AGENDA FOR THE COUNCIL MEETING OF THE BOROUGH OF MOUNTAIN LAKES HELD AT THE BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ 07046
NOVEMBER 9, 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**

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**
a. Annual Best Practices Review

12) **RESOLUTIONS**

13) **ORDINANCES TO INTRODUCE**
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

14) **ORDINANCES TO ADOPT**

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

RESOLUTIONS
a. *R26-139, Authorizing the Payment of Bills*

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

Mitchell Stern
Borough Manager
mstern@mtnlakes.org

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

TO: Honorable Mayor and Borough Council
SUBJ: Manager's Report for the Borough Council meeting of November 9, 2026
CC: Robert Oostdyk, Borough Attorney

Annual Best Practices Checklist Submission – This year, the borough scored 47 out of 48 points on the New Jersey Best Practices Survey, an annual state assessment of municipalities' financial and management practices that helps identify how well local governments follow sound practices and informs state oversight and aid decisions. The checklist is attached for your review.

Water Utility Equipment Fee Schedule – As previously mentioned, a fee ordinance amendment will be on the meeting agenda. The proposed fee increases relate to the water and sewer utilities and cover permitting, equipment, and equipment installation. These fees have not been updated in some time, and the current charges do not cover our expenses.

Please note that this amendment covers only permitting and equipment. It does not affect water or sewer rates, which are under review, with recommendations expected in early 2027.

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

Mitchell

Best Practices Inventory Online Platform

Survey

Mountain Lakes Borough

Printable Current Answers

001 Core Competencies Budget

Pursuant to recently enacted P.L. 2025, c.185, calendar year municipalities must approve/adopt their introduced budgets no later than March 31/April 30 or the date of the next regularly scheduled governing body meeting thereafter (or, for State Fiscal Year municipalities, August 10/September 20 or the date of the next regularly scheduled governing body meeting thereafter). See Local Finance Notice 2026-05. Timely budget adoption helps a municipality avoid having to issue estimated tax bills or tax anticipation notes (TANs). Did your municipality introduce and adopt its current year budget no later than the above-referenced dates? This question may only be answered N/A if your municipality's budget is subject to adoption by the Local Finance Board under State Supervision or if the Division instructed the municipality to delay budget adoption. [1.00] Yes

002 Core Competencies Budget

As amended by P.L. 2025, c.185, N.J.S.A. 40A:5-12 requires the chief financial officer of each Calendar Year municipality to file the Annual Financial Statement (AFS) with the Division no later than March 10. The deadline remains August 10 for SFY municipalities. The law was also amended to allow the Director to issue a $100 per day penalty, payable by the CMFO, for failure to file. Did your municipality file its AFS with the Division by no later than the statutory deadline? [1.00] Yes

003 Core Competencies Budget

Pursuant to N.J.S.A. 40A:2-40, the chief financial officer in each municipality shall, before the end of the first month of the fiscal year, file its Annual Debt Statement with the Division of Local Government Services. Did your municipality file its Annual Debt Statement for the preceding fiscal year with the Division no later than January 31 (July 31 for SFY municipalities)? [1.00] Yes

004 Core Competencies Budget

Ahead of the public hearing on the budget, did your municipality make a user-friendly section of its CY2026/SFY2027 introduced budget available to the public as required pursuant to N.J.A.C. 5:30-3.8? [1.00] Yes

005 Core Competencies Budget

N.J.A.C. 5:30-7.4 disqualifies from local examination a municipality that has failed to submit to the Division the user-friendly budget section corresponding with the previous year's adopted budget. Has your municipality electronically submitted to the Division the User-Friendly Budget section of its adopted CY2024/SFY2025 and CY2025 budgets? [1.00] Yes

006 Best Practices Budget

Has your municipality created an accumulated absence liability trust fund pursuant to N.J.A.C. 5:30-15.5, and annually deposit appropriations into the fund? Only answer N/A if your municipality 1) does not offer (for any employee hired after a certain date) payouts upon retirement for accumulated sick leave, and 2) no current employee has a grandfathered right to sick leave payouts upon retirement. [0.50] Yes

007	Best Practices	Budget	
N.J.S.A. 40A:4-62.1 allows municipalities to establish a storm recovery reserve for purposes such as, but not limited to, snow, ice, and debris removal. Unexpended balances budgeted annually for storm recovery purposes may be lapsed into the reserve. Review LFN 2025-10 for further information. Has your municipality established a storm recovery reserve to ensure the consistent availability of funds for this purpose?			[0.50] Yes
008	Best Practices	Budget	
Does your municipality engage in long-term financial planning with 5-year budget projections and cash flow forecasts?			[0.50] Yes
009	Best Practices	Budget	
A formal policy regarding municipal budget surplus (i.e. fund balance) is critical to making informed financial decisions, and the lack of a policy could lead bond rating agencies to downgrade your municipality's credit rating. In developing said surplus policy, the CMFO should analyze and explain at least a five (5) year trend of surplus, describing the factors causing each annual increase or decrease in order to develop a realistic and sustainable surplus policy. Has your municipality formally adopted a written policy that clearly states a specific unrestricted surplus amount or percentage of total revenue available to support its annual budget?			[0.50] Yes
010	Best Practices	Budget	
Did your municipality's most recent adopted budget maintain a fund balance (surplus) of at least 20% of appropriations or higher? If you answered No, please state the reason(s) for this budgeting decision under Comments.			[0.50] Yes
011	Best Practices	Budget	
Did your municipality's most recent adopted budget rely on one-time revenues in an amount at or below 10% of total revenues? If you answered No, please state the reason(s) for this budgeting decision under Comments.			[0.50] Yes
012	Best Practices	Budget	
If your municipality answered No to Questions 10 or 11, has your municipality formulated a plan for reversing those practices in your municipality's next upcoming budget?			[0.50] N/A
013	Unscored Survey	Budget	
If your municipality permits one or more classes of cannabis businesses, does your municipality impose a local cannabis tax pursuant to N.J.S.A. 40:48I-1?			[0.00] N/A
014	Core Competencies	Budget	
If your municipality has authorized special emergency authorizations financed by Special Emergency Notes (N.J.S.A. 40A:4-55), is the municipality current on the mandatory annual redemption schedule of retiring at least one-fifth (1/5) of each note annually with no rollovers or renewals beyond the statutory five-year term?			[1.00] N/A

015	Core Competencies	Capital Projects	
Any municipality having its own water system is required to adopt an annual capital budget and program reflecting the water infrastructure improvements listed on the annual Water Quality Accountability Act (WQAA) capital improvement report. The WQAA capital improvement report must be submitted to the Department of Environmental Protection (DEP) by no later than March 15. If your municipality has its own water system, does the capital budget and program reflect the capital projects listed in the annual WQAA report submitted to DEP that fall within the time period of the municipality's capital budget and capital program?			[1.00] Yes
016	Core Competencies	Capital Projects	
Has your municipality adopted a capital program as defined by N.J.A.C. 5:30-4.2, meaning a moving, multi-year plan and schedule for capital projects (including prospective financing sources) and, when pertinent, first year operating costs and savings? Only answer N/A if your municipality does not have a capital budget and is not required to adopt a capital budget pursuant to N.J.A.C. 5:30-4.3.			[1.00] Yes
017	Unscored Survey	Emergency Services	
A disaster preparedness drill can help plan appropriate emergency responses for scenarios such as, but not limited to, natural disasters, active shooter, wildfires, and chemical spills. Has your municipality participated in a disaster preparedness drill involving local, county, and/or regional partners within the past year?			[0.00] No
018	Best Practices	Environment	
Have one or more public electric vehicle charging stations been installed on municipal property?			[0.00] No
019	Best Practices	Environment	
When purchasing new vehicles, does your municipality have a formal policy to purchase hybrid or altenative fuel vehicles whenever such vehicles are suited to the intended use? Only answer N/A if your municipality does not own any vehicles.			[0.50] Yes
020	Core Competencies	Ethics	
The Local Government Ethics Law, designed to ensure transparency in government, requires local government officers to file Financial Disclosure Statements (FDSs) annually. Compliance by local elected officials is required by N.J.S.A. 40A:9-22.6. Did all governing body members timely file their annual Financial Disclosure Statements for 2026 such that they were not issued a Notice of Violation (NOV) by the Local Finance Board? A "No" answer is permissible if the governing body members' NOV were rescinded by the Board. Only answer N/A if your municipality has an ordinance on the books establishing a municipal ethics board.			[1.00] Yes
021	Core Competencies	Ethics	
If your municipality has a municipal ethics board, did the municipal ethics board enforce the Financial Disclosure Statement (FDS) statute by issuing violations to local government officers (LGOs) who were on the 2026 roster but did not file the FDS by April 30, 2026? Only answer N/A if your municipality does not have an ordinance on the books establishing a municipal ethics board.			[1.00] N/A

022	Core Competencies	Financial Administration

Audit findings address areas needing improvement and ignoring these findings devalues the process. Municipalities should correct noted deficiencies. Have the audit findings in your municipality's 2024 audit been identified in a corrective action plan and not been repeated in the 2025 audit? If the answer is no, please list the repeat findings, along with the date the corrective action plan was submitted to DLGS, under Comments. If your municipality's 2025 audit is late, answer "No" and state "2025 audit not complete". Only answer "N/A" if there were no audit findings in the 2025 audit. If you did not answer no, please type "No Repeat Audit Findings" into the Comment Box.

[1.00] N/A
Comment: N/A

023	Core Competencies	Financial Administration

At its July 2023 meeting, the Local Finance Board adopted an amendment to N.J.A.C. 5:30-8.2 that converted the previously suggested surety bond schedule for a CMFO to a mandatory minimum schedule. This change came into effect on January 1, 2024. See Local Finance Notice 2023-21 for further details and to view the exposure index. Through a blanket bond or an individual bond, does your municipality provide a fidelity bond with faithful performance coverage for the CMFO that meets at least the minimum schedule set forth in N.J.A.C. 5:30-8.2?

[1.00] Yes

024	Core Competencies	Financial Administration

N.J.A.C. 5:30-5.7 requires municipalities to maintain a general ledger for not only the current fund, but also for all other funds, as well as post totals for all funds to the general ledger on at least a monthly basis and maintain required original books of entry in an electronic format. See Local Finance Notice 2024-09 for further details. Does your municipality maintain a general ledger for its current fund and all other funds in accordance with N.J.A.C. 5:30-5.7?

[1.00] Yes

025	Core Competencies	Financial Administration

Does your municipality post totals for all funds to the general ledger on at least a monthly basis?

[1.00] Yes

026	Core Competencies	Financial Administration

Does your municipality maintain required original books of entry in an electronic format?

[1.00] Yes

027	Core Competencies	Financial Administration

Regular cash flow analysis by a municipality's finance office is critical to maintaining essential services and ensuring fiscal solvency. The Government Finance Officers Association offers cash flow forecasting guidance at https://www.gfoa.org/cash-flow-forecasting. Does your municipality's finance office generate a cash flow report on at least a quarterly basis with administration and elected officials updated on the results?

[1.00] Yes

028	Core Competencies	Financial Administration

If your municipality received a legislative grant-in-aid from the FY26 State Budget, is your municipality 1) in compliance with all documentation and closeout requirements, 2) maintaining current agency information in SAGE, and 3) ensuring that the agency profile in SAGE does not lapse?

[1.00] N/A

029	Best Practices	Financial Administration	
N.J.A.C. 5:30-8.3(a)(3) establishes a schedule of minimum dollar amounts for tax collector surety bonding. However, to provide a higher level of security for public funds, municipalities are encouraged to adopt the more stringent schedule for tax collector surety bonding specified in N.J.A.C. 5:30-8.3(a)(4). Has your municipality adopted the more stringent surety bonding schedule for tax collectors set forth in N.J.A.C. 5:30-8.3(a)(4) or higher?			[0.50] Yes
030	Best Practices	Financial Administration	
N.J.A.C. 5:30-8.4 (a) establishes a schedule of minimum dollar amounts for municipal court surety bonding, specifically for municipal judges and municipal court administrators. However, subsection (b) of 5:30-8.4 encourages municipalities to adopt a more stringent schedule for municipal court surety bonding that is specified in the subsection. Has your municipality adopted the more stringent surety bonding schedule for municipal court judges and court administrators set forth in N.J.A.C. 5:30-8.4(b) or higher?			[0.00] No
031	Unscored Survey	Financial Administration	
Has the federal government rescinded or suspended one or more municipal grants since the beginning of this year? If so, please list the affected grants in the Comments field. If not, insert "Answered No" in the Comments field.			[0.00] No Comment: Answered No
032	Unscored Survey	Historic Preservation	
Does your municipal land use ordinance provide for an historic preservation commission that is governed under N.J.S.A. 40:55D-107?			[0.00] No
033	Core Competencies	Insurance	
The purchase of insurance coverage and consultant services is a limited exception to public bidding by virtue of being deemed an Extraordinary Unspecifiable Service (EUS) pursuant to N.J.S.A. 40A:11-5(a)(ii) and 40A:11-5(1)(m). See Page 3 of Local Finance Notice AU-2002-2 for further details. The standard EUS certification declaration is available at https://www.nj.gov/dca/dlgs/programs/lpcl_docs/Model_Forms/eus_letter.pdf. Do not submit the form to DLGS. If your municipality has procured insurance under the EUS exception to public bidding, has your municipality followed the procedural requirements of an EUS in doing so?			[1.00] N/A
034	Best Practices	Insurance	
If your municipality contracts with an insurance broker for health insurance, and said contract exceeds the Local Public Contracts Law (LPCL) bid threshold, is your municipality's health insurance broker being procured through a competitive contracting or sealed bid process conducted pursuant to the Local Public Contracts Law? Only answer N/A if your municipality does not contract with an insurance broker for health insurance or, if it does, the contract does not exceed your municipality's LPCL bid threshold.			[0.50] N/A

035	Best Practices	Insurance	
Insurance broker fees dependent on the amount of health insurance premiums or fees paid by the municipality are vulnerable to abuse as brokers could face conflicting incentives in seeking lower-cost health insurance alternatives. If your municipality contracts with an insurance broker for health insurance, is the structure for broker payments set at a flat-fee rather than on a commission basis to mitigate the risk of a broker recommending more expensive health insurance coverage to earn higher fees? Only answer N/A if your municipality does not contract with an insurance broker for health insurance.			[0.50] N/A
036	Unscored Survey	Insurance	
If your municipality offers non-SHBP employee health benefit coverage (excluding Rx and dental), did your municipality switch from SHBP to non-SHBP health benefit coverage within the past four (4) years?			[0.00] N/A
037	Unscored Survey	Insurance	
What type of employee health benefit coverage (excluding Rx and dental) does your municipality currently offer?			[0.00] SHBP
038	Core Competencies	Lead Remediation	
Subsection h. of N.J.S.A. 52:27D-437.16 requires each municipality to assess an additional fee of $20 per unit inspected for lead hazards and deposited into the Department of Community Affairs' Lead Hazard Control Assistance Fund established pursuant to N.J.S.A. 52:27D-437.4. Does your municipality assess and collect the above-reference $20 fee assessment for each lead inspection and send the proceeds to the Department of Community Affairs' Division of Housing & Community Resources for deposit into the Fund?			[1.00] Yes
039	Core Competencies	Lead Remediation	
Have all rental dwellings that have experienced tenant turnover since July 2022 been inspected for lead prior to being re-occupied?			[1.00] Yes
040	Core Competencies	Personnel	
For any current municipal officers and employees NOT required by contract or municipal policy to make health benefit contributions in the amounts specified by the Chapter 78 health benefit contribution grid (excluding Rx and dental), is your municipality requiring those employees to contribute at least 1.5% of base salary towards health benefits pursuant to P.L. 2010, c. 2? See Local Finance Notices 2010-12 and 2011-20R for further details. Answer N/A if all of your municipality's officers and employees are required by contract or municipal policy to contribute at least the amount required by P.L. 2011, c. 78 for health benefits.			[1.00] N/A
041	Core Competencies	Personnel	
A retiree whose amount of contribution towards retirement health benefits was determined pursuant to the Chapter 78 grid shall contribute based on the Chapter 78 grid percentage corresponding with their retirement benefit amount. See LFN 2011-20R for further explanation. For those retirees whose health benefit contribution amounts must adhere to the Chapter 78 grid, is your municipality ensuring that retiree health benefit contributions are being made in the amount required pursuant to law?			[1.00] N/A

042	Core Competencies	Personnel	
Payments for waivers filed before May 21, 2010 and maintained continuously since, cannot exceed fifty percent (50%) of the amount saved by the local unit as a result of the employee's waiver of coverage. For waivers filed on or after May 21, 2010, which is the effective date of P.L. 2010, c. 2, payments cannot exceed the lesser of twenty-five percent (25%) of the amount saved by the local unit as a result of the waiver, or $5,000. When calculating an employee's waiver payment, the local unit must deduct the employee's healthcare contribution obligation from the total premium cost. Local units have sole discretion as to whether or not to offer employees payments for waiver of health benefits, and may offer waiver payments below the statutory maximum. Health benefit waiver payments are statutorily excluded from collective bargaining. See Local Finance Notices 2010-12 and 2016-10 for further discussion on health benefit waiver payments. Are your municipality's healthcare waiver payments at or below the statutory maximum? "N/A" is only applicable where the municipality does not make payments in lieu of health benefits.			[1.00] Yes
043	Core Competencies	Personnel	
Has your municipality's chief financial officer, tax collector, and municipal clerk registered their most current e-mail addresses in GovConnect to allow continued receipt of EGG Notice broadcasts?			[1.00] Yes
044	Core Competencies	Personnel	
For all municipal officers and employees whose positions require a State-issued professional license or certification, does your municipality 1) maintain a list of all State- certified employees and the expiration dates of their licenses or certifications; and 2) require those officials to provide updated copies of their licenses or certifications as they are renewed?			[1.00] Yes
045	Unscored Survey	Personnel	
Does your municipality currently have an unlicensed individual serving as an acting Municipal Clerk, temporary Chief Municipal Finance Officer, temporary Purchasing Agent, and/or a temporary Chief Public Works Manager? Select as many as are applicable or None of the Above.			
046	Unscored Survey	Personnel	
Does your municipality currently retain a chief financial officer through a professional services contract?			[0.00] No
047	Core Competencies	Procurement	
N.J.S.A. 34:1A-1.16 authorizes the New Jersey Department of Labor and Workforce Development (NJDOL) to create a list on its website, dubbed the Workplace Accountability in Labor List (The WALL), of any person found in violation of any State wage, benefit, and tax laws and against whom a final order has been issued by the NJDOL for such violation. A contract cannot be awarded to any contractor or vendor appearing on the WALL. Review LFN 2024-18 for further information. Is your municipality cross checking prospective vendor or contractor names against the WALL before awarding any contract over the quote threshold?			[1.00] Yes

048	Core Competencies	Procurement

P.L. 2023, c. 138 requires public works contractor registration and payroll certification for public works projects to be completed online at https://njwages.nj.gov/. Contractors were required to be registered prior to August 15, 2024 with public entity registration strongly encouraged. Email njwagehubinfo@dol.nj.gov for assistance with registration. In addition to the NJ Wage Hub online requirements, certified payrolls shall continue to be submitted to the municipality in the manner and process that is consistent with each body's previous receipt of certified payrolls (e.g. email, fax). Is your municipality registered with NJDOL's online certified payroll system? [1.00] Yes

049	Unscored Survey	Procurement

Has your municipality awarded a contract for financial consulting services within the past year? [0.00] Yes

050	Core Competencies	Redevelopment

Upon the adoption of a resolution by a municipal governing body determining that a delineated area, or any part thereof, is an area in need of redevelopment or an area in need of rehabilitation, N.J.S.A. 40A:12A-6.b(5)(c) and 40A:12A-14.a require the municipal clerk to transmit a copy of the resolution to the Commissioner of the Department of Community Affairs for review. If the area in need of redevelopment or rehabilitation is not located in an area in which development or redevelopment is to be encouraged pursuant to any State law, the determination shall not take effect without first receiving the review and approval of the Commissioner. If the area in need of redevelopment or rehabilitation is located within an area in which development or redevelopment is encouraged pursuant to State law, the resolution shall take effect after the municipal clerk has transmitted a copy of the resolution to the Commissioner. Areas in Need of Redevelopment and Areas in Need of Rehabilitation are featured on the NJ Community Asset Map hosted on the Office of Local Planning Services webpage under "Available Data and Applications." Has your municipality submitted all resolutions designating areas in need of redevelopment or rehabilitation within the municipality to the DCA Commissioner? [1.00] N/A

051	Core Competencies	Redevelopment

N.J.S.A. 40A:20-9(d) requires an urban renewal entity with which the municipality has a financial agreement for a payment in lieu of taxes (PILOT) under the Long-Term Tax Exemption Law to submit annually, within 90 days after the close of its fiscal year, its auditor's reports to the mayor and the governing body. Does your municipality enforce the annual submission of urban renewal entity audit reports and review those reports? [1.00] Yes

052	Core Competencies	Redevelopment

For financial agreements under the Long-Term Tax Exemption Law (Long-Term PILOTs) that were entered into on or after July 9, 2003, N.J.S.A. 40A:20-12 requires municipalities to remit to the county five percent (5%) of each quarterly installment of the annual service charge paid by the urban renewal entity to the municipality. The county portion must be included with the quarterly tax installment paid to the county pursuant to N.J.S.A. 54:4-74. P.L. 2025, c.91 also requires a quarterly report of all Long Term PILOTs to which the county share applies to be filed with the county along with the required payment. See LFN 2025-12 for further information. Does your municipality pay over to the county its statutory share of each Long-Term PILOT entered into on or after July 9, 2003 and file the required quarterly report? [1.00] N/A

053	Core Competencies	Redevelopment

PILOTs can be a useful tool for economic development. However, municipalities must monitor PILOT agreements to ensure recipients comply with all agreement terms, particularly timely payment and reporting. Does your municipality have an official designated to monitor exemptions/abatements and ensure compliance with the PILOT agreement terms?	[1.00] Yes

054	Unscored Survey	Redevelopment

If your municipality has one or more PILOTs under the Long-Term Tax Exemption Law (NJSA 40A:20-1 et seq.), which municipal official is responsible for collecting the annual service charge? If selecting "Other", please list the official under Comments.	[0.00] CMFO

055	Unscored Survey	Redevelopment

If your municipality has one or more PILOTs under the Long Term Tax Exemption Law (NJSA 40A:20-1 et seq.), does your municipality share with its school district(s) any portion of the annual service charge revenue generated from one or more PILOT agreements?	[0.00] No

056	Core Competencies	Shared Services & Consolidation

N.J.S.A. 40A:65-4(b) requires a copy of each shared services agreement to be filed with the Division of Local Government Services. Has your municipality filed with the Division the most current copy of each shared services agreement under which the municipality provides one or more services to another local unit as defined by N.J.S.A. 40A:65-3 of the Uniform Shared Services and Consolidation Act? Only answer N/A if your municipality does not provide a shared service to another local unit.	[1.00] N/A

057a	Unscored Survey	Shared Services & Consolidation

If your municipality currently provides a chief financial officer, tax collector, tax assessor, municipal clerk, qualified purchasing agent, certified public works manager, municipal treasurer, and/or a public works superintendant to another municipality pursuant to a shared services agreement, please select one or more of the options provided and list under Comments each municipality (and the county in which that municipality is located) along with the position being provided to that municipality. If your municipality currently provides none of these positions pursuant to a shared services agreement, select None of the Above and insert N/A into Comments.	Comment: N/A

057b	Unscored Survey	Shared Services

If the answer to Question 57a is yes, did one or more of the identified shared service agreements result in the dismissal of a tenured official? If yes, please insert under Comments 1) the position or positions where an agreement resulted in the dismissal of a tenured official; and 2) an estimate of the cost savings anticipated to be achieved by the participating municipalities at the outset of the agreement. If the answer is No or N/A, please insert "No" or "N/A" under Comments. See LFN 2018-3R for more information on this provision of the Common Sense Shared Service Act.	[0.00] N/A Comment: N/A

058	Unscored Survey	Tax Collection

What method does your municipality use to conduct its annual tax lien sale? If an online sale is used, please include the name of the vendor in the Comments. If an in-person sale, insert "in-person sale" under Comments.	[0.00] In-Person Sale Comment: In-person sale

059	Unscored Survey	Technology

Does your municipality routinely utilize an artificial intelligence (AI) platform in one or more of its departments?	[0.00] No

060	Unscored Survey	Transient Accomodations	
Has your municipality authorized the issuing of licenses for rental of short-term transient accomodations (e.e. Airbnb, VRBO) pursuant to N.J.S.A. 40:52-1(n)?			[0.00] No
061	Unscored Survey	Transient Accomodations	
Has your municipality established a municipal occupancy tax on hotel rooms or transient accomodation rentals pursuant to N.J.S.A. 40:48F-1 through 7?			[0.00] No
062	Core Competencies	Transparency	
Signed into law on June 30, 2025, L. 2025, c.72 replaces the previous newspaper publication of legal notices with mandatory publication on the local government's website. A municipality shall make the complete text of each legal notice available on a dedicated legal notices webpage for at least one week from the date of initial posting or such other time period as may be required by law. See LFN 2026-01 for further information. Does your municipality maintain a prominent "Current Legal Notices" link conspicuously displayed on the homepage of its official website?			[1.00] Yes
063	Core Competencies	Transparency	
Starting July 1, 2026, L. 2025, c.72 requires each municipality to maintain an archive on its official website for all legal notices that have been removed from conspicuous placement on its Current Legal Notices webpage. An archived legal notice must be maintained in the municipality's Internet archive for at least one year after being transferred from, its Current Legal Notices webpage. See LFN 2026-01 for further information. Does your municipality currently have an online archive for its legal notices?			[1.00] Yes
064	Core Competencies	Transparency	
Are your municipality's codified and uncodified ordinances, including all current salary ordinances, posted on the municipality's website? Please provide the link to the webpage on which the ordinances are posted under Comments. If the answer is "No" type "Answered No" under Comments.			[1.00] Yes Comment: https://ecode360.com/MO1
065	Core Competencies	Transparency	
Does your municipality maintain on its website minutes and agendas, along with meeting dates, for the governing body, planning board, board of adjustment and all commissions? Please provide the link to the webpage on which the agendas and minutes are listed under Comments. If the answer is "No" type "Answered No" under Comments.			[1.00] Yes Comment: https://mountainlakes.gov/rlakes-borough-council/agendas-and-minutes/
066	Core Competencies	Transparency	
Municipalities will need to implement ADA-compliant design principles for rendering links and notice content accessible to the visually impaired. The current Federal compliance deadlines are April 24, 2027 for municipalities 50,000 or more in population, and April 24, 2028 for municipalities of less than 50,000. See LFN 2026-01 for further information. Is your municipality working with its IT personnel/firm and legal counsel to ensure the compliance deadline is met?			[1.00] Yes

067	Core Competencies	Transparency	
Does your municipality maintain on its website the previous three years of adopted budgets and the current year introduced or adopted budget, inclusive of the user-friendly budget section, as required pursuant to N.J.S.A. 40A:4-10? Please provide the link to the webpage on which the budgets are posted under Comments. If the answer is "No" type "Answered No" under Comments.			[1.00] Yes Comment: https://mountainlakes.gov/c office/budget-and-finances/
068	Best Practices	Transparency	
Does your municipality maintain on its website, in a location easily accessible to the public, the municipal master plan and the current and most immediate prior master plan elements (e.g. land use, housing, stormwater management plan, traffic, open space and recreation)? Please provide the link to the webpage on which the master plan information is posted under Comments. If the answer is "No" type "Answered No" in the comments.			[0.50] Yes Comment: https://mountainlakes.gov/p board-documents/
069	Best Practices	Transparency	
Does your municipality maintain on its website all current labor agreements, including memoranda of understanding, contract amendments, and "side letter" or "side bar" agreements? Please provide the link to the webpage on which current labor agreements are posted under Comments. If the answer is "No" type "Answered No" under Comments.			[0.50] Yes Comment: https://mountainlakes.gov/c agreements/
070	Best Practices	Transparency	
Does your municipality maintain on its website the most recent annual financial statement (AFS) and annual audit, including any corrective action plan? Please provide the link to the webpage on which both are posted under Comments. If the answer is "No" type "Answered No" under Comments.			[0.50] Yes Comment: https://mountainlakes.gov/c office/budget-and-finances/
071a	Core Competencies	Hospital Contributions	
Does your municipality collect a community service contribution under N.J.S.A. 40:48J-1 from tax-exempt hospitals and satellite emergency care facilities located within your municipality?			[1.00] N/A
071b	Core Competencies	Hospital Contributions	
If your answer to Question 71(a) was yes, is your municipality remitting 5% of the installment to the county pursuant to subsection d. of N.J.S.A. 40:48J-1?			[1.00] N/A

RESOLUTION AND ORDINANCE REVIEW FOR THE NOVEMBER 9, 2026 MEETING

TO: MAYOR AND COUNCIL

FROM: MITCHELL STERN, MANAGER

RESOLUTIONS

NONE, OTHER THAN APPROVAL OF THE BILLS LIST.

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 – 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.

ORDINANCES TO ADOPT

NONE.

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

BOROUGH OF MOUNTAIN LAKES
MORRIS COUNTY, NEW JERSEY

ORDINANCE 26-13

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.

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CERTIFICATION: I hereby certify the foregoing to be a true and correct copy of the ordinance duly adopted by the Borough Council of Mountain Lakes, New Jersey, at a meeting held on November 23, 2026.

____
Cara Fox, Borough Clerk

Introduced: 11/9/26 | Adopted: 11/23/26

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

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 26-139

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 9, 2026** and on file and available for public inspection in the Office of the Treasurer and approved by him for payment, be paid.

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CERTIFICATION: I hereby certify the foregoing to be a true and correct copy of a resolution duly adopted by the Borough Council of Mountain Lakes, New Jersey, at a meeting held on November 9, 2026.

____
Cara Fox, Borough Clerk

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

List of Bills - Claims/Clearing Checking Account

Meeting Date: 11/09/2026 For bills from 10/23/2026 to 11/05/2026

	Vendor		Description	Payment	Check Total
ACH	219 - ACCESS	PO 33329	ADMIN: CUST# 156NFY04790 - NOV2026	124.94	124.94
ACH	2426 - AGL WELDING SUPPLY CO.	PO 32040	DPW - EQUIPMENT & TOOLS - BLANKET	100.56	100.56
	3861 - AMAZON CAPITAL SERVICES	PO 33132	DPW BLDG IMPROVMENTS: ORDER# 111-2986375	147.24	
		PO 33245	DPW: ORDER# 112-9280534-6645050	664.87	
		PO 33267	DPW: ORDER# 112-9861815-8210643	49.32	
		PO 33268	POLICE: ORDER#112-2593768-3029008 112-	100.53	961.96
	3861 - AMAZON CAPITAL SERVICES	PO 33279	POLICE: ORDER# 112-6668878-9229061	106.60	
		PO 33284	ADMIN: ORDER# 33284	244.93	
		PO 33294	POLICE: ORDER# 112-0475660-5465048	92.55	
		PO 33300	RECREATION: ORDER# 112-1032514-0313024	91.19	535.27
	3861 - AMAZON CAPITAL SERVICES	PO 33331	DPW IMPROVEMENTS: ORDER# 111-6484290-597	9.90	9.90
	4708 - AMPT STUDIO, LLC	PO 33296	CONSTRUCTION: BORO SHIRTS	247.50	
		PO 33297	COUNCIL APPAREL	158.00	405.50
ACH	4375 - ARCO CONSTRUCTION, INC	PO 33151	DPW BLDG IMPROVEMENT: METAL FLASHING	5,120.00	5,120.00
ACH	3957 - ATLANTIC COAST RECYCLING	PO 33096	SOLID WASTE - RECYCLING - 2026 - BLANKET	911.45	911.45
ACH	4813 - B AND B DISPOSALS LLC	PO 32537	SOLID WASTE / RECYCLING COLLECTION - BLA	1,500.00	1,500.00
ACH	4813 - B AND B DISPOSALS LLC	PO 32538	SOLID WASTE / RECYCLING COLLECTION - BLA	60,833.33	60,833.33
ACH	4785 - BATTAGLIA ASSOCIATES LLC	PO 33319	TAX/UTILITY SUPPORT SERVICES - OCT 2026	2,700.00	2,700.00
ACH	3103 - BENEFIT ANALYSIS, INC.	PO 32442	2026 FLEXIBLE SPENDING ACCOUNTS - BLANKE	225.00	225.00
ACH	4588 - BOSWELL ENGINEERING, INC	PO 32465	DESIGN FOR BIRCHWOOD LAKE DAM REPAIR - F	232.52	232.52
ACH	4368 - BUY WISE AUTO PARTS, INC.	PO 32930	DPW - VEHICLE REPAIR & MAINTENANCE - BLA	608.24	608.24
ACH	4368 - BUY WISE AUTO PARTS, INC.	PO 33229	POLICE: VEHICLE REPAIRS	296.77	296.77
ACH	4368 - BUY WISE AUTO PARTS, INC.	PO 33270	DPW - VEHICLE REPAIR & MAINTENANCE - BLA	145.59	145.59
ACH	445 - CERBO'S PARSIPPANY GREENHOUSES, INC	PO 33333	BORO: SKIP LAUREL'S	1,500.00	1,500.00
ACH	4090 - CLEAN MAT SERVICES, LLC	PO 32338	2026 FLOOR MAT SERVICE / DPW APR - DEC -	210.66	210.66
ACH	4884 - COSTELLO'S ACE HARDWARE	PO 33307	FIRE DEPT: SEPT HARDWARE SUPPLIES: ACCT#	676.48	676.48
	3190 - COUNTY OF MORRIS	PO 33298	2026 ADDED & OMITTED TAX ASSESSMENT	59.12	59.12
	3190 - COUNTY OF MORRIS	PO 33299	2026 ADDED & OMITTED TAX ASSESSMENT	1,951.75	1,951.75
	2396 - COUNTY WELDING SUPPLY CO.	PO 32044	DPW - EQUIPMENT & TOOLS - BLANKET	36.00	36.00
ACH	506 - DAN COMO & SONS, INC	PO 33209	SOLID WASTE: LEAF/BRUSH REMOVAL - BLANKE	3,515.00	3,515.00
	576 - DAVE'S TIRE, LLC	PO 33263	DPW - VEHICLE REPAIR & MAINTENANCE - STA	444.00	
		PO 33288	DPW - VEHICLE REPAIR & MAINTENANCE - STA	53.50	497.50
ACH	4170 - DEWBERRY ENGINEERS, INC	PO 29173	ENGINEERING SERVICES - WELL #4 - PROJECT	5,310.00	5,310.00
	2971 - DIRECT ENERGY BUSINESS	PO 33322	STREET LIGHTING: ELECTRIC SERVICE: SEPT	12.40	12.40
	652 - DOVER BRAKE AND CLUTCH CO. INC	PO 32009	DPW - VEHICLE REPAIR & MAINTENANCE - BLA	179.39	179.39
	4061 - EXTECH BUILDING MATERIALS	PO 33330	DPW BLDG IMPROVEMENT - CUST# 182812	192.32	192.32
	3480 - FASTSIGNS	PO 33280	HALLOWEEN DECORATING WINNERS LAWNSIGNS	126.96	126.96
ACH	653 - GANNET NEW YORK/NEW JERSEY LOCALIQ	PO 33248	CLERK: ADVERTISING OCT 2026 - ACCT# 1120	102.76	102.76
ACH	3049 - GENERAL CODE	PO 33112	CLERK: CUST. #MO1514 - SUPPLEMENT 33	750.00	750.00
ACH	3991 - GRM INFORMATION MANAGEMENT SERVICES	PO 32352	2026 ARCHIVE STORAGE ACCT 01QA0220 - 202	231.32	231.32
ACH	4055 - HOFFMAN SERVICES, INC	PO 33258	DPW - SAFETY EQUIPMENT - CO-OP # 65MCESC	740.00	740.00
ACH	4209 - HUNTER CARRIER SERVICES	PO 32560	ADMIN: 2026 PHONES - ACCT: 159-21438 - B	1,118.52	1,118.52
ACH	3817 - IL TORRENTE PIZZA	PO 33306	WATER OPERATING - WATER MAIN REPAIR - ME	94.69	94.69
ACH	4521 - INTERNATIONAL BROTHERHOOD OF TEAMSTERS L	PO 33325	DPW UNION DUES - NOVEMBER 2026	302.00	302.00
	859 - JCP&L	PO 33285	M/A #200 000 020 764: BILL DATE: OCT 12,	459.95	459.95
	859 - JCP&L	PO 33321	STREET LIGHTING - 24 PARK PL - 9/28 - 10	19.18	19.18
	859 - JCP&L	PO 33324	M/A #200 000 054 011/ BILL DATE: OCT 23,	545.87	545.87
ACH	1090 - KENVIL POWER MOWER	PO 33058	DPW - EQUIPMENT REPAIR - BLANKET	174.87	174.87
ACH	4563 - LAURIE STEPPER	PO 33315	SPECIAL EVENTS - HALLOWEEN PRIZES	250.00	250.00
	1338 - MGL PRINTING SOLUTIONS, LLC	PO 33038	WATER/SEWER: ENVELOPES AND FOLDING/STUFF	1,592.50	1,592.50
ACH	3926 - MITCHELL STERN	PO 33334	ICMA REIMBURSEMENT	196.07	196.07
	3911 - MORRIS COUNTY CHAMBER OF COMMERCE	PO 33301	MEMBERSHIP TO MORRIS COUNTY CHAMBER OF C	580.00	580.00
ACH	1371 - MTN. LAKES BOARD OF EDUCATION	PO 33304	NOV 2026 MTN LAKES SCHOOL DISTRICT GENER	2,349,363.67	2,349,363.67
ACH	4522 - NATIONAL HIGHWAY PRODUCTS, INC	PO 32369	S & R - SIGNS - MCCPC CONTRACT # 28	250.20	250.20
ACH	4522 - NATIONAL HIGHWAY PRODUCTS, INC	PO 33148	POLICE: TRAFFIC CONTROL	802.25	802.25
ACH	2595 - NORTH JERSEY MUNICIPAL EMPLOYEE BENEFITS	PO 33214	DENTAL: NOVEMBER 2026 COVERAGE - GROUP 1	2,759.00	2,759.00
ACH	2595 - NORTH JERSEY MUNICIPAL EMPLOYEE BENEFITS	PO 33286	DENTAL: DECEMBER 2026 COVERAGE - GROUP 1	2,930.00	2,930.00
ACH	2727 - ONE CALL CONCEPTS, INC.	PO 32494	ACCT# 12-BML / 2026 APRIL - DECEMBER BLA	366.40	366.40
	2968 - OPTIMUM	PO 32351	DPW: 2026 INTERNET SERVICES ACCT# 07876-	12.99	12.99
	2968 - OPTIMUM	PO 32357	DPW: 2026 INTERNET SERVICES ACCT# 07876-	161.44	161.44
ACH	4567 - PARAGON INTEGRATED SERVICES GROUP, LLC	PO 33201	LAKE MANAGEMENT - 2026 - HYDRO RAKING	63,000.00	63,000.00
ACH	3781 - PHOENIX ADVISORS	PO 33310	FINANCE: 2026 CONTINUING MARKET DISCLOSU	2,050.00	2,050.00
ACH	1714 - POWER PLACE, INC.	PO 33251	DPW - EQUIPMENT REPAIR - BLANKET	9.18	9.18
ACH	4788 - QUIKTEKS LLC	PO 32669	2026 IT MONTHLY CHARGES - BLANKET	1,385.50	1,385.50
ACH	4725 - RUSSEL SPEEDER'S CAR WASH OF CT	PO 33287	POLICE: CAR WASHES - SEPTEMBER 2026	208.00	208.00
ACH	4863 - SK PAPER SHRED	PO 32861	ADMIN: 2026 SHREDDING SERVICES BLANKET	340.00	340.00
ACH	2470 - SKYLANDS AREA FIRE EQUIP & TRAINING	PO 33313	FIRE DEPT: BOOTS ORDER#	507.43	507.43
	3017 - STATE OF NJ - PWT DIVISION OF TAXAT	PO 33309	SONJ - PUBLIC COMMUNITY WATER TAX - 2nd	38.51	38.51
	4578 - T-MOBILE	PO 32177	WATER: T-MOBILE ACCT - 999393642 - MONTH	31.85	

List of Bills - Claims/Clearing Checking Account

Meeting Date: 11/09/2026 For bills from 10/23/2026 to 11/05/2026

	Vendor		Description	Payment	Check Total
		PO 33320	CONST: DATA SERVICE FOR IPADS - SEPT-OCT	178.05	**209.90**
ACH	1343 - **TILCON NY, INC**	PO 32757	WATER OPERATING - QUARRY PROCESS - MCCPC	768.98	**768.98**
ACH	4839 - **TIM BRADEN**	PO 33291	MCCOA October 7 2026 Luncheon- Tim Brade	30.00	**30.00**
	881 - **TMS, INC**	PO 31889	ADMIN: 2026 DNS HOSTING / ACCT# GTI - BL	30.00	**30.00**
ACH	2801 - **TREE KING, INC**	PO 33289	S & R TREE REMOVAL	1,950.00	**1,950.00**
ACH	4088 - **TURN OUT UNIFORMS, INC**	PO 33292	POLICE: UNIFORM PURCHASES - BARBARA GIUL	317.96	**317.96**
ACH	1062 - **UNITED SITE SERVICES**	PO 33177	POLICE: RESTROOMS FOR HALLOWEEN 2026 - A	189.00	**189.00**
ACH	1062 - **UNITED SITE SERVICES**	PO 33302	PORTA JOHNS: OCT - NOV 2026 - CUST ID# A	573.78	**573.78**
	4587 - **VERIZON**	PO 33326	ADMIN: ACCT# 357-361-129-0001-26 - INTER	354.92	**354.92**
	832 - **W.W. GRAINGER, INC**	PO 33311	FIRE DEPT: BOOTS ORDER# 1596036026	238.43	**238.43**
	TOTAL				**2,524,983.88**

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-100-020	General Administration - Other Expenses	1,137.26			
01-201-20-110-020	Mayor & Council - Other Expenses	158.00			
01-201-20-120-020	Municipal Clerk - Other Expenses	852.76			
01-201-20-130-020	Finance Department - Other Expenses	2,050.00			
01-201-20-140-020	Computer Services - Other Expenses	1,770.42			
01-201-20-145-020	Tax Collector - Other Expenses	2,700.00			
01-201-22-195-020	Uniform Construction Code - Other Expens	455.55			
01-201-23-220-020	Group Insurance Plans - Employee	5,914.00			
01-201-25-240-020	Police Department - Other Expenses	1,816.89			
01-201-25-265-020	Fire Department - Other Expenses	1,422.34			
01-201-26-290-020	Streets & Roads - Other Expenses	2,150.11			
01-201-26-305-020	Solid Waste - Other Expenses	66,759.78			
01-201-26-310-020	Buildings & Grounds - Municipal Building	1,710.66			
01-201-26-315-020	Vehicle Repairs & Maint - Other Expenses	1,727.49			
01-201-28-370-020	Parks & Playgrounds - Other Expenses	956.96			
01-201-28-375-020	Maint of Parks (Beaches/Lakes) - OE	63,573.78			
01-201-31-435-020	Electricity - All Departments	1,005.82			
01-201-31-436-020	Electricity - Street Lighting	31.58			
01-201-31-440-020	Telecommunications	1,118.52			
01-203-26-290-020	(2025) Streets & Roads - Other Expenses		1,950.00		
01-207-55-000-000	Local School Taxes Payable			2,349,363.67	
01-209-55-000-000	County Taxes Payable - Added/Omitted			1,951.75	
01-211-55-100-000	County Open Space Added/Omitted			59.12	
01-260-05-100	Due to Clearing			0.00	2,510,636.46
TOTALS FOR	**Current Fund**	**157,311.92**	**1,950.00**	**2,351,374.54**	**2,510,636.46**
04-215-55-999-000	2024 CAPITAL ORDINANCE 3-24			5,120.00	
04-215-56-801-000	2024 CAPITAL ORDINANCE 7-24			5,310.00	
04-215-56-804-000	2025 Capital Ordinance - 12-25			232.52	
04-215-56-805-400	26-10 - Properties and Facilities - $367,491.81			349.46	
04-260-05-100	Due to Clearing			0.00	11,011.98
TOTALS FOR	**General Capital**	**0.00**	**0.00**	**11,011.98**	**11,011.98**
05-201-55-520-520	Water Operating - Other Expenses	2,942.25			
05-260-05-100	Due to Clearing			0.00	2,942.25
TOTALS FOR	**Water Operating**	**2,942.25**	**0.00**	**0.00**	**2,942.25**
12-200-00-000-801	DPW UNION DUES	302.00			
12-260-05-100	DUE to clearing			0.00	302.00
TOTALS FOR	**Payroll Agency Account**	**302.00**	**0.00**	**0.00**	**302.00**

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
33-260-05-100	Due to Clearing			0.00	91.19
33-600-00-090-000	Recreation Trust Reserves			91.19	
TOTALS FOR	**Recreation Trust**	0.00	0.00	91.19	91.19

Total to be paid from Fund 01 Current Fund	2,510,636.46
Total to be paid from Fund 04 General Capital	11,011.98
Total to be paid from Fund 05 Water Operating	2,942.25
Total to be paid from Fund 12 Payroll Agency Account	302.00
Total to be paid from Fund 33 Recreation Trust	91.19
	2,524,983.88



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

CALL TO ORDER AND OPEN PUBLIC MEETINGS ACT STATEMENT

This meeting is being held in compliance with Public Law 1975, Chapter 231, Sections 4 and 13, as notice of this meeting has been reported to The Citizen, the Morris County Daily Record, and The Star Ledger on January 6, 2026 and posted in the municipal building.

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

ROLL CALL ATTENDANCE

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

FLAG SALUTE

Mayor Muilenburg led the salute to the flag.

EXECUTIVE SESSION

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

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

COMMUNITY ANNOUNCEMENTS

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

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

SPECIAL PRESENTATIONS

There were no special presentations.

REPORTS OF BOROUGH ESTABLISHED BOARDS, COMMISSIONS AND COMMITTEES

There were no reports.

BOROUGH COUNCIL DISCUSSION ITEMS

There were no discussion items.

PUBLIC COMMENT

Mayor Muilenburg opened the meeting to the public.

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

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

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

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

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

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

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

ATTORNEY'S REPORT
Mr. Oostdyk had nothing to report.

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

RESOLUTIONS
There were no non-consent agenda resolutions.

ORDINANCES TO INTRODUCE
There were no ordinances to introduce.

ORDINANCES TO ADOPT
There were no ordinances to adopt.

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

***RESOLUTIONS**

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

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

***BOARD, COMMITTEE AND COMMISSION APPOINTMENTS**

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

***Approval of the Consent Agenda**

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

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

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

COUNCIL REPORTS

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

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

PUBLIC COMMENT

Mayor Muilenburg opened the meeting to the public.

There was no one from the public wishing to speak.

NEXT STEPS AND PRIORITIES

Mayor Muilenburg reviewed the following next steps and priorities:

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

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

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

Respectfully Submitted,

_____
Cara Fox, Borough Clerk

DRAFT