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.

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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

Cara Fox, Borough Clerk

BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Mitchell Stern
Borough Manager
mstern@mtnlakes.org

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

TO: Honorable Mayor and Borough Council
SUBJ: Manager's Report for the Borough Council meeting of 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

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.

XXXX

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

