349.48	$ 944,799.38	$ 1,073,658.41	$ 1,110,134.76	$ 1,131,337.46	$ 1,152,964.20	$ 1,175,023.49
Fund Balance											
Balance January 1	$ 225,948.19	$ 266,894.84	$ 246,388.01	$ 398,235.40	$ 511,504.86	$ 531,755.70	$ 503,654.35	$ 487,505.93	$ 232,336.70	$ 217,336.70	$ 202,336.70
- Appropriated in Budget	$ (109,342.00)	$ (105,650.00)	$ (54,713.00)	$ (54,840.79)	$ (106,262.17)	$ (109,799.38)	$ (208,658.38)	$ (195,000.00)	$ (50,000.00)	$ (50,000.00)	$ (50,000.00)
- Transferred to Current	$ -	$ (60,000.00)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
+ Overpayment Adjustment	$ -	$ 1,815.53	$ 3,525.37	$ 4,134.22	$ -	$ -	$ -	$ -	$ -	$ -	$ -
+ Excess Revenues	$ 54,270.02	$ 101,820.02	$ 84,898.87	$ 29,366.21	$ (7,090.67)	$ (132.40)	$ 159,593.23	$ (74,997.64)	$ 25,000.00	$ 25,000.00	$ 25,000.00
+ Cancelation of Open POs/AP	$ 8,750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
+ Unexpended Balance of Appropriation Reserves	$ 87,268.63	$ 41,507.62	$ 118,136.15	$ 134,609.82	$ 133,603.68	$ 81,830.43	$ 32,916.73	$ 14,828.41	$ 10,000.00	$ 10,000.00	$ 10,000.00
Balance December 31	**$ 266,894.84**	**$ 246,388.01**	**$ 398,235.40**	**$ 511,504.86**	**$ 531,755.70**	**$ 503,654.35**	**$ 487,505.93**	**$ 232,336.70**	**$ 217,336.70**	**$ 202,336.70**	**$ 187,336.70**
Change YOY		*-7.68%*	*61.63%*	*28.44%*	*3.96%*	*-5.28%*	*-3.21%*	*-52.34%*	*-6.46%*	*-6.90%*	*-7.41%*

Borough of Mountain Lakes											
Sewer Operating Fund											
Fund Balance Analysis											
Borough of Mountain Lakes											
	Audited	Audited	Audited	Audited	Audited	Audited	Audited	Estimated	Estimated	Estimated	Estimated
	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	2026	2027	2028	2029
								(per Budget)			
Revenue and Other Income Realized											
Fund Balance Utilized	$ -	$ 18,566.00	$ 53,229.00	$ 177,546.62	$ 56,964.95	$ 117,342.66	$ 176,117.50	$ 125,000.00	$ 125,000.00	$ 125,000.00	$ 125,000.00
Sewer Use Charges	$ 761,081.00	$ 912,337.16	$ 875,760.03	$ 846,298.44	$ 837,172.53	$ 817,972.12	$ 944,898.07	$ 908,775.00	$ 900,000.00	$ 900,000.00	$ 900,000.00
Sewer Use Charges Increase 2017	$ 2,204.57	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sewer Use Charges 2018	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Rate Increase in Future Years	$ 106,337.98	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Miscellaneous Revenues	$ 121,771.66	$ 34,972.68	$ 124,222.79	$ 13,784.64	$ 35,869.31	$ 43,065.32	$ 37,970.59	$ 30,666.67	$ 20,000.00	$ 20,000.00	$ 20,000.00
Total Income	$ 991,395.21	$ 965,875.84	$ 1,053,211.82	$ 1,037,629.70	$ 930,006.79	$ 978,380.10	$ 1,158,986.16	$ 1,064,441.67	$ 1,045,000.00	$ 1,045,000.00	$ 1,045,000.00
Expenditures											
Salaries & Wages	$ 223,719.15	$ 206,402.78	$ 220,994.31	$ 230,809.67	$ 257,000.00	$ -	$ -	$ -	$ -	$ -	$ -
Other Expenses	$ 586,253.79	$ 594,425.69	$ 584,847.64	$ 695,574.52	$ 586,782.18	$ -	$ -	$ -	$ -	$ -	$ -
Operating Expenses	$ -	$ -	$ -	$ -	$ -	$ 924,379.99	$ 980,146.79	$ 961,887.60	$ 981,125.35	$ 1,000,747.86	$ 1,020,762.82
Capital Outlay	$ -	$ -		$ -	$ -	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
PERS	$ 14,855.36	$ 12,072.16	$ 13,782.16	$ 13,266.00	$ 10,908.59	$ -	$ -	$ -	$ -	$ -	$ -
Social Security	$ 16,453.92	$ 15,022.86	$ 16,155.41	$ 16,689.37	$ 19,660.50	$ -	$ -	$ -	$ -	$ -	$ -
Deferred Charges and Satutory Expenditures	$ -	$ -	$ -	$ -	$ -	$ 34,962.67	$ 33,970.71	$ 35,834.75	$ 36,551.45	$ 37,282.47	$ 38,028.12
Other	$ -	$ -									
Total Expenditures	$ 841,282.22	$ 827,923.49	$ 835,779.52	$ 956,339.56	$ 874,351.27	$ 974,342.66	$ 1,029,117.50	$ 1,012,722.35	$ 1,032,676.80	$ 1,053,030.33	$ 1,073,790.94
Fund Balance											
Balance January 1	$ 8,734.65	$ 287,041.28	$ 236,513.21	$ 405,022.94	$ 212,114.84	$ 485,729.61	$ 418,973.71	$ 383,683.78	$ 385,120.37	$ 315,120.37	$ 245,120.37
- Appropriated in Budget	$ -	$ (18,566.00)	$ (53,229.00)	$ (177,546.62)	$ (56,964.95)	$ (117,342.66)	$ (176,117.50)	$ (125,000.00)	$ (125,000.00)	$ (125,000.00)	$ (125,000.00)
- Due to Current for Appropriations	$ -	$ (157,190.00)	$ -	$ (100,000.00)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
+ Excess Revenues	$ 91,217.21	$ 67,309.84	$ 155,982.82	$ 26,083.08	$ 23,041.84	$ 4,037.44	$ 129,868.37	$ (3,217.33)	$ 5,000.00	$ 5,000.00	$ 5,000.00
+ Cancelation of Open POs/AP	$ 72,725.52	$ -	$ -	$ -	$ 121,263.27	$ -	$ -	$ -	$ -	$ -	$ -
+ Unexpended Balance of Appropriation Reserves	$ 114,363.90	$ 57,918.09	$ 65,755.91	$ 58,555.44	$ 186,274.61	$ 46,549.32	$ 10,959.20	$ 129,653.92	$ 50,000.00	$ 50,000.00	$ 50,000.00
Balance December 31	**$ 287,041.28**	**$ 236,513.21**	**$ 405,022.94**	**$ 212,114.84**	**$ 485,729.61**	**$ 418,973.71**	**$ 383,683.78**	**$ 385,120.37**	**$ 315,120.37**	**$ 245,120.37**	**$ 175,120.37**
Change YOY		*-17.60%*	*71.25%*	*-47.63%*	*128.99%*	*-13.74%*	*-8.42%*	*0.37%*	*-18.18%*	*-22.21%*	*-28.56%*

BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Mitchell Stern
Borough Manager
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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 November 23, 2026
CC: Robert Oostdyk, Borough Attorney

Borough Noise Regulations - A review of the Borough's noise regulations identified several provisions in need of updating. The proposed changes, and the explanation for the changes, are summarized below.

- Chapter 160, titled "Noise," is being repealed. The Borough may only enforce noise controls based on State of New Jersey's model of decibel readings, or by a nuisance ordinance, when the noise is at a level that constitutes a nuisance.

- Because repealing Chapter 160 results in repealing the limitation on construction hours, that limitation is being added to Chapter 88, which regulates construction activities.

- An amendment to Chapter 283 of the New Jersey Public Health Nuisance Code (Nuisance Code) is necessary because the existing ordinance does not have a provision for enforcing violations of the Nuisance Code with penalties. The amendment of Chapter 283 adds a penalty provision, which can be enforced in municipal court by citizen complaint, or by municipal officials if they witness violations.

- Current Chapter 283-4, which appears to require the filling of certain wetlands or marshlands that are deemed a nuisance is being deleted as such actions are forbidden by the New Jersey Department of Environmental Protection.

The ordinance amending those provisions is on the meeting agenda for introduction.

Annual DOT Municipal Aid Grant Program—Earlier this year, we applied to the program for $417,240 for roadway improvements to Lake Drive. We have been notified that the Borough has been awarded $223,299 for this project, representing 53% of the estimated cost. The portion of the project not covered by the grant will be included in our 2027 capital budget.

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

Mitchell

RESOLUTION AND ORDINANCE REVIEW FOR THE NOVEMBER 23, 2026 MEETING

TO: MAYOR AND COUNCIL

FROM: MITCHELL STERN, MANAGER

RESOLUTIONS

R26-141, AUTHORIZING THE AWARD OF CONTRACT FOR IPE HARDWOOD DECKING – this resolution authorizes the Borough Manager to enter into a contract with Nimavi Group LLC in the amount of $141,450.00 for IPE Hardwood Decking. The Borough Engineer and Borough Attorney reviewed bids that were submitted and have recommended the award.

R26-142, ENTERING INTO A SHARED SERVICES AGREEMENT BETWEEN MOUNTAIN LAKES BOARD OF EDUCATION AND THE BOROUGH OF MOUNTAIN LAKES TO PROVIDE SPECIAL LAW ENFORCEMENT OFFICERS - this resolution authorizes the Borough Manager to enter into a shared services agreement with Mountain Lakes Board of Education to provide Special Law Enforcement Officers.

R26-143, APPOINTING SPECIAL LAW ENFORCEMENT OFFICER - this resolution authorizes the appointment of a Class III Special Law Enforcement Officer to assist and augment police manpower as deemed appropriate by the Chief of Police.

R26-144, AUTHORIZING THE TRANSFER OF CURRENT FUND APPROPRIATIONS - this resolution authorizes the CFO to transfer excess appropriations to appropriations that are insufficient to meet current needs as authorized by N.J.S.A. 40A:4-58. A complete explanation from our CFO is included with the resolution. The Borough Manager has reviewed the CFO's explanations and concurs with the request.

R26-145, AUTHORIZING THE TRANSFER OF SEWER UTILITY FUND APPROPRIATIONS - this resolution authorizes the CFO to transfer excess appropriations to appropriations that are insufficient to meet current needs as authorized by N.J.S.A. 40A:4-58. An explanation from our CFO is included with Resolution 26-144. The Borough Manager has reviewed the CFO's explanations and concurs with the request.

ORDINANCES TO INTRODUCE

26-14, REPEALING CHAPTER 160 "NOISE", AMENDING CHAPTER 88 "CONSTRUCTION" AND AMENDING CHAPTER 283, "NUISANCES", OF THE BOROUGH CODE AND ESTABLISHING PENALTIES FOR THE VIOLATION OF THE "PUBLIC HEALTH NUISANCE CODE OF NEW JERSEY" – this ordinance repeals the Borough's existing Noise Ordinance, retains construction-hour restrictions within the Construction Code, adopts and strengthens enforcement of the New Jersey Public Health Nuisance Code, and removes outdated provisions that conflict with current state environmental regulations. See Manager's Report for more information.

ORDINANCES TO ADOPT

26-13, AMENDING CHAPTER 111 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF MOUNTAIN LAKES AND AMENDING THE FEES FOR THE DEPARTMENT OF PUBLIC WORKS – this ordinance authorizes adjustments to water and sewer connection fees, and water meters and related equipment and installation, as recommended by the Borough's Director of Public Works and Chief Financial Officer.

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

BOROUGH OF MOUNTAIN LAKES
MORRIS COUNTY, NEW JERSEY

ORDINANCE 26-14

AN ORDINANCE OF THE BOROUGH OF MOUNTAIN LAKES REPEALING CHAPTER 160 "NOISE", AMENDING CHAPTER 88 "CONSTRUCTION" AND AMENDING CHAPTER 283, "NUISANCES", OF THE BOROUGH CODE AND ESTABLISHING PENALTIES FOR THE VIOLATION OF THE "PUBLIC HEALTH NUISANCE CODE OF NEW JERSEY"

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

SECTION 1. Chapter 160, "Noise", is hereby repealed in its entirety.

SECTION 2. Chapter 283, "Nuisances" of the Revised General Ordinances of the Borough of Mountain Lakes shall be amended to read, in its entirety, as follows:

§ 283-1 **Establishment of the New Jersey Public Health Nuisance Code .**

The code, commonly known as the "Public Health Nuisance Code of New Jersey (1953), defining and prohibiting certain matters, things, conditions or acts and each of them as a nuisance, prohibiting certain noises or sounds, requiring the proper heating of apartments, prohibiting lease or rental of certain buildings, prohibiting spitting in or upon public buildings, conveyances or sidewalks, authorizing the inspection of premises by an enforcing official, providing for the removal or abatement of certain nuisances and recovery of expenses incurred by the Borough in removing or abating such nuisances and prescribing penalties for violations is hereby established pursuant to N.J.S.A. 26:3-69.1 et seq. A copy of the code is annexed hereto and made a part hereof without the inclusion of the text.

§ 283-2 **Public record.**

Three copies of the Public Health Nuisance Code of New Jersey (1953) have been placed on file in the office of the Borough Clerk and shall remain on file there for the use and examination of the public.

§ 283-3 **Penalties**

Any person who violates or fails to comply with any provisions of this Chapter by violating any provision of the Public Health Nuisance Code of New Jersey shall upon conviction thereof be subject to a penalty as provided in Chapter 1, Article III, "General Penalty", of the Revised General Ordinances.

SECTION 3. Chapter 88, "Construction" of the Revised General Ordinances of the Borough of Mountain Lakes shall be amended by the inclusion of new Article VI to be entitled "Hours During Which Construction Activities Permitted" to read, in its entirety, as follows:

Article VI

Hours During Which Construction Activities Permitted

§ 88-17 Hours for Construction or Repair.

The carrying on of excavation, demolition, construction, or repair or alteration work, other than between the hours of 8:00 a.m. and 8:00 p.m. by a homeowner or a contractor is prohibited. In the case of urgent necessity or in the interest of public health or safety, the Director of Public Works or the Construction Official may grant an exemption for a period not to exceed three days during which work may be carried on between 8:00 p.m. and 8:00 a.m.

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

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

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

XXXX

BOROUGH OF MOUNTAIN LAKES
MORRIS COUNTY, NEW JERSEY

ORDINANCE 26-13

ORDINANCE AMENDING CHAPTER 111 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF MOUNTAIN LAKES AND AMENDING THE FEES FOR DEPARTMENT OF PUBLIC WORKS

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

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

C. Department of Public Works.

(1) Sewer connection permits:	
Residential	$100
Commercial (businesses)	$200
Industrial/manufacturing	$460
(2) Sewer connection fee:	
New connection fee (per dwelling unit)	$5,000
Inspection fee	$150
(3) Water services fee:	
Turning water on	$80
Turning water off	$100
Remove meter (without new meter install)	$200
Set meter, 5/8 or 3/4 inch, includes meter and reader (new meters on 3/4 inch)	$675
Set meter, one inch, includes meter and reader	$760
Set meter, larger than one inch but less than two inch, incudes meter and reader	$2,050
Set meter, two inch, includes meter and reader	$2,240
Set meter, four inch, includes meter and reader	$4,060
Final meter reading for account closeout	$50
Test meter	$50
Temporary water service/construction purposes (nonpotable)	$150 plus water usage/volume
Hydrant flow test observation	$150
Pit meter installation, meter and installation only	
Pit meter, 5/8 or 3/4 inch, includes meter and reader (new meters on 3/4 inch)	$675
Pit meter, one inch, includes meter and reader	$760
Pit meter, larger than one inch but less than two inch, includes meter and reader	$2,050
Pit meter, two inch, includes meter and reader	$2,240

Pit meter, four inch, includes meter and reader	$4,060
Water connection fee, per dwelling unit	
One inch or smaller	$2,000
One and one-half inch or larger	$3,000
Additional costs (when necessary)	
Meter couplings	$60
Meter washers	$60
(4) Water rates.	
Water meters per 100 gallons	
Residential:	
Minimum charge up to 11,968 gallons	$52.77
From 11,969 to 22,440 gallons	$0.4619
From 22,441 to 37,400 gallons	$0.4746
From 37,401 to 59,840 gallons	$0.4974
From 59,841 to 74,800 gallons	$0.5160
From 74,801 gallons and above	$0.5442
Commercial/industrial:	
Minimum charge up to 11,968 gallons	$56.13
From 11,969 to 22,440 gallons	$0.5102
From 22,441 to 37,400 gallons	$0.5348
From 37,401 to 59,840 gallons	$0.6004
From 59,841 to 74,800 gallons	$0.6567
From 74,801 gallons and above	$0.7130
Sprinkler meters per 100 gallons	
Residential:	
Minimum charge up to 11,968 gallons	$67.38
From 11,969 to 22,440 gallons	$0.6642
From 22,441 to 37,400 gallons	$0.7280
From 37,401 to 59,840 gallons	$0.7806
From 59,841 to 74,800 gallons	$1.0409
From 74,801 gallons and above	$1.2309
Commercial:	
Minimum charge up to 11,968 gallons	$72.99
From 11,969 to 22,440 gallons	$0.7110
From 22,441 to 37,400 gallons	$0.7748
From 37,401 to 59,840 gallons	$0.8294
From 59,841 to 74,800 gallons	$0.9831
From 74,801 gallons and above	$1.2760
Water meters per cubic feet	
Residential:	
Minimum charge up to 1,600 cubic feet	$52.77
From 1,601 to 3,000 cubic feet	$0.0345

	From 3,001 to 5,000 cubic feet	$0.0354
	From 5,001 to 8,000 cubic feet	$0.0372
	From 8,001 to 10,000 cubic feet	$0.0386
	From 10,001 cubic feet and above	$0.0406
	Commercial/industrial:	
	Minimum charge up to 1,600 cubic feet	$56.13
	From 1,601 to 3,000 cubic feet	$0.0381
	From 3,001 to 5,000 cubic feet	$0.0399
	From 5,001 to 8,000 cubic feet	$0.0448
	From 8,001 to 10,000 cubic feet	$0.0490
	From 10,001 cubic feet and above	$0.0532
	Sprinkler meters per cubic feet	
	Residential:	
	Minimum charge up to 1,600 cubic feet	$67.38
	From 1,601 to 3,000 cubic feet	$0.0498
	From 3,001 to 5,000 cubic feet	$0.0545
	From 5,001 to 8,000 cubic feet	$0.0581
	From 8,001 to 10,000 cubic feet	$0.0715
	From 10,001 cubic feet and above	$0.0921
	Commercial:	
	Minimum charge up to 1,600 cubic feet	$72.99
	From 1,601 to 3,000 cubic feet	$0.0531
	From 3,001 to 5,000 cubic feet	$0.0580
	From 5,001 to 8,000 cubic feet	$0.0621
	From 8,001 to 10,000 cubic feet	$0.0735
	From 10,001 cubic feet and above	$0.0953
	Late charge on delinquent	8%
(5)	Sewer (rates based on water usage by water meter)	
	Rates per 100 gallons	
	Residential	$0.6938
	Commercial/Industrial	$0.7527
	Rates per cubic feet	
	Residential	$0.0519
	Commercial/Industrial	$0.0563
	Late charge on delinquent sewer bills	8% per quarter
	Minimum charge for sewer usage, pro rata when meter is connected for less than a quarter:	
	Residential sewer fee	$83.04
	Commercial sewer fee	$90.09
(6)	Solid waste rates	
	(a) Bag charges for garbage collection (sold in quantities of 10)	
	15-gallon capacity	$12.50

		30-gallon capacity	$25
	(b)	Garbage and recycling collection base rate, per quarter for nonresident	$88.50
	*	Late penalty on delinquent garbage/recycling bill per quarter or part thereof	8%
	(c)	Trash day charges	
	Car		$20
	Station wagon, minivan, small SUV		$30
	Large SUV, small pickup		$40
	Large pickup, full-size van		$60
	Exterior items		$20
	Trailer ("U-Haul" type):		
	5 feet x 5 feet x 4 feet		$100
	10 feet x 6 feet x 6 feet		$350
	20 feet x 6 feet x 6 feet		$700
	22 feet x 6 feet x 6 feet		$1,400
	24 feet x 8 feet x 8 feet		$1,500
	*An additional fee of $10 will be charged for trash that extends beyond the vehicle interior and/or is attached to the exterior of the vehicle		
(7)	Street opening, driveway connection, curb permits		
	Curb lowering permit		$25
	Driveway or private road construction permit		$25
	Street opening, driveway connection or curb opening permit		$100
	In addition to the fee for a street opening permit, there shall be an additional fee charged for street openings which occur earlier than five years from completion of the street improvement as follows:		
	(a)	During the first year following completion of street improvement	$1,000
	(b)	During the second year following completion of street improvement	$900
	(c)	During the third year following completion of street improvement	$800
	(d)	During the fourth year following completion of street improvement	$700
	(e)	During the fifth year following completion of street improvement	$600
(8)	Boat/watercraft removal fee		
	End of season removal		$50
	Removal after December 15		An additional $5 per day up to an additional maximum of $50
	Boat/watercraft retrieval		$50

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

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

Section 4. This Ordinance shall take effect January 1, 2027, after final passage and publication in the manner provided by law.

XXXX

Original Ordinance (14-15)	Proposed Ordinance
C. Department of Public Works	C. Department of Public Works
(1) Sewer connection permits:	(1) Sewer connection permits:
Residential – $50	Residential – $100
Commercial (business) – $100	Commercial (business) – $200
Industrial/manufacturing – $150	Industrial/manufacturing – $460
(2) Sewer connection fee:	(2) Sewer connection fee:
Per dwelling unit – $5,000	New connection fee (per dwelling unit) – $5,000
	Inspection fee – $150
(3) Water services fee:	(3) Water services fee:
Turning water on – $50	Turning water on – $80
Turning water off – $50	Turning water off – $100
Remove meter – $50	Remove meter (without new meter install) – $200
Set meter, 5/8 or ¾ inch, includes meter (new meters on ¾ inch) – $300	Set meter, 5/8 or ¾ inch, includes meter and reader (new meters on ¾ inch) – $675
Set meter, one inch, includes meter – $375	Set meter, 1 inch, includes meter and reader – $760
Set meter, larger than one one inch – $50 plus cost of meter	Set meter, larger than 1 inch but less than 2 inch, includes meter and reader – $2,050
Set meter, two inch, includes meter – N/A	Set meter, 2 inch, includes meter and reader – $2,240
Set meter, four inch, includes meter – N/A	Set meter, 4 inch, includes meter and reader – $4,060
Final meter reading for account closeout – $50	Final meter reading for account closeout – $50
Test meter – $50	Test meter – $50
Temporary water service/construction purposes (nonpotable) - $60 plus water usage/volume	Temporary water service/construction purposes (nonpotable) – $150 plus water usage/volume
Hydrant flow test observation – $100	Hydrant flow test observation – $150
Pit meter installation plus cost of meter – $150	Pit meter installation – METER AND INSTALLATION ONLY

	Pit meter, 5/8 or ¾ inch, includes meter and reader (new meters on ¾ inch) – $675
	Pit meter, 1 inch, includes meter and reader – $760
	Pit meter, larger than 1 inch but less than 2 inch, includes meter and reader – $2,050
	Pit meter, 2 inch, includes meter and reader – $2,240
	Pit meter, 4 inch, includes meter and reader – $4,060
Water connection fee, per dwelling unit	Water connection fee, per dwelling unit
1 inch or smaller – $2,000	1 inch or smaller – $2,000
1 ½ inch or larger – $3,000	1 ½ inch or larger – $3,000
	Additional costs (when necessary):
	Meter couplings – $60
	Meter washers – $60

BOROUGH OF MOUNTAIN LAKES
COUNTY OF MORRIS, NJ

RESOLUTION 26-140

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 **November 23, 2026** and on file and available for public inspection in the Office of the Treasurer and approved by him for payment, be paid.

XXXX

List of Bills - Claims/Clearing Checking Account

Meeting Date: 11/23/2026 For bills from 11/06/2026 to 11/19/2026

	Vendor	Description		Payment	Check Total
	4772 - ALDEN BAILEY RESTORATION CORP	PO 31445	MOUNTAIN LAKES TRAIN STATION EXTERIOR	63,634.25	63,634.25
	3861 - AMAZON CAPITAL SERVICES	PO 33290	CLERK: ORDER# 112-0712795-8653010	22.98	
		PO 33305	DPW: ORDER# 112-4409385-8018620 112-0	70.47	
		PO 33314	RECREATION: ORDER# 112-9837939-4686663	19.98	
		PO 33318	DPW: ORDER# 112-7209933-4313826	170.98	
		PO 33318	DPW: ORDER# 112-7209933-4313826	339.98	624.39
	3861 - AMAZON CAPITAL SERVICES	PO 33340	POLICE: ORDER# 111-4147060-6609038	86.70	86.70
ACH	102 - ANDERSON & DENZLER ASSOC., INC	PO 33341	OCTOBER 2026 PROFESSIONAL SERVICES	3,478.30	
		PO 33341	OCTOBER 2026 PROFESSIONAL SERVICES	1,556.00	
		PO 33341	OCTOBER 2026 PROFESSIONAL SERVICES	194.50	
		PO 33341	OCTOBER 2026 PROFESSIONAL SERVICES	389.00	5,617.80
ACH	102 - ANDERSON & DENZLER ASSOC., INC	PO 33368	OCTOBER 2026 PROFESSIONAL SERVICES - ES	2,564.00	2,564.00
ACH	102 - ANDERSON & DENZLER ASSOC., INC	PO 33373	OCTOBER 2026 PROFESSIONAL SERVICES - Co	303.60	303.60
ACH	4368 - BUY WISE AUTO PARTS, INC.	PO 33270	DPW - VEHICLE REPAIR & MAINTENANCE - BLA	113.28	113.28
ACH	3650 - CARA FOX	PO 33342	REIMBURSEMENT ICMA CONFERENCE	223.68	223.68
	545 - CERTIFIED SPEEDOMETER SVC., INC	PO 33392	POLICE: VEHICLE CALIBRATION	220.00	220.00
ACH	4135 - CGP&H, LLC	PO 33380	SEPT/OCT 2026 PROFESSIONAL SERVICES	336.00	336.00
ACH	4150 - CLEARY GIACOBBE ALFIERIE JACOBS,	PO 33367	OCT 2026 LEGAL ATTORNEY SERVICES - LABOR	111.00	111.00
ACH	1481 - CORE & MAIN, LP	PO 33327	WATER OPERATING - DEPARTMENT SUPPLIES- M	1,592.38	1,592.38
ACH	4884 - COSTELLO'S ACE HARDWARE	PO 33323	DPW - ANCHOR ACE OCT 2026 -ACCT#100227	96.95	96.95
ACH	4884 - COSTELLO'S ACE HARDWARE	PO 33332	DPW - ANCHOR ACE SEPT 2026 -ACCT#100161	196.30	196.30
ACH	4884 - COSTELLO'S ACE HARDWARE	PO 33369	POLICE: SEPT 2026 INVOICES - ACCT# 10022	8.99	8.99
	561 - CYCLE CRAFT, INC	PO 33339	POLICE: BIKE REPAIRS	180.00	180.00
ACH	506 - DAN COMO & SONS, INC	PO 33209	SOLID WASTE: LEAF/BRUSH REMOVAL - BLANKE	4,200.00	4,200.00
ACH	643 - DENVILLE LINE PAINTING, INC.	PO 33338	DPW - TRAFFIC LINE PAINTING - VARIOUS LO	5,340.33	5,340.33
ACH	4804 - DOWNES TREE SERVICE	PO 33328	S & R - TREE REMOVAL - MCCPC CONTRACT #1	7,000.00	7,000.00
ACH	4804 - DOWNES TREE SERVICE	PO 33361	S & R - TREE REMOVAL - MCCPC CONTRACT #1	4,000.00	4,000.00
	3480 - FASTSIGNS	PO 33335	POLICE: VINYL DECALS ARTWORK SIGNS	148.00	148.00
	3715 - FED EX	PO 33388	POLICE: MAIL/SHIPPING MISC. - ACCT# 2047	15.50	15.50
	911 - HOME DEPOT CREDIT SERVICES	PO 32382	DPW - BUILDING MAINTENANCE- BLANKET	63.97	
		PO 33235	FIREHOUSE RENOVATION	62.04	
		PO 33349	DPW - DEPARTMENT SUPPLIES - 18-FLEET-002	188.54	
		PO 33382	DPW - BUILDING MAINTENANCE	12.44	326.99
	4763 - HOPLITE COMMUNICATIONS, LLC	PO 33376	TELECOMMUNICATIONS CONSULTING SERVICES	2,250.00	2,250.00
	859 - JCP&L	PO 33375	MAST ACCT# 200 000 021 275 / BILL DATE:	7,092.10	7,092.10
	859 - JCP&L	PO 33377	MASTER ACCT#200 000 574 000/ BILL DATE:	28.90	28.90
	859 - JCP&L	PO 33383	MASTER ACCT# 200 000 053 658/ BILL DATE	2,598.76	2,598.76
ACH	4771 - JENNIFER SEMLER	PO 33346	NJCPA Membership - J. Semler	319.00	319.00
	3826 - MLHS PROJECT GRADUATION	PO 33360	PROJECT GRADUATION SPONSORSHIP	1,000.00	1,000.00
	1295 - MORRIS COUNTY MUNICIPAL UTILITIES	PO 33372	SOLID WASTE DISPOSAL - OCTOBER 2026	15,869.72	15,869.72
ACH	1392 - MOUNTAIN LAKES POLICE ASSOCIATION	PO 33395	POLICE UNION DUES - OCT 2026	600.00	600.00
ACH	1394 - MTN. LAKES PUBLIC LIBRARY	PO 32415	2026 MAY - DEC MTN LAKES PUBLIC LIBRARY	34,798.83	34,798.83
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 33374	October 2026 LEGAL SERVICES - TAX APPEAL	1,680.00	1,680.00
ACH	4615 - NAPA AUTO PARTS	PO 32012	DPW - VEHICLE REPAIR & MAINTENANCE - BLA	151.79	151.79
ACH	4805 - NATIONAL FUEL OIL INC.	PO 32561	DPW - DIESEL FUEL - MCCPC CONTRACT #12	2,042.24	2,042.24
ACH	4235 - NET2PHONE INC	PO 31936	2026 DEDICATED EFAX LINE - ACCT# 954962	32.67	32.67
ACH	3759 - PRINCETON HYDRO, LLC	PO 31380	LAKE & WATERSHED MANAGEMENT PLAN - PROJ:	20,915.00	20,915.00
ACH	4786 - ROXANNE TAVAKKOL	PO 33391	SHADE TREE: REIMBURSEMENT	341.64	341.64
ACH	285 - SHAWN BENNETT	PO 33396	POLICE: CONVENTION MISC REIMBURSEMENT FO	236.75	236.75
ACH	1948 - SHEAFFER SUPPLY, INC.	PO 33378	FIREHOUSE: Supplies	178.08	178.08
ACH	4809 - SJ FUEL SOUTH COMPANY INC	PO 33181	DPW - UNLEADED GASOLINE - MCCPC CONTRACT	5,225.94	5,225.94
ACH	4863 - SK PAPER SHRED	PO 32861	ADMIN: 2026 SHREDDING SERVICES BLANKET	170.00	170.00
ACH	2277 - STALKER RADAR	PO 33123	POLICE: REMOTES	280.00	280.00
	1963 - STATE TOXICOLOGY LABORATORY	PO 33347	POLICE: LABS TESTS	45.00	45.00
ACH	434 - THE COMMUNITY CHURCH OF ML	PO 33390	RENTAL SPACE FOR HPC - DEC 2026	500.00	500.00
	1886 - THE SHADE TREE DEPT, LLC	PO 33379	SHADE TREE: TREE INSPECTION	190.00	190.00
	603 - TOWNSHIP OF DENVILLE	PO 33365	ANIMAL CONTROL CHARGES - 3nd QUARTER 202	4,084.89	4,084.89
	4191 - TRANSUNION RISK & ALTERNATIVE DATA SOLUT	PO 33336	POLICE: OCTOBER 2026 DATA SEARCH ACCT:	100.00	100.00
	1536 - TREAS, STATE OF NJ - D.O.H.	PO 33352	OCTOBER 2026 DOG LICENSE FEES	6.60	6.60
ACH	1736 - TWP OF PARSIPPANY - TROY HILLS	PO 32290	2026 SEWER MAINTENANCE CHARGES - APR - D	42,929.05	42,929.05
ACH	1062 - UNITED SITE SERVICES	PO 33384	PORTA JOHNS: NOV - DEC 2026 - CUST ID# A	573.78	573.78
	4480 - VERIZON	PO 32551	BOROWIDE: 2026 INTERNET SERVICES: ACCT 3	223.45	223.45
	2135 - VERIZON WIRELESS	PO 33370	POLICE: PHONE/ ACCT# 882388054-00001	535.90	535.90
ACH	4177 - WEINER LAW GROUP, LLP	PO 33345	OCTOBER 2026 PROFESSIONAL SERVICES - PB	600.00	600.00
	TOTAL				247,540.23

List of Bills - Claims/Clearing Checking Account

Meeting Date: 11/23/2026 For bills from 11/06/2026 to 11/19/2026

Vendor	Description	Payment	Check Total

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-100-020	General Administration - Other Expenses	170.00			
01-201-20-120-020	Municipal Clerk - Other Expenses	246.66			
01-201-20-130-020	Finance Department - Other Expenses	319.00			
01-201-20-140-020	Computer Services - Other Expenses	223.45			
01-201-20-155-020	Legal Services - Other Expenses	6,791.00			
01-201-20-165-020	Engineering Services - Other Expenses	3,478.30			
01-201-21-180-020	Planning Board - Other Expenses	903.60			
01-201-21-181-020	Historic Preservation Committee - OE	500.00			
01-201-25-240-020	Police Department - Other Expenses	1,320.94			
01-201-26-290-020	Streets & Roads - Other Expenses	16,806.08			
01-201-26-300-020	Shade Tree Commission - Other Expenses	531.64			
01-201-26-305-020	Solid Waste - Other Expenses	19,648.40			
01-201-26-306-020	Recycling Tax	421.32			
01-201-26-310-020	Buildings & Grounds - Municipal Building	65.97			
01-201-26-315-020	Vehicle Repairs & Maint - Other Expenses	265.07			
01-201-28-370-020	Parks & Playgrounds - Other Expenses	19.98			
01-201-28-375-020	Maint of Parks (Beaches/Lakes) - OE	573.78			
01-201-29-390-020	Aid to Public Library	34,798.83			
01-201-31-435-020	Electricity - All Departments	2,598.76			
01-201-31-440-020	Telecommunications	2,818.57			
01-201-31-447-020	Petroleum Products (Gasoline)	7,268.18			
01-260-05-100	Due to Clearing			0.00	99,769.53
TOTALS FOR	**Current Fund**	**99,769.53**	**0.00**	**0.00**	**99,769.53**
02-200-40-700-340	Clean Communities Grant	339.98			
02-200-40-700-380	Historic Preservation Grant	63,634.25			
02-200-40-700-520	Highlands Plan Conformance Grant	20,915.00			
02-260-05-100	Due to Clearing			0.00	84,889.23
TOTALS FOR	**Federal and State Grants**	**84,889.23**	**0.00**	**0.00**	**84,889.23**
04-215-56-803-000	2025 Capital Ordinance - 8-25			629.12	
04-260-05-100	Due to Clearing			0.00	629.12
TOTALS FOR	**General Capital**	**0.00**	**0.00**	**629.12**	**629.12**
05-201-55-520-520	Water Operating - Other Expenses	10,508.41			
05-260-05-100	Due to Clearing			0.00	10,508.41
TOTALS FOR	**Water Operating**	**10,508.41**	**0.00**	**0.00**	**10,508.41**
07-201-55-520-520	Sewer Operating - Other Expenses	43,152.45			
07-260-05-100	Due to Clearing			0.00	43,152.45
TOTALS FOR	**Sewer Operating**	**43,152.45**	**0.00**	**0.00**	**43,152.45**
12-200-00-000-800	POLICE UNION DUES	600.00			
12-260-05-100	DUE to clearing			0.00	600.00
TOTALS FOR	**Payroll Agency Account**	**600.00**	**0.00**	**0.00**	**600.00**
13-260-05-100	DUE TO CLEARING			0.00	4,091.49
13-286-56-000-000	RESERVE - ANIMAL LICENSE FUND			4,084.89	
13-295-56-000-000	DOG LICENSE FEES-DUE STATE NJ			6.60	
TOTALS FOR	**Animal Trust**	**0.00**	**0.00**	**4,091.49**	**4,091.49**

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
17-260-05-100	Due to Clearing Account			0.00	2,564.00
17-500-00-091-426	MOUNTAIN LAKES STORAGE (WESTWOOD HOLDINGS #372)			2,564.00	
TOTALS FOR	**Developer's Escrow**	**0.00**	**0.00**	**2,564.00**	**2,564.00**
18-260-05-100	Due to Clearing			0.00	1,000.00
18-300-60-000-100	RESERVE FOR MUNICIPAL ALLIANCE			1,000.00	
TOTALS FOR	**Other Trust**	**0.00**	**0.00**	**1,000.00**	**1,000.00**
20-260-05-100	Due to Clearing			0.00	336.00
20-300-60-000-000	Reserve for Affordable Housing			336.00	
TOTALS FOR	**Affordable Housing**	**0.00**	**0.00**	**336.00**	**336.00**

Total to be paid from Fund 01 Current Fund	99,769.53
Total to be paid from Fund 02 Federal and State Grants	84,889.23
Total to be paid from Fund 04 General Capital	629.12
Total to be paid from Fund 05 Water Operating	10,508.41
Total to be paid from Fund 07 Sewer Operating	43,152.45
Total to be paid from Fund 12 Payroll Agency Account	600.00
Total to be paid from Fund 13 Animal Trust	4,091.49
Total to be paid from Fund 17 Developer's Escrow	2,564.00
Total to be paid from Fund 18 Other Trust	1,000.00
Total to be paid from Fund 20 Affordable Housing	336.00
	247,540.23

Checks Previously Disbursed

27156	NJ MOTOR VEHICLE COMMISSION	PO# 33351	POLICE: VEHICLE TITLING AND REG. -	60.00	11/18/2026
27157	NJ MOTOR VEHICLE COMMISSION	PO# 33353	POLICE: VEHICLE TITLING AND REG. -	60.00	11/18/2026
				120.00	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 Current Fund		99,769.53	**99,769.53**
Fund 02 Federal and State Grants		84,889.23	**84,889.23**
Fund 04 General Capital	120.00	629.12	**749.12**
Fund 05 Water Operating		10,508.41	**10,508.41**
Fund 07 Sewer Operating		43,152.45	**43,152.45**
Fund 12 Payroll Agency Account		600.00	**600.00**
Fund 13 Animal Trust		4,091.49	**4,091.49**
Fund 17 Developer's Escrow		2,564.00	**2,564.00**
Fund 18 Other Trust		1,000.00	**1,000.00**
Fund 20 Affordable Housing		336.00	**336.00**
BILLS LIST TOTALS	120.00	247,540.23	**247,660.23**

BOROUGH OF MOUNTAIN LAKES
COUNTY OF MORRIS, NJ

RESOLUTION 26-141

RESOLUTION AUTHORIZING THE AWARD OF CONTRACT FOR IPE HARDWOOD DECKING

WHEREAS, the Borough published specifications and solicited bids for the IPE Hardwood Decking; and

WHEREAS, two (2) bids were received on November 10, 2026; and

WHEREAS, the lowest conforming bid was submitted by Nimavi Group LLC, Clifton, New Jersey in an amount of $141,450.00; and

WHEREAS, the low bid has been reviewed and recommended by the Borough Engineer and Borough Attorney; and

WHEREAS, the Certified Finance Officer has determined that sufficient funds are available as evidenced by the Certification attached hereto.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, in the County of Morris and State of New Jersey, that by Nimavi Group LLC, Clifton, New Jersey shall be awarded the Contract for the IPE Hardwood Decking in an amount of $141,450.00; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized to return the bid bonds submitted by the unsuccessful bidders immediately and the bid bond of the successful bidder upon receipt of a fully executed contract, performance guarantee, and other required documents.

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 November 23, 2026.

_____
Cara Fox, Borough Clerk

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

CERTIFICATION OF THE AVAILABILITY OF FUNDS
04-215-56-805-403 $141,450.00

Jennifer Semler

Jennifer Semler, CFO

BOROUGH OF MOUNTAIN LAKES
COUNTY OF MORRIS, NJ

RESOLUTION 26-142

RESOLUTION TO ENTER INTO A SHARED SERVICES AGREEMENT BETWEEN MOUNTAIN LAKES BOARD OF EDUCATION AND THE BOROUGH OF MOUNTAIN LAKES TO PROVIDE SPECIAL LAW ENFORCEMENT OFFICERS

WHEREAS, the Borough of Mountain Lakes and Mountain Lakes Board of Educations determined it to be in their mutual best interests to for the Borough to provide Special Law Enforcement Officers as authorized by N.J.S.A. 40A:65.1, *et seq.* and wish to enter into a Shared Services Agreement (hereinafter "the Agreement").

NOW, THEREFORE BE IT RESOLVED the by the Borough Council of the Borough of Mountain Lakes, in the County of Morris, and State of New Jersey, that the appropriate municipal officials are hereby authorized to enter into an agreement between the Borough of Mountain Lakes and Mountain Lakes Board of Education to provide Special Law Enforcement Officers as set forth in the agreement.

XXXX

SHARED SERVICES AGREEMENT

THIS AGREEMENT made this _____ day of _____, 2026, between the MOUNTAIN LAKES BOARD OF EDUCATION, which has offices located at 96 Powerville Road, Mountain Lakes, New Jersey 07046 ("Board"), and the BOROUGH OF MOUNTAIN LAKES, which has offices located at 400 Boulevard, Mountain Lakes, New Jersey 07046 ("Borough").

WITNESSTH:

WHEREAS, the Uniform Shared Services and Consolidation Act, *N.J.S.A.* 40A:65-1 to 35, authorizes public entities to enter into a contract with each other to share services which the entities are empowered to provide or receive within their own jurisdictions, including services incidental to the primary purposes of any of the participating public entities; and

WHEREAS, the Mountain Lakes School District ("District") consists of Mountain Lakes High School ("High School"), Briarcliff Middle School ("Middle School"), Wildwood Elementary School ("Elementary School"), and Lake Drive School ("Lake Drive School"); and

WHEREAS, the Board and the Borough desire to enter into a shared services agreement, authorizing the Borough to provide School Resource Officers ("SROs") to the Board to be managed by the Mountain Lakes Police Department ("Police Department");

NOW, THEREFORE, it is hereby agreed by and between the parties as follows:

1. Goals and Objectives. It is understood and agreed that both parties share the following goals and objectives with regard to the SRO program in the schools:

a. To provide for occupant safety and building security.

b. To support the Board in the development of operational safety and security plans consistent with the Memorandum of Agreement executed between the parties.

c. To foster educational programs and activities that will increase students' knowledge of and respect for the law.

d. To develop relationships with students, staff, and community stakeholders that support an orderly operation of the school district.

e. To work in conjunction with district and building administration to develop a schedule for the SROs to attend athletic and extracurricular activities held at school.

f. To act swiftly and cooperatively when responding to disruptions and criminal offenses on school property.

g. To report serious crimes that occur on school property and to cooperate with law enforcement officials in their investigation of crimes.

h. To cooperate with law enforcement officials in their investigations of criminal activity that may involve student or school staff.

2. Employment and Assignment of SRO

a. The SRO shall be an employee of the Borough and shall be subject to the administration, supervision, and control of the Police Department.

b. The Borough agrees to incur all compliance with local, state, and federal employment laws/regulations relative to the employment of the SRO.

c. The Board and Borough will mutually develop a job description for the SRO.

d. The Borough will collaborate with the Board on the screening of the SRO.

e. The Borough on an annual basis will meet with the Board or its designee to evaluate the success of the SRO program and provide for its enhancement.

f. The Board reserves the right to request an alternate SRO from the Police Department should the SRO's performance not be consistent with the established goals/objectives of this Agreement.

g. The SRO shall be subject to all personnel policies and practices of the Police Department.

h. Nothing in this Agreement shall preclude the Chief of Police from reassigning individual police officers at the discretions permitted by law and Borough ordinances, as necessary.

i. The Board agrees to share the cost of the SRO program as follows:

1. The Board will reimburse the Borough the salary of the SROs as determined by both the Board and Borough based upon the market rate of the individual(s) selected at hiring, which may increase annually based upon the twelve (12) month average of the consumer price index published monthly by the U.S. Bureau of Labor Statistics (New York-Newark-Jersey).

2. The Board will be responsible for repairs to the existing vehicles that exceed standard consumable and maintenance items (oil changes, windshield wipers, brake pads, tires, batteries, etc), with an annual cap of $3,000 per vehicle.

3. The Borough will continue to allow the Board to utilize the two vehicles currently in use by the existing SRO's during the school year.

4. The Borough will incur the following costs associated with the employment of the SRO:

- Vehicle Fuel
- Vehicle Maintenance (as referenced above)
- Body Armor
- Uniform & Gear
- Handgun
- Rifle
- Ammunition
- Tactical Response Body Armor
- Body Worn Camera
- Portable Radio
- Software Licenses
- SRO Certification Training

5. This agreement does not address the acquisition or upfitting of any future or additional vehicles.

3. Duties of SRO

a. The SRO is an employee of the Police Department and is a subordinate to the Chief of Police.

b. The SRO should not refuse any reasonable request by a school official if the duty is consistent with this Agreement and the orderly operation of the District.

c. The SRO shall contact the Chief of Police or designee for guidance if a request appears to be in conflict with

the law, Police Department policies/procedures, and/or this Agreement.

d. The SRO is responsible for security in the District.

e. The SRO shall work in cooperation with District and school officials.

f. The SRO shall provide security for school activities consistent with Police Department procedures, including but not limited to:

1. School arrival and dismissal

2. Site review and assessments

3. Lunch and recess

4. Security drills.

5. Security plans and procedures

6. Instructional programs

7. Threat assessments

8. Extra-curricular and athletic events

9. Other events as deemed by the Police Chief and Board designee to substantially impact staff and students

g. The SRO's schedule(s) will be determined in collaboration between the Police Chief and Board designee.

4. Chain of Command

a. As employees of the Police Department, The SRO shall follow the chain of command set forth in the Police Department polices/procedures.

b. In their performance of their duties, the SRO shall coordinate and communicate with the District and school-designated personnel for the appropriate coordination of schedules and duties.

5. Training

a. The SRO shall be required by the Police Department to complete the School Resource Officer program as required by state law and respective administrative code.

b. The SRO shall attend periodic seminars, recertification, and in-service training sessions, as directed by the Chief of Police.

c. All efforts will be made to coordinate this training to avoid interfering with the SRO's responsibilities at the District.

d. The SRO shall attend all relevant briefings and meetings as identified by the Chief of Police or designee, with scheduling consideration given to the orderly operation of the District.

6. Dress Code and Supplies/Materials

a. The SRO shall be provided with appropriate Police Department uniform with an option for casual or tactical clothing as approved by the Chief of Police or his designee and in consultation with Board designee.

b. The SRO will be provided by the Police Department all relevant weapons, equipment, and supplies as deemed appropriate by the Chief of Police or his designee.

7. Transporting Students

a. The SRO shall only transport students in their vehicles pursuant to the Police Department policies and procedures.

b. The SRO shall notify school administration before removing a student from any school property or event.

8. Duration of Agreement

a. This Agreement shall commence on or about July 1, 2026 and shall conclude on or about June 30, 2028. This Agreement may be renewed for an additional mutually agreed upon period.

b. Should the need exist for a successor agreement, negotiations for such shall commence at a minimum of ninety (90) days before the annual extension of this Agreement.

c. This Agreement may be terminated by either party by providing ninety (90) days written notice.

d. Termination of this Agreement will prompt a pro-rated share of reimbursement from the Board to the Borough at a rate of $1/12^{th}$ for every month the Agreement was active during the respective Board fiscal year.

9. Miscellaneous

a. Each party agrees that, to the fullest extent permitted by Applicable Law, it shall at all times during the time of this Agreement be organized and structured in a manner such that it can be bound with respect to any matter affecting this Agreement by the signature of one individual acting as such party's representative. Upon any party's request made from time to time by notice to another party, such party shall within ten (10) days provide the other party with notice of the name and address of such party's representative.

b. Each party agrees that its representative will be reasonably available as needed to enable such party to perform its obligations under this Agreement and that, to the extent permitted by Applicable Law; such party's representative will have full power to bind such party as to any matter relating to this Agreement.

c. Representative of the Parties:

1. The Board designates the Board President as its representative for the purposes of this Agreement.

2. The Borough designates the Borough Manager as its representative for the purposes of this Agreement.

10. Indemnification and Insurance

a. The Borough assumes all liability for, and agrees to indemnify and hold the Board and its agents, servants, employees, students, guests, licensees and invitees, harmless from and against any and all claims, losses, damages, injuries and expenses, including reasonable attorney's fees, arising out of, resulting from, or incurred in connection with, any acts or omissions by the Borough, its agents, servants, employees, guests, licensees and invitees, related to the performance of the Borough's obligations under the terms of this Agreement.

b. The Board assumes all liability for and agrees to indemnify and hold the Borough and its agents, servants and employees, harmless from and against any and all claims, losses, damages, injuries and expenses, including reasonable attorney's fees, arising out of, resulting from, or incurred in connection with, any acts or omissions by the Board, its agents, servants or employees related to the performance of the Board's obligations under the terms of this Agreement.

11. Merger

This Agreement merges and supersedes all prior negotiations, representations and/or agreements between the parties relating to the subject matter of this agreement and constitutes the entire contract between the parties.

12. Modification

This Agreement may only be modified by an instrument in writing signed by both parties to the Agreement.

13. Waiver

No waiver by either party of any term or condition of this Agreement shall be deemed or construed to constitute a waiver of any other term or condition or of any subsequent breach, whether of the same or a different provision of this Agreement. Neither party may waive any of its rights or any obligations of the other party or any provision of this Agreement except by an instrument in writing signed by that party.

14. Severability

If any of the provisions contained in this Agreement are held illegal, invalid, or unenforceable, the remaining provisions shall remain in full force and effect.

15. Notice

All notices pertaining to the Agreement shall be in writing, and delivered in person or sent certified mail to the parties at the following address:

For the Board:

Business Administrator/Board Secretary
Mountain Lakes Board of Education
96 Powerville Road
Mountain Lakes, NJ 07046

For the Borough:

Borough Administrator
Borough of Mountain Lakes
400 Boulevard
Mountain Lakes, NJ 07046

16. Governing Law

This Agreement shall be governed, construed, and interpreted in accordance with the law of the State of New Jersey as it applies to contracts made and performed in New Jersey. The Superior Court of the State of New Jersey, in the County of Bergen, shall have jurisdiction to hear and determine any claims or disputes pertaining directly or indirectly to the Agreement or to any matter arising therefrom. Each of the parties hereby expressly submits and consents in advance to such jurisdiction in any action or proceeding commenced by the other in such court.

17. Assignment

Neither party may transfer or assign any of its rights or obligations under this Agreement without the prior written consent of the other, and any such transfer or assignment or attempt thereat shall be null and void.

18. Section Headings

Section headings are for reference purposes only and shall not in any way affect the meaning or interpretation of any provision of this Agreement.

19. Counterparts

This Agreement may be executed in any number of counterparts, which, taken together, shall constitute but one instrument. It is not necessary that all parties sign all or any one of the counterparts, but each party must sign at least one counterpart for the Agreement to be effective.

20. Public Inspection

A copy of this Agreement shall be available for public inspection at the offices of both parties immediately after passage of a resolution to become a party to the Agreement in accordance with *N.J.S.A.* 40A:65-5(b).

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed by their duly authorized officials.

WITNESS:

MOUNTAIN LAKES BOARD OF EDUCATION

_____

Alexander Ferreira
Board Secretary/Business Administrator

_____

Joanne Calabria Barkauskas
Board President

Dated: _____

WITNESS:

BOROUGH OF MOUNTAIN LAKES

_____

Cara Fox
Borough Clerk

_____

Mitchell Stern
Borough Manager

Dated: _____

BOROUGH OF MOUNTAIN LAKES
COUNTY OF MORRIS, NJ

RESOLUTION 26-143

RESOLUTION APPOINTING SPECIAL LAW ENFORCEMENT OFFICER

WHEREAS, the Chief of Police has recommended and the Borough Manager has approved the following individual to be appointed to serve as a Special Law Enforcement Officer identified below:

Class III Special Law Enforcement Officer **John Koval**

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey that said officers have been duly appointed in accordance with N.J.S.A. 40A: 14-140, and 146.10.

XXXX

BOROUGH OF MOUNTAIN LAKES
COUNTY OF MORRIS, NJ

RESOLUTION 26-144

RESOLUTION AUTHORIZING THE TRANSFER OF CURRENT FUND APPROPRIATIONS

WHEREAS, there were excess appropriations to the 2026 Appropriation Budget for the Current Fund; and

WHEREAS, other appropriations are insufficient to meet current needs.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, in the County of Morris and State of New Jersey that, as authorized by N.J.S.A. 40A:4-58, the Chief Financial Officer (CFO) is hereby authorized and directed to make the following transfers:

Transfer Direction	Account Number	Account Description	Transfer Amount
From	01-201-31-456-010	Salary & Wage Adjustment	(28,000.00)
From	01-201-20-100-022	General Admin - OE - Office Equipment	(10,000.00)
From	01-201-23-210-024	Insurance - Risk Management Fees	(10,000.00)
From	01-201-25-240-022	Police - OE - Uniform Purchases	(5,000.00)
From	01-201-25-240-035	Police - OE - Educational Reimbursement	(5,000.00)
From	01-201-26-290-025	Streets & Roads - OE - Drains/Pipes/CBs	(5,000.00)
From	01-201-26-290-022	Streets & Roads - OE - Equipment Repair	(2,500.00)
From	01-201-26-290-029	Streets & Roads - OE - Equipment/Tools	(2,500.00)
From	01-201-28-370-036	Parks & Playgds - OE - Fireworks	(1,500.00)
From	01-201-28-370-024	Parks & Playgds - OE - Lifeguard Equip	(500.00)
From	01-201-28-370-032	Parks & Playgds - OE - Hub Lake	(250.00)
From	01-201-28-370-050	Parks & Playgds - OE - Easter Egg Hunt	(250.00)
To	01-201-20-135-020	Annual Audit	500.00
To	01-201-36-477-020	DCRP - Employer	1,000.00
To	01-201-28-370-015	Recreation - Programs	2,500.00
To	01-201-20-100-001	General Administration - Salary & Wage	5,000.00
To	01-201-20-145-031	Tax Collector - OE - Tax Coll Support Contract	6,000.00
To	01-201-36-472-020	Social Security (OASI)	7,500.00
To	01-201-20-120-001	Municipal Clerk - Salary & Wage	10,000.00
To	01-201-26-290-013	Streets & Roads - Overtime	10,000.00
To	01-201-22-196-001	Code Enforcement - Salary & Wage	13,000.00
To	01-201-20-155-026	Legal Services - OE - Labor Attorney	15,000.00

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 November 23, 2026.

_____
Cara Fox, Borough Clerk

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

BOROUGH OF MOUNTAIN LAKES
BUDGET TRANSFERS 2026
EXPLANATION OF TRANSFERS

Current Fund Budget:
Funds Available – Transfer FROM

Salary & Wage Adjustment – $28,000.00 – Budgeted appropriation to address potential salary and wage increases in 2026 that were not incorporated into the budgeted department S&W line items.

General Admin – OE – Office Equipment – $10,000.00 – Excess budget allows for transfer.

Insurance – Risk Management Fees – $10,000.00 – Excess budget allows for transfer as expense was budgeted gross of any reimbursements received.

Police – OE – Uniform Purchases – $5,000.00 – Excess budget allows for transfer.

Police – OE – Educational Reimbursement – $5,000.00 – Excess budget allows for transfer.

Streets & Roads – OE – Drains/Pipes/CBs – $5,000.00 – Excess budget allows for transfer.

Streets & Roads – OE – Equipment Repair – $2,500.00 – Excess budget allows for transfer.

Streets & Roads – OE – Equipment/Tools – $2,500.00 – Excess budget allows for transfer.

Parks & Playgds – OE – Fireworks – $1,500.00 – Firework season has passed with all expenses having been paid; excess budget allows for transfer.

Parks & Playgds – OE – Lifeguard Equipment – $500.00 – Lifeguard season has passed with all expenses having been paid; excess budget allows for transfer.

Parks & Playgds – OE – Hub Lake – $250.00 – Excess budget allows for transfer.

Parks & Playgds – OE – Easter Eff Hunt – $250.00 – Easter Egg Hunt has passed with all expenses having been paid; excess budget allows for transfer.

Funds Needed – Transfer TO

Annual Audit – $500.00 – Additional appropriation needed for audit and audit professional work due to additional procedures and support in 2026.

DCRP – Employer – $1,000.00 – Additional appropriation needed due to increase participation in DCRP.

Recreation - Programs – $2,500.00 – Additional appropriations needed due to rising costs of supplies.

General Administration – S&W – $5,000.00 – Additional appropriations needed due to increases in S&W not budgeted in department line items. Increases were budgeted for in the Salary & Wage Adjustment line (see "Funds Available – Transfer FROM" above).

Tax Collector – OE – Tax Coll Support Contract – $6,000.00 – Additional appropriations needed due to engagement with professional services firm related to Certified Tax Collector need.

Social Security (OASI) – $7,500.00 – Additional appropriations related to salaries; budgeted amount is potentially inadequate.

Municipal Clerk – S&W – $10,000.00 – Additional appropriations needed due to increases in S&W not budgeted in department line items. Increases were budgeted for in the Salary & Wage Adjustment line (see "Funds Available – Transfer FROM" above).

Streets & Roads – Overtime – $10,000.00 – Additional appropriations related to salaries; budgeted amount is potentially inadequate.

Code Enforcement – S&W – $13,000.00 – Additional appropriations needed due to increases in S&W not budgeted in department line items. Increases were budgeted for in the Salary & Wage Adjustment line (see "Funds Available – Transfer FROM" above).

Legal Services – OE – Labor Attorney – $15,000.00 – Additional appropriations related to ongoing legal matters.

Sewer Utility Fund Budget:
Funds Available – Transfer FROM

Sewer Operating – Parsippany Sewer Chgs – $15,000.00 – Excess budget allows for transfer.

Funds Needed – Transfer TO

Sewer Operating – DPW – $10,000.00 – Additional appropriations related to salaries; budgeted amount is potentially inadequate.

Sewer Operating – Social Security – $5,000.00 – Additional appropriations related to salaries; budgeted amount is potentially inadequate.

BOROUGH OF MOUNTAIN LAKES
COUNTY OF MORRIS, NJ

RESOLUTION 26-145

RESOLUTION AUTHORIZING THE TRANSFER OF SEWER UTILITY FUND APPROPRIATIONS

WHEREAS, there were excess appropriations to the 2026 Appropriation Budget for the Current Fund; and

WHEREAS, other appropriations are insufficient to meet current needs.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, in the County of Morris and State of New Jersey that, as authorized by N.J.S.A. 40A:4-58, the Chief Financial Officer (CFO) is hereby authorized and directed to make the following transfers:

Transfer Direction	Account Number	Account Description	Transfer Amount
From	07-201-55-520-524	Sewer Operating - Parsippany Sewer Chgs	(15,000.00)
To	07-201-55-510-012	Sewer Operating - DPW	10,000.00
To	07-201-55-531-000	Sewer Operating - Social Security	5,000.00

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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 November 23, 2026.

_____
Cara Fox, Borough Clerk

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

MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
NOVEMBER 9, 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 7p.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
There was no executive session.

COMMUNITY ANNOUNCEMENTS
Mayor Muilenburg announced that registration is open for the Lakeland Hills YMCA Turkey Trot, which is scheduled for November 26 at 9:00 a.m.

SPECIAL PRESENTATIONS
There were no 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.

There was no one from the public wishing to speak.

ATTORNEY'S REPORT
As a follow-up to the June 22, 2026 Council meeting, Borough Attorney Oostdyk reviewed the Borough's Noise and Nuisance Ordinances and recommended repealing the Police Noise Ordinance and amending the Board of Health Nuisance Ordinance to add an enforcement provision. The Council discussed the recommendations and agreed to move forward with them.

MANAGER'S REPORT
Borough Manager Stern provided his report (attached) which included a review of the Annual Best Practices Inventory. The Council asked Mr. Stern questions, and he answered them.

RESOLUTIONS
There were no non-consent agenda resolutions.

MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
NOVEMBER 9, 2026
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ

ORDINANCES TO INTRODUCE
26-13, Amending Chapter 111 of the Revised General Ordinances of the Borough of Mountain Lakes and Amending the Fees for the Department of Public Works

Introduced: 11/9/26

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

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. R26-139, Authorizing the Payment of Bills

***APPROVAL OF MINUTES**
10/26/26 (Regular)

***BOARD, COMMITTEE AND COMMISSION APPOINTMENTS**

***Approval of the Consent Agenda**

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

Councilmembers Barnett and Cannon were absent at the 10/26/26 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
Finance Advisory Committee – Councilmember Barnett reported that the Committee reviewed the quarterly financial reports.

Green Team – Mayor Muilenburg reported that the Green Team, in coordination with the Environmental Commission, met with a vendor to discuss commercial battery-powered leaf blowers. The vendor offered to lend equipment to the Borough for a trial.

PUBLIC COMMENT
Mayor Muilenburg opened the meeting to the public.

Steve Arnold advised that he is selling the historic Grimes house and shared its history.

NEXT STEPS AND PRIORITIES
Mayor Muilenburg reviewed the following next steps and priorities:

Next Step	Completed by	Completion date
Ordinance Introduction – Repeal Police Noise Ordinance		
Discussion / Ordinance Introduction Amending Board of Health Nuisance Ordinance		

ADJOURNMENT at 7:39P.M.
Motion made by Councilmember Cannon, second by Deputy Mayor Menard to adjourn the meeting at 7:39p.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

Department of Public Works
Department Activity Report
October 2026

IN HOUSE

All regular work details include building maintenance, street sweeping, vehicle maintenance and repair, and trash and recycling.

DPW

- Performed basin repairs.
- Began leaf cleanup of Borough property.
- Repaired salt spreader.

WATER DEPARTMENT

- Completed required monthly water sampling.
- Performed service line repairs.
- Conducted meter and reader appointments.
- Performed temporary repair of 2" water main at Cove Place.
- Repaired 8" cast iron pipe at Route 46 East.

BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Joe Mullaney
Fire Admin Officer
admin@mlvfd.com

400 Boulevard
Mountain Lakes, NJ 07046

TO: Mitchell Stern
DATE: 11/5/26
SUBJECT: September 2026 Fire Report

The following lists the activity for the Mountain Lakes Volunteer Fire Department during the month September 2026:

FIRE CALLS (16)

LOCATION	DATE	TIME	DESCRIPTI
244 Boulevard	9/3	12:13 AM	Fire Alarm-Malfunction
52 Laurel Hill Rd	9/4	3:40 PM	Fire Alarm-Malfunction
50 Lookout Road	9/5	4:07 PM	Fire Alarm-Malfunction
65 Lake Drive	9/8	7:53 AM	Fire Alarm-Culinary mishap
58 Briarcliff Road	9/13	10:30 AM	Assist Citizen
80 North Pocono Rd	9/13	6:55 PM	Gas Leak-NJNG responded
396 Morris Ave	9/14	9:00 AM	Fire Alarm-Set off in error
Rt 46 and Blvd	9/16	3:11 PM	Traffic Accident- Fluid spill
Morris Ave and Wilcox Dr	9/16	11:44 PM	Assist PD with Traffic Accident
18 Ball Road	9/17	12:39 PM	Reported as residential fire. Neon leak from air conditioning Unit mistaken for smoke in the House
YMCA	9/19	11:40 AM	Fire Alarm-Malfunction
130 Ball Road	9/21	11:38 AM	Gas Leak
20 Glen Road	9/23	3:08 PM	Fire Alarm-Malfunction
19 Midvale Road	9/26	10:45 PM	CO Alarm-Malfunction
160 Morris Ave	9/27	2:18 AM	Fire Alarm-Malfunction
Country Day School	9/28	6:25 PM	Occupants stuck in elevator

TRAINING (4)

LOCATION	DATE	TIME	DESCRIPTION
Firehouse	9/2	7:00 PM	JFD Training
High school	9/13	1:00 PM	JFD Training
High School	9/15	8:00 PM	Senior/Junior Training

High School	9/27	1:00 PM	JFD Training

MEETINGS (2)

LOCATION	DATE	TIME	DESCRIPTION
Firehouse	9/1	8 PM	Officers meeting
Firehouse	9/22	8 PM	Business Meeting

WORK DETAILS (0)

COMMUNITY EVENTS (2)

LOCATION	DATE	TIME	DESCRIPTION
Boonton	9/5	1:30 PM	Boonton Labor Day parade
Boonton	9/6	7:00 PM	Assist BFD with fireworks detail

ANNOUNCEMENTS (0)

Breakdown of Manhours

Calls- 135
Training 315
Meetings 40
Miscellaneous 20

TOTAL: 510

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
September 2026

- September 12th, three residences in town were targets of vehicle burglaries which were reported to the police department at later dates. The same night, a vehicle was stolen from a neighboring jurisdiction related to the incidents in our town. An investigation is ongoing at this time.

- On September 16th, at approximately 11:43 PM, patrol was dispatched to the area of Wilcox Drive for the report of an overturned vehicle in the woods with a person trapped inside. Upon arrival, patrol found the driver of the vehicle, 46-year-old Michael Goldfischer of Mountain Lakes, trapped inside. After assisting the driver out of the vehicle, patrol suspected the driver to be intoxicated and conducted standardized field sobriety tests. The driver was subsequently arrested for driving while intoxicated. Mr. Goldfischer was issued summonses for careless driving, reckless driving, refusing to submit to chemical breath tests, and driving while intoxicated. He was then 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,

Chief Shawn Bennett

September

Total Overtime Hours Paid
220.00

Total Vaca/Comp Hrs	Total Vaca/Comp/Personal/Bereave Hrs Creating OT	% of Hrs Equating to OT
197.5	40.5	20.51%

Total Sick Time Hrs	Total Sick Time Hrs Creating OT	% of Hrs Equating to OT
272	132	48.53%

32 Hours Mandatory Training
7 Hours MLHS Football
8.5 Hours arrest and investigations

**One officer out on disability.

Time Used/Overtime by Month

	Sick Time Hours							Vacation/Comp Hours/Pers Day/Bereave							Court Overtime							Department Overtime						
	2020	2021	2022	2023	2024	2025	2026	2020	2021	2022	2023	2024	2025	2026	2020	2021	2022	2023	2024	2025	2026	2020	2021	2022	2023	2024	2025	2026
Jan	588	324	36	264	10	60	24	0	42	48	224.5	165.5	120	190.25	$154	$0	$0	$0	$0	$0	$205	$9,570	$7,154	$6,557	$14,494	$6,937	$26,163	$8,054
Feb	444	266	68	48	56	24	116	111	189.5	252	171.5	163.75	121.5	254	$258	$0	$0	$0	$0	$339	$0	$4,789	$21,810	$4,939	$15,797	$12,240	$13,041	$17,535
March	332	180	36	118	84	24	24	74.5	81	289	257.75	123	147.75	33	$0	$0	$447	$0	$0	$512	$102	$4,081	$7,510	$4,771	$29,020	$14,777	$13,803	$8,539
April	456	240	94	222	120.5	82	80	0	226	333	215	249.5	96.25	220	$0	$263	$0	$0	$164	$679	$205	$3,930	$12,820	$10,392	$18,838	$31,124	$19,398	$9,504
May	564	204	46	48	126	48	70	36	681	482	260.5	146.75	256.5	256.25	$0	$0	$0	$0	$0	$0	$0	$5,202	$18,415	$16,682	$22,341	$18,924	$28,052	$12,554
June	540	312	140	69	190	36	46	194	727.5	385	198.5	261.5	289.5	255.25	$0	$0	$161	$0	$0	$232	$415	$21,692	$25,194	$12,050	$37,501	$19,497	$25,593	$22,323
July	442	420	44	70	214	92	94	551	877	482	669.5	543.25	255.25	434.75	$0	$0	$0	$0	$0	$0	$180	$26,802	$32,344	$25,516	$41,289	$37,455	$23,548	$29,503
August	312	168	104	90	104	198	142	708	792	541	459	681	583.5	488.75	$0	$263	$0	$0	$0	$0	$128	$22,125	$30,577	$28,933	$30,293	$36,963	$23,695	$39,257
Sept	256	70	22	100	140	58	272	389	280	549.5	301	302	183.5	197.5	$0	$250	$161	$0	$328	$0	$0	$20,166	$23,313	$23,754	$28,316	$23,544	$5,418	$19,469
Oct	314	48	120	68	86.5	82	432	292	204	502.5	251.5	353	329	238	$0	$0	$161	$0	$176	$0	$188	$17,041	$34,942	$25,878	$27,517	$33,279	$12,385	$20,296
Nov	302	44	80	156	60	246		287	370	550.5	337.25	396.5	367.25		$0	$363	$0	$0	$0	$190		$10,442	$30,691	$15,320	$26,166	$39,137	$26,699	
Dec	424	206	104	168	118	138		376	265	642.5	366.5	316.5	461.25		$0	$0	$0	$0	$0	$178		$25,206	$22,102	$15,766	$26,057	$32,632	$22,187	
Total	**4974**	**2482**	**894**	**1421**	**1309**	**1088**	**1300**	**3018.5**	**4735**	**5057**	**3712.5**	**3702.3**	**3211.3**	**2567.8**	**$412**	**$1,139**	**$929**	**$0**	**$668**	**$2,130**	**$1,423**	**$171,046**	**$266,872**	**$190,558**	**$317,628**	**$306,508**	**$239,983**	**$187,035**

MOUNTAIN LAKES BORO POLICE DEPARTMENT

Officer Citation Report

From Date : 9/1/2026 To Date : 9/30/2026

Report Date : 11/12/2026 10:49 AM

Officers Name	Badge Number	Traffic Stops	Equipment	Moving	Radar	Parking	Ordinance	Warnings	Total
XX	X	11	3	0	0	0	0	0	3
XX	X	0	0	0	0	0	0	0	0
XX	X	60	4	9	2	0	0	0	15
XX	X	25	0	0	0	0	0	9	9
XX	X	3	0	0	0	0	0	0	0
XX	X	19	1	0	0	0	0	1	2
XX	X	3	0	1	0	0	0	0	1
XX	X	0	0	0	0	0	0	0	0
XX	X	17	1	0	0	0	0	0	1
XX	X	99	0	22	0	4	0	14	40
XX	X	49	0	12	0	0	0	1	13
XX	X	3	0	0	0	0	0	0	0
XX	X	0	0	0	0	0	0	0	0
		Traffic Stops	**Equipment**	**Moving**	**Radar**	**Parking**	**Ordinance**	**Warnings**	**Total**
	Total:	290	9	44	2	4	0	25	84

Agency Activity Report

By CFS Classification

From Date: 9/1/2026 To Date: 9/30/2026

Report Date: 11/12/2026 10:52:48 AM

Classification code	*Description*	*Total Events*	*0000-0800*	*0801-1600*	*1601-2359*
)600	Theft	3	1	1	1
1100	Fraud	2	0	2	0
2000	Family Offense	1	0	0	1
2100	Liquor Laws Drunk Driving	1	0	0	1
2400	Disorderly Conduct	4	1	1	2
2600	All Other Offenses	1	0	1	0
4000	Non Criminal Investigations	36	15	16	5
4100	Fire Related	18	4	9	5
5010	Missing Persons	1	0	0	1
5500	Animal Complaints	17	2	9	6
6000	Traffic Accidents	7	0	4	3
6300	Traffic Enforcement	300	25	159	116
6500	Parking Enforcement	6	1	5	0
6600	Traffic Services	15	0	10	5
7000	Public Services	322	190	53	79
7500	Assist other Agency	24	5	10	9
8000	Warrants	1	0	1	0
9000	Administrative	411	184	113	114
	Total:	1170	428	394	348

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
October 2026

- October 1st, 2026, at approximately 6:59 AM, patrol responded to Wawa for the report of shoplifting. 67-year-old Elaine Hilton of Boonton was subsequently arrested for third-degree shoplifting. Ms. Hilton was released pending a mandatory court appearance.

- October 9th, Chief Bennett spoke with a group of home-schooled children and their parents. The lecture included a tour of the Police Department.

- October 17th, the MLPD was in attendance for the annual Diwali event at Island Beach.

- October 24th, at approximately 3:15 PM, patrol responded to 60 Route 46 East for a welfare check of a male laying on the side of the roadway. Upon responding, patrol made contact with 26-year-old Elvis Nunez out of Elizabeth. Once Mr. Nunez was identified, it was revealed that Mr. Nunez had an outstanding criminal warrant out of Atlantic City. He was placed under arrest and ultimately released upon being issued a new mandatory court date.

- October 29th, the MLPD along with the ML BOE began conducting interviews to hire an additional SLEO III to work in the schools.

- October 31st, the MLPD supervised the annual Halloween Safe Zone. It was a successful event.

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,

Chief Shawn Bennett

October

Total Overtime Hours Paid
247.50

Total Vaca/Comp Hrs	Total Vaca/Comp/Personal/Bereave Hrs Creating OT	% of Hrs Equating to OT
238	48	20.17%

Total Sick Time Hrs	Total Sick Time Hrs Creating OT	% of Hrs Equating to OT
432	83	19.21%

2.5 Hours Diwali Security
8 Hours DPW Water Main Repair
21.5 Hours Halloween
3.5 Hours ammo purchase from central New Jersey.
67 Hours Mandatory Training
6 Hours Vehicle Maintenance
8 Hours Court

**Two officers out on disability.

Time Used/Overtime by Month

	Sick Time Hours							Vacation/Comp Hours/Pers Day/Bereave							Court Overtime							Department Overtime						
	2020	2021	2022	2023	2024	2025	2026	2020	2021	2022	2023	2024	2025	2026	2020	2021	2022	2023	2024	2025	2026	2020	2021	2022	2023	2024	2025	2026
Jan	588	324	36	264	10	60	24	0	42	48	224.5	165.5	120	190.25	$154	$0	$0	$0	$0	$0	$205	$9,570	$7,154	$6,557	$14,494	$6,937	$26,163	$8,054
Feb	444	266	68	48	56	24	116	111	189.5	252	171.5	163.75	121.5	254	$258	$0	$0	$0	$0	$339	$0	$4,789	$21,810	$4,939	$15,797	$12,240	$13,041	$17,535
March	332	180	36	118	84	24	24	74.5	81	289	257.75	123	147.75	33	$0	$0	$447	$0	$0	$512	$102	$4,081	$7,510	$4,771	$29,020	$14,777	$13,803	$8,539
April	456	240	94	222	120.5	82	80	0	226	333	215	249.5	96.25	220	$0	$263	$0	$0	$164	$679	$205	$3,930	$12,820	$10,392	$18,838	$31,124	$19,398	$9,504
May	564	204	46	48	126	48	70	36	681	482	260.5	146.75	256.5	256.25	$0	$0	$0	$0	$0	$0	$0	$5,202	$18,415	$16,682	$22,341	$18,924	$28,052	$12,554
June	540	312	140	69	190	36	46	194	727.5	385	198.5	261.5	289.5	255.25	$0	$0	$161	$0	$0	$232	$415	$21,692	$25,194	$12,050	$37,501	$19,497	$25,593	$22,323
July	442	420	44	70	214	92	94	551	877	482	669.5	543.25	255.25	434.75	$0	$0	$0	$0	$0	$0	$180	$26,802	$32,344	$25,516	$41,289	$37,455	$23,548	$29,503
August	312	168	104	90	104	198	142	708	792	541	459	681	583.5	488.75	$0	$263	$0	$0	$0	$0	$128	$22,125	$30,577	$28,933	$30,293	$36,963	$23,695	$39,257
Sept	256	70	22	100	140	58	272	389	280	549.5	301	302	183.5	197.5	$0	$250	$161	$0	$328	$0	$0	$20,166	$23,313	$23,754	$28,316	$23,544	$5,418	$19,469
Oct	314	48	120	68	86.5	82	432	292	204	502.5	251.5	353	329	238	$0	$0	$161	$0	$176	$0	$188	$17,041	$34,942	$25,878	$27,517	$33,279	$12,385	$20,296
Nov	302	44	80	156	60	246		287	370	550.5	337.25	396.5	367.25		$0	$363	$0	$0	$0	$190		$10,442	$30,691	$15,320	$26,166	$39,137	$26,699	
Dec	424	206	104	168	118	138		376	265	642.5	366.5	316.5	461.25		$0	$0	$0	$0	$0	$178		$25,206	$22,102	$15,766	$26,057	$32,632	$22,187	
Total	**4974**	**2482**	**894**	**1421**	**1309**	**1088**	**1300**	**3018.5**	**4735**	**5057**	**3712.5**	**3702.3**	**3211.3**	**2567.8**	**$412**	**$1,139**	**$929**	**$0**	**$668**	**$2,130**	**$1,423**	**$171,046**	**$266,872**	**$190,558**	**$317,628**	**$306,508**	**$239,983**	**$187,035**

MOUNTAIN LAKES BORO POLICE DEPARTMENT

Officer Citation Report

From Date : 10/1/2026 To Date : 10/31/2026

Report Date : 11/12/2026 10:50 AM

Officers Name	Badge Number	Traffic Stops	Equipment	Moving	Radar	Parking	Ordinance	Warnings	Total
XX	X	0	0	0	0	0	0	0	0
XX	X	0	0	0	0	0	0	0	0
XX	X	63	0	8	0	0	0	1	9
XX	X	43	0	4	0	1	0	12	17
XX	X	3	0	0	0	0	0	0	0
XX	X	19	1	2	0	7	0	4	14
XX	X	9	0	0	0	1	0	0	1
XX	X	0	0	0	0	0	0	0	0
XX	X	29	1	1	0	0	0	0	2
XX	X	40	0	11	1	0	0	3	15
XX	X	62	0	12	0	0	0	0	12
XX	X	2	0	1	0	0	0	0	1
XX	X	0	0	0	0	0	0	0	0
		Traffic Stops	**Equipment**	**Moving**	**Radar**	**Parking**	**Ordinance**	**Warnings**	**Total**
	Total:	270	2	39	1	9	0	20	71

Agency Activity Report

By CFS Classification

From Date: 10/1/2026 To Date: 10/31/2026

Report Date: 11/12/2026 10:53:24 AM

Classification code	*Description*	*Total Events*	*0000-0800*	*0801-1600*	*1601-2359*
)400	Aggravated Assault	1	0	1	0
)500	Burglary	1	0	0	1
)600	Theft	2	1	0	1
1300	Stolen Property	1	0	0	1
1400	Malicious Mischief	1	0	0	1
1500	Weapons Offense	1	1	0	0
1700	Sex Offense	1	0	0	1
2000	Family Offense	1	0	0	1
2400	Disorderly Conduct	12	2	2	8
2600	All Other Offenses	7	1	4	2
4000	Non Criminal Investigations	37	10	14	13
4100	Fire Related	13	2	8	3
5000	Lost Found Property	2	0	2	0
5500	Animal Complaints	9	1	6	2
6000	Traffic Accidents	9	0	6	3
6300	Traffic Enforcement	298	39	116	143
6500	Parking Enforcement	5	1	3	1
6600	Traffic Services	22	0	17	5
7000	Public Services	311	195	58	58
7500	Assist other Agency	17	5	7	5
9000	Administrative	465	161	122	182
	Total:	1216	419	366	431

BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Recreation Department
October 2026

Recreation Commission

- October meeting met via Zoom – discussed the need for volunteers, Holiday Photo Contest, and Kids Triathlon for 2027.

Recreation Director

- Set-up Ski & Snow Board Club registration, updated the flier, and confirmed charter busing. Registration opened Oct 13, as of Oct 31st there are 80 middle school kids, with 9 on the waitlist, and 10 high school kids registered.
- The Great Goonies Quest, in partnership with the Mountain Lakes Public Library, was a huge success. More than 120 children and adults set on an unforgettable journey filled with fun, exploration, and plenty of pirate-worthy adventures. After the event over 100 people enjoyed watching Goonies on the beach.
- Fall Fest was postponed to Sun, Oct 18th due to inclement weather. Oliver's Nannies sponsored the event. More than 450 residents and volunteers participated this year. Fall Fest will be moved to the 3rd Sunday of the month, going forward.
- Facilitated a program to a homeschool group on how the business side of the Borough works. Kids ages 5 through 12 learned about various roles of the Borough and how each department works together.
- Hosted a Presentation on the New Jersey Highlands Coalition on Tuesday, October 20th at Borough Hall. Twelve people engaged in conversation about the history, ecology, and geology of the region, and the significance of the Highlands Act and its relevance to Mountain Lakes.
- Attended various meetings:
    - Mountain Lakes Sailing Association summer recap meeting.
    - NJRPA workshop on Playground Maintenance Course to learn various best practices for playground inspection and upkeep.
    - MSI Leadership Training provided by Echelon Front to learn the foundational principles of leadership
- Halloween Decorating Contest Winners received a $50 gift card to a Mountain Lakes restaurant of their choice and lawn sign to declare their win.
    - 2 Scarborough Rd
    - 5 Grove Place
    - 52 Briarcliff Rd

Upcoming Events

- November 23rd – Mobile MVC Unit at Borough Hall
- December 5th – Annual Tree Lighting at Kaufmann Park
- December 6th – Menorah Lighting at Kaufmann Park
- December 10-13th – Gingerbread Wonderland

Monthly Meetings

- Recreation Commission
- HUB Lakes
- DPW Subcommittee
- NJRPA District 7
- Safety Committee – quarterly meeting – December 10

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
- Conduct facility inspections as scheduled

BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Joe Mullaney
Code Enforcement Officer
jmullaney@mtnlakes.org

400 Boulevard
Mountain Lakes, NJ 07046
P -973-334-3131 ext .2014
F -973-402-3466

TO: Borough Manager Mitchell Stern
DATE: 11/5/26
SUBJECT: Monthly Report September 2026

The following lists code enforcement/property maintenance issues for the month of September 2026:

No activity to report

Smoke and Carbon Monoxide Detector Inspections

DATE	LOCATION	PASS/FAIL
9/1	5 Crane Road	Pass
9/1	324 Morris Ave	Pass
9/1	1 Warwick Rd	Pass
9/1	11 Yorke Road	Pass
9/1	3 Albie Court	Pass
9/2	44 Glen Road	Pass
9/17	18 Hillcrest Road	Pass
9/22	2 Park Place	Pass
9/28	329 Morris Ave	Pass
9/29	66 Ball Road	Pass

SIGN ENFORCEMENT –Monitor placement of temporary signs for compliance with ordinance.

BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

OFFICE OF THE TAX COLLECTOR

To: Mayor & Borough Council
From: Monika Strama, Tax Clerk
Date: November 18th, 2026
Re: Report of Receipts for the Month ending October 31st, 2026

TAXES ARREARS	$	0.43
TAXES YEAR 2025	$	3,310.25
TAXES YEAR 2026	$	2,269,004.75
TAXES YEAR 2027	$	1,664.94
INTEREST – TAXES	$	3,405.36
WATER ARREARS	$	397.00
WATER YEAR 2025	$	156.18
WATER YEAR 2026	$	58,834.16
WATER YEAR 2027	$	50.00
WATER PENALTIES	$	2,625.00
SEWER ARREARS	$	2.86
SEWER YEAR 2025	$	207.79
SEWER YEAR 2026	$	44,048.24
SEWER YEAR 2027	$	00.00
SEWER PENALTIES	$	894.66
TOTAL CASH RECEIPTS AS OF 10/31/2026	$	2,384,601.62

Respectfully submitted,

Monika Strama
Tax Clerk