



**AGENDA FOR THE COUNCIL MEETING OF THE BOROUGH OF MOUNTAIN LAKES
HELD AT THE BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ 07046
AUGUST 24, 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

12) RESOLUTIONS

13) ORDINANCES TO INTRODUCE

14) ORDINANCES TO ADOPT

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. R26-122, Authorizing the Payment of Bills
- b. R26-123, Extension of License 1425-31-006-001 to Jeffrey T. Testa, Chapter 7 Trustee for the Mountain Lakes Club

***APPROVAL OF MINUTES**

7/27/26 (Regular)

***BOARD, COMMITTEE AND COMMISSION APPOINTMENTS**

- a. *Christine Belli to the Shade Tree Commission as 1st Alternate Member with a term expiring 12/31/26 (previously appointed)*
- b. *Mary Giordanno to the Shade Tree Commission as 2nd Alternate Member with a term expiring 12/31/29*
- c. *Vihan Deore to the Health Commission as student member*
- d. *Charlotte Caggiano and Samantha Hirschfeld to the Environmental Commission as student members (previously appointed)*
- e. *Yuma Nakahara and Caleb Sbar to the Historic Preservation Committee as student members*
- f. *Kalvin Lee (previously appointed) and Anika Sheth to the Shade Tree Commission as student members*
- g. *Kelsey Dages and Scott Minitier to the Lakes Management Committee as student members (previously appointed)*

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

RESOLUTION AND ORDINANCE REVIEW FOR THE AUGUST 24, 2026 MEETING

TO: MAYOR AND COUNCIL

FROM: MITCHELL STERN, MANAGER

RESOLUTIONS

R26-123, EXTENSION OF LICENSE 1425-31-006-001 TO JEFFREY T. TESTA, CHAPTER 7 TRUSTEE FOR THE MOUNTAIN LAKES CLUB – this resolution extends the Mountain Lakes Club’s liquor license to the bankruptcy trustee in accordance with N.J.A.C. 13:2-6.1, which requires a formal license extension when a license devolves by operation of law.

ORDINANCES TO INTRODUCE

NONE.

ORDINANCES TO ADOPT

NONE.

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

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

RESOLUTION 26-122

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 August 24, 2026 and on file and available for public inspection in the Office of the Treasurer and approved by him for payment, be paid.

XX

CERTIFICATION: I hereby certify the foregoing to be a true and correct copy of a resolution duly adopted by the Borough Council of Mountain Lakes, New Jersey, at a meeting held on August 24, 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: 08/10/2026 For bills from 07/24/2026 to 08/06/2026

	Vendor	Description	Payment	Check Total
ACH	219 - ACCESS	PO 32956 ADMIN: CUST# 156NFY04790 - JULY 2026	124.94	124.94
ACH	2426 - AGL WELDING SUPPLY CO.	PO 32040 DPW - EQUIPMENT & TOOLS - BLANKET	100.56	100.56
	4772 - ALDEN BAILEY RESTORATION CORP	PO 31445 MOUNTAIN LAKES TRAIN STATION EXTERIOR	24,965.19	24,965.19
	3776 - ALLEGRA MARKETING, PRINT & MAIL	PO 32923 CONSTRUCTION: PERMIT JACKETS	235.00	235.00
	3861 - AMAZON CAPITAL SERVICES	PO 32916 SUMMER REC: ORDER # 111-3239818-2609816	18.83	18.83
ACH	102 - ANDERSON & DENZLER ASSOC., INC	PO 32947 JULY 2026 PROFESSIONAL SERVICES	2,656.00	
		PO 32947 JULY 2026 PROFESSIONAL SERVICES	189.20	
		PO 32947 JULY 2026 PROFESSIONAL SERVICES	2,577.80	5,423.00
ACH	102 - ANDERSON & DENZLER ASSOC., INC	PO 32947 JULY 2026 PROFESSIONAL SERVICES	11,460.70	11,460.70
	4882 - ANTHONY ELIA	PO 32936 REIMBURSEMENT FOR FINGERPRINTS	57.73	57.73
ACH	4148 - ATAK TRUCKING, INC.	PO 32904 PARKS/BEACHES - GENERAL MAINTENANCE	2,240.92	2,240.92
ACH	4148 - ATAK TRUCKING, INC.	PO 32965 SUMMER RECREATION - SAND	1,128.60	1,128.60
ACH	3957 - ATLANTIC COAST RECYCLING	PO 32509 SOLID WASTE - RECYCLING - 2026 - BLANKET	710.82	710.82
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 32900 TAX/UTILITY ASSISTANCE: JUNE 2026	1,725.00	1,725.00
ACH	4588 - BOSWELL ENGINEERING, INC	PO 32465 DESIGN FOR BIRCHWOOD LAKE DAM REPAIR - F	4,290.00	4,290.00
	4860 - BRIANA OREFICE	PO 32931 REIMBURSEMENT FOR SUMMER RECREATION SUPP	111.94	111.94
ACH	3860 - CARNER BROS.	PO 32906 WATER DEPT - 146 LAKE DRIVE	1,168.00	1,168.00
ACH	445 - CERRO'S PARSIPPANY GREENHOUSES, INC	PO 32896 MEMORIAL DAY DECORATIONS	155.94	155.94
ACH	4090 - CLEAN MAT SERVICES, LLC	PO 32338 2026 FLOOR MAT SERVICE / DPW APR - DEC -	210.66	210.66
ACH	1481 - CORE & MAIN, LP	PO 32763 DPW - 2" METERS FOR METER REPLACEMENT PR	3,832.00	3,832.00
ACH	1481 - CORE & MAIN, LP	PO 32908 WATER OPERATING - MAINTENANCE - WATER ME	3,442.24	3,442.24
	272 - COUNTY OF BERGEN	PO 32926 FIRE DEPT: TRAINING	1,195.00	1,195.00
	2396 - COUNTY WELDING SUPPLY CO.	PO 32044 DPW - EQUIPMENT & TOOLS - BLANKET	36.00	36.00
ACH	506 - DAN COMO & SONS, INC	PO 32712 SOLID WASTE: LEAF/BRUSH REMOVAL	560.00	560.00
ACH	4170 - DEWBERRY ENGINEERS, INC	PO 29173 ENGINEERING SERVICES - WELL #4 - PROJECT	3,410.00	3,410.00
	652 - DOVER BRAKE AND CLUTCH CO. INC	PO 32009 DPW - VEHICLE REPAIR & MAINTENANCE - BLA	101.26	101.26
ACH	4804 - DOWNES TREE SERVICE	PO 32907 S & R - TREE REMOVAL - MCCPC CONTRACT #1	4,250.00	4,250.00
	2957 - ESI EQUIPMENT, INC.	PO 32814 FIRE DEPT: HOLMATRO EXTRICATION EQUIPMEN	14,033.64	14,033.64
	3480 - FASTSIGNS	PO 32863 DOG POOP LAWN SIGNS	155.94	155.94
	2356 - FIRE DEX, GW LLC	PO 32927 FIRE DEPT: GEAR CLEANING	1,934.75	1,934.75
ACH	2517 - FIREFIGHTER ONE, LLC	PO 32888 FIRE DEPT: Annual Fit Testing	765.00	765.00
ACH	4242 - FMHUB, LLC	PO 32895 FINANCE: 2026 BAN - ELECTRONIC MUNICARD	1,000.00	1,000.00
	911 - HOME DEPOT CREDIT SERVICES	PO 32382 DPW - BUILDING MAINTENANCE- BLANKET	71.08	
		PO 32680 WATER DEPT - FACILITY REPAIRS & MAINTENA	212.62	
		PO 32864 DPW BLDG IMPROVEMENTS	173.42	
		PO 32902 DPW - DEPARTMENT SUPPLIES - BLANKET - 18	488.55	945.67
	911 - HOME DEPOT CREDIT SERVICES	PO 32920 FIREHOUSE RENOVATION	129.62	
		PO 32940 DPW - MISC- 18-FLEET-00234	1,144.43	
		PO 32940 DPW - MISC- 18-FLEET-00234	316.46	1,590.51
ACH	3638 - IDEMIA IDENTITY & SECURITY USA, LLC	PO 32580 POLICE: COMPUTER FOR LIVESCAN NJ STATE C	2,805.00	2,805.00
ACH	4521 - INTERNATIONAL BROTHERHOOD OF TEAMSTERS L	PO 32921 DPW UNION DUES - JULY 2026	374.00	374.00
	859 - JCP&L	PO 32911 STREET LIGHTING - 163 - JUNE - JULY 2026	536.61	536.61
	859 - JCP&L	PO 32912 M/A #200 000 020 764: BILL DATE: JULY 13	379.01	379.01
	859 - JCP&L	PO 32919 STREET LIGHTING - 100 157 874 148 - JUN	3,008.11	3,008.11
	859 - JCP&L	PO 32937 STREET LIGHTING - 24 PARK PL -6/26 - 7/2	17.60	17.60
	4879 - JOHN DANIEL	PO 32935 REIMBURSEMENT FOR FINGERPRINTS	57.73	57.73
ACH	1090 - KENVIL POWER MOWER	PO 32794 DPW - EQUIPMENT REPAIR - BLANKET	85.05	85.05
ACH	4563 - LAURIE STEPPER	PO 32632 SUMMER SUPPLIES REIMBURSEMENT BLANKET	225.00	
		PO 32632 SUMMER SUPPLIES REIMBURSEMENT BLANKET	37.44	262.44
ACH	1210 - LOEFFEL'S WASTE OIL SVC., LLC	PO 32948 SOLID WASTE - WASTE OIL RECYCLING	195.00	195.00
ACH	4255 - McELWEE & QUINN, LLC	PO 32905 FINANCE: PRINTING SERVICES - 2026	2,000.00	2,000.00
ACH	4876 - METRO VALVE & ACTUATION CORP	PO 32876 WATER DEPT: PRV REBUILD KIT	1,617.73	1,617.73
	1338 - MGL PRINTING SOLUTIONS, LLC	PO 32688 WATER/SEWER: ENVELOPES AND FOLDING/STUFF	1,226.50	1,226.50
ACH	2766 - MOTOROLA SOLUTIONS, INC.	PO 32943 POLICE: BODY CAMS AND COMMAND CENTRAL	10,128.00	10,128.00
ACH	1371 - MTN. LAKES BOARD OF EDUCATION	PO 32946 AUGUST 2026 MTN LAKES SCHOOL DISTRICT GE	2,349,363.67	2,349,363.67
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 32889 JUNE 2026 LEGAL SERVICES - TAX APPEAL/AF	315.00	
		PO 32889 JUNE 2026 LEGAL SERVICES - TAX APPEAL/AF	1,698.00	2,013.00
ACH	1472 - MURPHY MCKEON P.C.	PO 32958 JULY 2026 LEGAL SERVICES - TAX APPEAL/AF	2,315.00	2,315.00
ACH	4615 - NAPA AUTO PARTS	PO 32012 DPW - VEHICLE REPAIR & MAINTENANCE - BLA	71.99	71.99
ACH	4522 - NATIONAL HIGHWAY PRODUCTS, INC	PO 32512 S & R - PPE- MCCPC CONTRACT # 28	681.50	
		PO 32512 S & R - PPE- MCCPC CONTRACT # 28	681.50	1,363.00
	1553 - NEW JERSEY NATURAL GAS	PO 32910 NATURAL GAS: JUNE to JULY 2026 SERVICE	979.44	979.44
	2745 - NJ DEPT OF LABOR -WORKFORCE DEVELOPMENT	PO 32909 2025 CATASTROPHIC ILLNESS FUND ASSESEMEN	277.50	277.50
	3279 - NJ DIV OF ALCOHOLIC BEVERAGE CONTROL	PO 32914 CLERK 2026-2027 LIQUOR LICENSE RENEWAL	18.00	18.00
ACH	2595 - NORTH JERSEY MUNICIPAL EMPLOYEE BENEFITS	PO 32816 DENTAL: AUGUST 2026 COVERAGE - GROUP 162	2,987.00	2,987.00
ACH	2595 - NORTH JERSEY MUNICIPAL EMPLOYEE BENEFITS	PO 32932 DENTAL: SEPTEMBER 2026 COVERAGE - GROUP	2,987.00	2,987.00

List of Bills - Claims/Clearing Checking Account

Meeting Date: 08/10/2026 For bills from 07/24/2026 to 08/06/2026

Vendor	Description	Payment	Check Total
ACH 4881 - NORTON DRAIN, LLC	PO 32939 DPW - BUILDING MAINTENANCE	375.00	375.00
ACH 2727 - ONE CALL CONCEPTS, INC.	PO 32494 ACCT# 12-BML / 2026 APRIL - DECEMBER BLA	372.80	372.80
2968 - OPTIMUM	PO 32351 DPW: 2026 INTERNET SERVICES ACCT# 07876-	12.94	12.94
2968 - OPTIMUM	PO 32357 DPW: 2026 INTERNET SERVICES ACCT# 07876-	161.44	161.44
ACH 1651 - PEERLESS CONCRETE PRODUCTS CO.	PO 32511 COMMEMORATIVE BENCH ENDS	1,200.00	1,200.00
ACH 4632 - PERFORMANCE TROPHIES AND MEDALS, LLC	PO 32875 JR TRACK TROPHIES	611.14	611.14
ACH 3781 - PHOENIX ADVISORS	PO 32960 Municipal Advisory Services - 2026 Bond	13,500.00	13,500.00
ACH 4788 - QUIKTEKS LLC	PO 32669 2026 IT MONTHLY CHARGES - BLANKET	1,385.00	1,385.00
ACH 4788 - QUIKTEKS LLC	PO 32850 DPW WIFI AND UPGRADES	1,307.50	
	PO 32850 DPW WIFI AND UPGRADES	653.75	
	PO 32850 DPW WIFI AND UPGRADES	653.75	
ACH 4788 - QUIKTEKS LLC	PO 32868 ADMIN: COMPUTER	1,125.00	2,615.00
ACH 4788 - QUIKTEKS LLC	PO 32917 POLICE: COMPUTER - SHAWN BENNETT	1,125.00	1,125.00
ACH 1822 - R.S. PHILLIPS STEEL, LLC	PO 32898 DPW - TEMPORARY USE ROAD PLATES	1,950.48	1,950.48
3256 - RANJAN O. BOSE	PO 32945 REIMBURSEMENT FOR TRACK PHOTOS	92.98	92.98
3500 - RUTGERS UNIVERSITY	PO 32827 DPW - RECYCLING SERIES #20 COURSES - LIS	1,810.00	1,810.00
ACH 1948 - SHEAFFER SUPPLY, INC.	PO 32918 DPW BUILDING IMPROVMENT	136.68	136.68
4825 - SHIR KLIGLER	PO 32897 REFUND FOR SUMMER RECREATION EXTENDED DA	221.00	221.00
ACH 4809 - SJ FUEL SOUTH COMPANY INC	PO 32565 DPW - UNLEADED GASOLINE - MCCPC CONTRACT	4,767.97	4,767.97
ACH 4863 - SK PAPER SHRED	PO 32861 ADMIN: 2026 SHREDDING SERVICES BLANKET	170.00	170.00
ACH 2774 - STAPLES CONTRACT & COMMERCIAL, LLC	PO 32867 ADMIN: ORDER# 7683801990	439.56	439.56
ACH 4108 - STO OF NJ, INC	PO 32848 DPW BLDG IMPROVEMENTS	260.24	260.24
4856 - STRATEGIC SYSTEM SOLUTIONS LLC	PO 32941 SUPPLIES FOR LAKER 55+ POTLUCK	58.00	58.00
1943 - STRUCTURAL STONE CO., INC.	PO 32903 DPW - DEPT SUPPLIES - BOROUGH HALL PARKI	985.00	985.00
4578 - T-MOBILE	PO 32177 WATER: T-MOBILE ACCT - 999393642 - MONTH	31.85	
	PO 32922 DATA SERVICE FOR IPADS - JULY-AUGUST 202	356.10	387.95
ACH 4880 - THE CHEESESTEAK FACTORY	PO 32933 COMMUNITY BBQ CATERER	4,000.00	4,000.00
ACH 1343 - TILCON NY, INC	PO 32757 WATER OPERATING - QUARRY PROCESS - MCCPC	1,698.95	1,698.95
881 - TMS, INC	PO 31889 ADMIN: 2026 DNS HOSTING / ACCT# GTI - BL	30.00	30.00
ACH 4191 - TRANSUNION RISK & ALTERNATIVE DATA SOLUT	PO 32949 POLICE: JULY 2026 DATA SEARCH ACCT: 3645	100.00	100.00
ACH 1062 - UNITED SITE SERVICES	PO 32915 PORTA JOHNS: JUNE to JULY 2026 - CUST ID	573.78	573.78
4587 - VERIZON	PO 32934 ADMIN: ACCT# 357-361-129-0001-26 - INTER	351.03	351.03
4878 - VOLCANIC PARTNERS LLC	PO 32881 POLICE: BIKE PATROL	2,874.00	2,874.00
832 - W.W. GRAINGER, INC	PO 32696 DPW - FIRST AID KIT	196.36	196.36
ACH 2182 - WEST CHESTER MACHINERY & SUPPLY CO.	PO 32924 DPW - BUILDING MAINTENANCE	94.14	94.14
ACH 2182 - WEST CHESTER MACHINERY & SUPPLY CO.	PO 32959 DPW BLDG IMPROVEMENT	546.64	546.64
4754 - WOODARD CREATIVE CARVINGS, LLC	PO 32618 SUMMER RECREATION - SAND SCULPTING	110.00	110.00
TOTAL			2,588,119.63

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-100-020	General Administration - Other Expenses	734.50			
01-201-20-120-020	Municipal Clerk - Other Expenses	18.00			
01-201-20-140-020	Computer Services - Other Expenses	4,198.53			
01-201-20-155-020	Legal Services - Other Expenses	9,013.00			
01-201-20-165-020	Engineering Services - Other Expenses	2,577.80			
01-201-22-195-020	Uniform Construction Code - Other Expens	591.10			
01-201-23-220-020	Group Insurance Plans - Employee	5,974.00			
01-201-25-240-020	Police Department - Other Expenses	5,304.00			
01-201-25-241-020	Traffic & Safety Comm - Other Expenses	1,600.00			
01-201-25-265-020	Fire Department - Other Expenses	3,894.75			
01-201-26-290-020	Streets & Roads - Other Expenses	10,632.53			
01-201-26-305-020	Solid Waste - Other Expenses	63,799.15			
01-201-26-310-020	Buildings & Grounds - Municipal Building	366.60			
01-201-26-315-020	Vehicle Repairs & Maint - Other Expenses	173.25			
01-201-28-370-020	Parks & Playgrounds - Other Expenses	548.94			
01-201-28-375-020	Maint of Parks (Beaches/Lakes) - OE	2,814.70			
01-201-31-435-020	Electricity - All Departments	379.01			
01-201-31-436-020	Electricity - Street Lighting	3,562.32			
01-201-31-437-020	Natural Gas	979.44			
01-201-31-447-020	Petroleum Products (Gasoline)	4,767.97			
01-207-55-000-000	Local School Taxes Payable			2,349,363.67	
01-260-05-100	Due to Clearing			0.00	2,471,293.26
TOTALS FOR	Current Fund	121,929.59	0.00	2,349,363.67	2,471,293.26

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
02-200-40-700-380	Historic Preservation Grant	24,965.19			
02-200-40-700-420	Recycling Tonnage Grant	1,810.00			
02-260-05-100	Due to Clearing			0.00	26,775.19
TOTALS FOR	Federal and State Grants	26,775.19	0.00	0.00	26,775.19
04-215-55-991-000	2021 CAPTIAL ORDINANCE 10-21			3,832.00	
04-215-55-996-000	2023 CAPITAL ORDINANCE 8-23			16,795.82	
04-215-55-999-000	2024 CAPITAL ORDINANCE 3-24			11,858.83	
04-215-56-801-000	2024 CAPITAL ORDINANCE 7-24			3,410.00	
04-215-56-803-000	2025 Capital Ordinance - 8-25			21,471.44	
04-215-56-804-000	2025 Capital Ordinance - 12-25			4,290.00	
04-215-56-805-100	26-10 - Equipment - \$265,525.16			2,125.87	
04-215-56-805-400	26-10 - Properties and Facilities - \$367,491.81			1,116.98	
04-260-05-100	Due to Clearing			0.00	64,900.94
TOTALS FOR	General Capital	0.00	0.00	64,900.94	64,900.94
05-201-55-520-520	Water Operating - Other Expenses	15,803.40			
05-260-05-100	Due to Clearing			0.00	15,803.40
TOTALS FOR	Water Operating	15,803.40	0.00	0.00	15,803.40
07-201-55-520-520	Sewer Operating - Other Expenses	842.95			
07-260-05-100	Due to Clearing			0.00	842.95
TOTALS FOR	Sewer Operating	842.95	0.00	0.00	842.95
12-200-00-000-801	DPW UNION DUES	374.00			
12-260-05-100	DUE to clearing			0.00	374.00
TOTALS FOR	Payroll Agency Account	374.00	0.00	0.00	374.00
14-260-05-100	Due to Clearing			0.00	277.50
14-300-60-000-000	RESERVE FOR UNEMPLOYMENT INSUR			277.50	
TOTALS FOR	Unemployment Trust	0.00	0.00	277.50	277.50
20-260-05-100	Due to Clearing			0.00	315.00
20-300-60-000-000	Reserve for Affordable Housing			315.00	
TOTALS FOR	Affordable Housing	0.00	0.00	315.00	315.00
33-260-05-100	Due to Clearing			0.00	7,537.39
33-600-00-090-000	Recreation Trust Reserves			7,537.39	
TOTALS FOR	Recreation Trust	0.00	0.00	7,537.39	7,537.39

Total to be paid from Fund 01 Current Fund 2,471,293.26
 Total to be paid from Fund 02 Federal and State Grants 26,775.19
 Total to be paid from Fund 04 General Capital 64,900.94
 Total to be paid from Fund 05 Water Operating 15,803.40
 Total to be paid from Fund 07 Sewer Operating 842.95
 Total to be paid from Fund 12 Payroll Agency Account 374.00
 Total to be paid from Fund 14 Unemployment Trust 277.50
 Total to be paid from Fund 20 Affordable Housing 315.00
 Total to be paid from Fund 33 Recreation Trust 7,537.39

2,588,119.63



List of Bills - Claims/Clearing Checking Account

Meeting Date: 08/24/2026 For bills from 08/07/2026 to 08/20/2026

Vendor	Description	Payment	Check Total
3861 - AMAZON CAPITAL SERVICES	PO 32961 SPECIAL EVENTS: ORDER# 111-5290849-25178	291.63	
	PO 32964 CONSTRUCTION: ORDER# 111-9968452-2725820	167.98	
	PO 32970 TAX/ADMIN: ORDER# 111-0147617-0738678	102.13	
	PO 32979 DPW: ORDER# 111-6359849-7748267	86.42	
	PO 32990 ADMIN: ORDER# 111-9079051-8820256	4.74	652.90
4708 - AMPT STUDIO, LLC	PO 32938 RECREATION DEPARTMENT APPAREL	300.00	300.00
ACH 189 - ANCHOR ACE HARDWARE	PO 32953 FIRE DEPT: JULY INVOICES - ACCT# 100224	98.57	98.57
ACH 102 - ANDERSON & DENZLER ASSOC., INC	PO 32975 JULY 2026 PROFESSIONAL SERVICES - Constr	189.20	189.20
ACH 102 - ANDERSON & DENZLER ASSOC., INC	PO 32980 JULY 2026 PROFESSIONAL SERVICES - ESCROW	50.15	50.15
ACH 4785 - BATTAGLIA ASSOCIATES LLC	PO 32999 TAX/UTILITY ASSISTANCE: JULY 2026	2,100.00	2,100.00
4885 - BLUEKNIGHT BICYCLE TRAINING	PO 33006 POLICE: BIKE PATROL TRAINING	400.00	400.00
3745 - BRANCHBURG SPORTS COMPLEX, LLC	PO 32981 TEEN ADVENTURE TRIP - JULY 22	1,434.00	1,434.00
ACH 4884 - COSTELLO'S ACE HARDWARE	PO 32966 DPW - ANCHOR ACE JULY 2026 ACCT# 10027 A	125.95	
	PO 32966 DPW - ANCHOR ACE JULY 2026 ACCT# 10027 A	109.00	234.95
ACH 4884 - COSTELLO'S ACE HARDWARE	PO 32986 POLICE: HARDWARE SUPPLIES - JULY 2026 -	34.97	34.97
ACH 4884 - COSTELLO'S ACE HARDWARE	PO 32993 DPW BLDG. IMPROVEMENTS	43.99	43.99
ACH 506 - DAN COMO & SONS, INC	PO 32712 SOLID WASTE: LEAF/BRUSH REMOVAL	560.00	560.00
ACH 3597 - ENVIRONMENTAL GLOBAL SOLUTIONS, LLC	PO 32371 WATER OPERATING - TREATMENT OF WELLS	692.68	692.68
2356 - FIRE DEX, GW LLC	PO 33018 FIRE DEPT: GEAR CLEANING/REPAIRS	536.75	536.75
ACH 2517 - FIREFIGHTER ONE, LLC	PO 32714 FIRE: PORTABLE MONITOR	2,623.39	2,623.39
ACH 4761 - FRANKLIN BRONZE PLAQUES, INC	PO 32774 HPC: 100 POLLARD RD HOUSE PLAQUE	288.80	288.80
ACH 653 - GANNET NEW YORK/NEW JERSEY LOCALIQ	PO 32972 CLERK: ADVERTISING JULY - ACCT# 1120339	67.76	67.76
ACH 876 - GARDEN STATE LABORATORIES, INC	PO 33009 WATER OPERATING - TREATMENT OF WELLS - J	234.00	234.00
ACH 3991 - GRM INFORMATION MANAGEMENT SERVICES	PO 32352 2026 ARCHIVE STORAGE ACCT 01QA0220 - 202	159.84	159.84
4383 - HAPGOODS RESTAURANT, LLC	PO 32985 COUNCIL: FOOD FOR 7/27/26 MEETING	169.75	169.75
ACH 4054 - HENDERSON PRODUCTS, INC.	PO 32967 S & R - SNOW REMOVAL	185.08	185.08
ACH 4674 - HOME AND HARDSCAPE SOFTWASH	PO 32977 WINDOW CLEANING/POWER WASH	525.00	525.00
ACH 4209 - HUNTER CARRIER SERVICES	PO 32560 ADMIN: 2026 PHONES - ACCT: 159-21438 - B	1,100.11	1,100.11
859 - JCP&L	PO 32962 M/A #200 000 054 011/ BILL DATE: JULY 24	604.92	604.92
859 - JCP&L	PO 33010 MASTER ACCT#200 000 574 000/ BILL DATE:	73.87	73.87
859 - JCP&L	PO 33014 MAST ACCT# 200 000 021 275 / BILL DATE:	9,230.60	9,230.60
859 - JCP&L	PO 33016 M/A #200 000 020 764: BILL DATE: AUG 11,	470.17	470.17
859 - JCP&L	PO 33019 MASTER ACCT# 200 000 053 658/ BILL DATE	2,821.44	2,821.44
ACH 1040 - JESCO, INC.	PO 32135 DPW - EQUIPMENT REPAIR	76.45	76.45
ACH 4319 - JMS PRINTING, LLC	PO 32969 WATER: LEAD LINES MAILOUT - AUGUST 2026	885.03	885.03
3789 - JPMONZO, MUNICIPAL CONSULTING LLC.	PO 32925 FINANCE: RFP Development for Payroll, Ba	50.00	50.00
1177 - LAKE LAND TRACK AND FIELD, INC	PO 33015 JR LAKER TRACK FALL CROSS COUNTRY LEAGUE	950.00	950.00
ACH 4826 - LENTIC ECOLOGICAL LLC	PO 32440 LAKES MANAGEMENT: 2026 APRIL-DECEMBER SE	7,517.00	7,517.00
2790 - MC PUBLIC SAFETY TRAINING ACADEMY	PO 32989 FIRE DEPT: TRAINING	1,250.00	1,250.00
1338 - MGL PRINTING SOLUTIONS, LLC	PO 32957 ADMIN: NON - WINDOW ENVELOPES	352.00	352.00
1455 - MICRO SYSTEMS-NJ.COM, LLC	PO 31921 TAX ASSESSOR: 2026 NOTICES	1,385.61	
	PO 33017 2026 SOFTWARE MAINTENANCE	1,700.00	3,085.61
ACH 1392 - MOUNTAIN LAKES POLICE ASSOCIATION	PO 32952 POLICE UNION DUES - JULY 2026	650.00	650.00
ACH 1394 - MTN. LAKES PUBLIC LIBRARY	PO 32415 2026 MAY - DEC MTN LAKES PUBLIC LIBRARY	34,798.83	34,798.83
ACH 3379 - MUNICIPAL EMERGENCY SERVICES	PO 32707 POLICE: BODY ARMOR - BARBARA GUILIANO A	580.32	580.32
ACH 4805 - NATIONAL FUEL OIL INC.	PO 32561 DPW - DIESEL FUEL - MCCPC CONTRACT #12	802.96	802.96
ACH 4522 - NATIONAL HIGHWAY PRODUCTS, INC	PO 32369 S & R - SIGNS - MCCPC CONTRACT # 28	205.02	205.02
ACH 4235 - NET2PHONE INC	PO 31936 2026 DEDICATED EFAX LINE - ACCT# 954962	32.67	32.67
1553 - NEW JERSEY NATURAL GAS	PO 33012 NATURAL GAS: JULY TO AUG2026 SERVICE	962.31	962.31
2281 - NEW TECH NORTHEAST WATER TECHNOLOGY	PO 31794 WATER OPERATING - LEAK DETECTION SURVEY	9,650.00	9,650.00
ACH 4357 - NIELSEN FORD OF MORRISTOWN, INC	PO 32024 DPW - VEHICLE REPAIR & MAINTENANCE - BLA	81.18	81.18
4881 - NORTON DRAIN, LLC	PO 32968 DPW - BUILDING MAINTENANCE	275.00	275.00
ACH 1714 - POWER PLACE, INC.	PO 32023 DPW - EQUIPMENT REPAIR - BLANKET	71.74	71.74
ACH 3417 - PRO IMAGE PROMOTIONS, INC.	PO 32984 TRACK SHIRTS	438.00	438.00
ACH 4019 - QXO, INC	PO 32229 FIREHOUSE RENOVATIONS: MATERIALS BLANKET	154.14	154.14
ACH 3890 - RDC DESIGN GROUP, LLC	PO 32974 WEB MAINTENANCE - 2026 2ND BI-ANNUAL CON	3,060.00	3,060.00
ACH 3890 - RDC DESIGN GROUP, LLC	PO 32991 ADMIN: 2026 GODADDY REIMBURSEMENT/SUBSCR	254.28	254.28
4243 - ROCKAWAY LANES, INC.	PO 33004 TEEN ADVENTURE BOWLING TRIPS - JULY 10	1,285.90	1,285.90
ACH 4725 - RUSSEL SPEEDER'S CAR WASH OF CT	PO 33013 POLICE: CAR WASHES - OCTOBER AND DECEMBE	303.50	303.50
ACH 3210 - S & P GLOBAL RATINGS	PO 32825 GENERAL IMPROVEMENT 2026 BOND SERVICES -	21,400.00	21,400.00
ACH 1948 - SHEAFFER SUPPLY, INC.	PO 32976 DPW BLDG IMPROVMENT	96.44	96.44
ACH 4809 - SJ FUEL SOUTH COMPANY INC	PO 32565 DPW - UNLEADED GASOLINE - MCCPC CONTRACT	2,297.78	2,297.78
ACH 2774 - STAPLES CONTRACT & COMMERCIAL, LLC	PO 32950 POLICE: ORDER# 7916283932	228.35	228.35
ACH 4108 - STO OF NJ, INC	PO 32848 DPW BLDG IMPROVEMENTS	499.28	499.28
ACH 3485 - TECHNICAL FIRE SERVICES, INC.	PO 32994 FIRE DEPT: PUMP TESTING	375.00	375.00
ACH 434 - THE COMMUNITY CHURCH OF ML	PO 32997 RENTAL SPACE FOR HPC - SEPT 2026	500.00	500.00
ACH 1343 - TILCON NY, INC	PO 33000 DPW - QUARRY PROCESS - MT HOPE QUARRY	1,682.51	1,682.51
4839 - TIM BRADEN	PO 32973 REIMBURSEMENT: DCA License Renewal 2026	93.59	93.59
ACH 4088 - TURN OUT UNIFORMS, INC	PO 33003 POLICE: UNIFORM PURCHASES - SHAWN BENNET	488.48	488.48

List of Bills - Claims/Clearing Checking Account

Meeting Date: 08/24/2026 For bills from 08/07/2026 to 08/20/2026

Vendor	Description	Payment	Check Total
ACH 1736 - TWP OF PARSIPPANY - TROY HILLS	PO 32290 2026 SEWER MAINTENANCE CHARGES - APR - D	42,929.05	42,929.05
4877 - USA SPORTS GROUP LLC	PO 32983 PAYMENT FOR EXTENDED DAY PROGRAM	14,260.00	14,260.00
ACH 2115 - USDA APHIS, GENERAL	PO 32884 APHIS - CUST# 6001777 GOOSE MANAGEMENT T	4,045.25	4,045.25
4481 - VERIZON	PO 32384 DPW: 2026 INTERNET SERVICES ACCT 457-158	31.61	
	PO 32384 DPW: 2026 INTERNET SERVICES ACCT 457-158	45.78	
	PO 32384 DPW: 2026 INTERNET SERVICES ACCT 457-158	31.61	109.00
4480 - VERIZON	PO 32551 BOROWIDE: 2026 INTERNET SERVICES: ACCT 3	222.65	222.65
2135 - VERIZON WIRELESS	PO 33002 POLICE: PHONE/ ACCT# 882388054-00001	536.65	536.65
832 - W.W. GRAINGER, INC	PO 32954 FIRE DEPT: HELMETS/PPE	989.06	989.06
ACH 4177 - WEINER LAW GROUP, LLP	PO 32982 JULY 2026 PROFESSIONAL SERVICES - PB	600.00	600.00
4791 - WELDON QUARRY CO LLC	PO 33022 WATER OPERATING - ASPHALT MAY/JUNE/JULY	3,577.83	3,577.83
152 - WHITE CAP, LP	PO 32978 DPW BLDG IMPROVEMENTS	1,280.05	1,280.05
TOTAL			189,865.80

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-100-020	General Administration - Other Expenses	823.24			
01-201-20-110-020	Mayor & Council - Other Expenses	169.75			
01-201-20-120-020	Municipal Clerk - Other Expenses	67.76			
01-201-20-130-020	Finance Department - Other Expenses	50.00			
01-201-20-140-020	Computer Services - Other Expenses	3,574.92			
01-201-20-145-020	Tax Collector - Other Expenses	24.15			
01-201-20-150-020	Tax Assessor - Other Expenses	3,085.61			
01-201-21-180-020	Planning Board - Other Expenses	789.20			
01-201-21-181-020	Historic Preservation Committee - OE	500.00			
01-201-22-195-020	Uniform Construction Code - Other Expens	261.57			
01-201-25-240-020	Police Department - Other Expenses	1,732.12			
01-201-25-265-020	Fire Department - Other Expenses	2,874.38			
01-201-26-290-020	Streets & Roads - Other Expenses	1,054.49			
01-201-26-305-020	Solid Waste - Other Expenses	560.00			
01-201-26-310-020	Buildings & Grounds - Municipal Building	525.00			
01-201-26-315-020	Vehicle Repairs & Maint - Other Expenses	456.18			
01-201-28-370-020	Parks & Playgrounds - Other Expenses	324.96			
01-201-28-375-020	Maint of Parks (Beaches/Lakes) - OE	11,562.25			
01-201-29-390-020	Aid to Public Library	34,798.83			
01-201-31-435-020	Electricity - All Departments	3,896.53			
01-201-31-437-020	Natural Gas	962.31			
01-201-31-440-020	Telecommunications	1,669.43			
01-201-31-447-020	Petroleum Products (Gasoline)	3,100.74			
01-203-25-240-020	(2025) Police Department - Other Expenses		303.50		
01-260-05-100	Due to Clearing			0.00	73,166.92
TOTALS FOR	Current Fund	72,863.42	303.50	0.00	73,166.92
04-215-55-996-000	2023 CAPITAL ORDINANCE 8-23			10,000.00	
04-215-55-999-000	2024 CAPITAL ORDINANCE 3-24			8,500.00	
04-215-56-803-000	2025 Capital Ordinance - 8-25			3,054.14	
04-215-56-805-100	26-10 - Equipment - \$265,525.16			2,623.39	
04-215-56-805-400	26-10 - Properties and Facilities - \$367,491.81			1,919.76	
04-260-05-100	Due to Clearing			0.00	26,097.29
TOTALS FOR	General Capital	0.00	0.00	26,097.29	26,097.29
05-201-55-520-520	Water Operating - Other Expenses	18,560.21			
05-203-55-520-520	(2025) Water Operating - Other Expenses		9,650.00		
05-260-05-100	Due to Clearing			0.00	28,210.21
TOTALS FOR	Water Operating	18,560.21	9,650.00	0.00	28,210.21

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
07-201-55-520-520	Sewer Operating - Other Expenses	43,034.53			
07-260-05-100	Due to Clearing			0.00	43,034.53
TOTALS FOR	Sewer Operating	43,034.53	0.00	0.00	43,034.53
12-200-00-000-800	POLICE UNION DUES	650.00			
12-260-05-100	DUE to clearing			0.00	650.00
TOTALS FOR	Payroll Agency Account	650.00	0.00	0.00	650.00
17-260-05-100	Due to Clearing Account			0.00	50.15
17-500-00-091-426	MOUNTAIN LAKES STORAGE (WESTWOOD HOLDINGS #372)			50.15	
TOTALS FOR	Developer's Escrow	0.00	0.00	50.15	50.15
33-260-05-100	Due to Clearing			0.00	18,656.70
33-600-00-090-000	Recreation Trust Reserves			18,656.70	
TOTALS FOR	Recreation Trust	0.00	0.00	18,656.70	18,656.70

Total to be paid from Fund 01 Current Fund	73,166.92
Total to be paid from Fund 04 General Capital	26,097.29
Total to be paid from Fund 05 Water Operating	28,210.21
Total to be paid from Fund 07 Sewer Operating	43,034.53
Total to be paid from Fund 12 Payroll Agency Account	650.00
Total to be paid from Fund 17 Developer's Escrow	50.15
Total to be paid from Fund 33 Recreation Trust	18,656.70
	189,865.80

Carafax

Checks Previously Disbursed

26963	TOWNSHIP OF DENVILLE	PO# 32988 TAX BILL: 3Q26 PROPERTY TAXES - TO	1,312.29	8/20/2026
			1,312.29	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 Current Fund		73,166.92	73,166.92
Fund 04 General Capital		26,097.29	26,097.29
Fund 05 Water Operating	1,312.29	28,210.21	29,522.50
Fund 07 Sewer Operating		43,034.53	43,034.53
Fund 12 Payroll Agency Account		650.00	650.00
Fund 17 Developer's Escrow		50.15	50.15
Fund 33 Recreation Trust		18,656.70	18,656.70
BILLS LIST TOTALS	1,312.29	189,865.80	191,178.09

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

RESOLUTION 26-123

**RESOLUTION FOR EXTENSION OF LICENSE 1425-31-006-001 TO JEFFREY T. TESTA, CHAPTER 7
TRUSTEE FOR THE MOUNTAIN LAKES CLUB**

WHEREAS, an application has been filed for the extension of Plenary Retail Consumption Club License 1425-31-006-001 to Jeffrey T. Testa, Chapter 7 Trustee for the Mountain Lakes Club; and

WHEREAS, the submitted application form is complete in all respects, including proof of appointment to act as Trustee.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, does hereby approve the extension of the aforesaid Plenary Retail Consumption Club License to Jeffrey T. Testa, Chapter 7 Trustee for the Mountain Lakes Club, to conduct business under the privileges, terms and conditions of the license as for the benefit of the bankruptcy estate until such time as the license may be otherwise addressed. The Borough Clerk is hereby directed to endorse the License Certificate as follows: "This license is hereby extended, subject to all its terms and conditions to Jeffrey T. Testa, Chapter 7 Trustee for the Mountain Lakes Club, until June 30, 2027."

XX

CERTIFICATION: I hereby certify the foregoing to be a true and correct copy of a resolution duly adopted by the Borough Council of Mountain Lakes, New Jersey, at a meeting held on August 24, 2026.

Cara Fox, Borough Clerk

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

N.J. Admin. Code § 13:2-6.1 - Petition for extension of license

- State Regulations
 - Compare
-

(a) In case of death, bankruptcy, receivership or incompetency of a licensee, or if for any other reason whatsoever the operation of the business covered by the license shall devolve by operation of law upon a person other than the licensee, the licensed business may not be operated unless the license is extended by the issuing authority which issued the license.

(b) An application for extension of a license for a limited time not exceeding its term must be made in the form of a petition executed by the executor, administrator, trustee, receiver or other person upon whom operation of the business covered by the license shall have devolved by operation of law.

(c) Said petition shall be addressed to and acted upon by the authority which issued the license sought to be extended. An amendment of the license application to reflect the extension of the license shall be filed at the same time. No fee is required to be paid for an extension of the license and the petitioner is not required to publish a notice of application.



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
JULY 27, 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 expressed appreciation to Borough staff, including the Recreation Director, Borough Manager, Department of Public Works, Police Department, and Borough Clerk, for their work in delivering a successful Independence Day fireworks display and the America's 250th Anniversary celebration.

Councilmember Barnett announced the following scheduled Recreation events at Island Beach: the Peach Project Band concert on July 30th; the Alex Laurenzi concert on August 6th; Family Movie Night on August 19th; the Workingman's Jed concert on August 20th; and a lighted boat parade on August 21st.

SPECIAL PRESENTATIONS

There were no presentations.

REPORTS OF BOROUGH ESTABLISHED BOARDS, COMMISSIONS AND COMMITTEES

There were no reports.

BOROUGH COUNCIL DISCUSSION ITEMS

Borough Council Mid-Year Review

Mayor Muilenburg reviewed the status of the 2026 Borough Council Goals.

PUBLIC COMMENT

Mayor Muilenburg opened the meeting to the public.

George Jackson expressed appreciation for recent music events at Island Beach and for the renovation work at the Borough DPW building. He requested that traditional concrete curbing be used in the Briarcliff Road Improvement project and raised concerns about sign pollution (realtor, contractor, graduation, etc.) throughout the Borough, encouraging enforcement of the existing Borough ordinance or consideration of amending the ordinance to set clearer parameters and time limits to address sign pollution.



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
JULY 27, 2026
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ**

Cynthia Korman, on behalf of the Environmental Commission, advised that the Commission is interested in preparing an educational letter for residents in the hill sections of the Borough regarding stormwater management and requested guidance on the appropriate protocol for doing so.

Borough Manager Stern, Borough Attorney Oostdyk, and Councilmember Sheikh responded to the public's comments.

Borough Manager Stern advised that the curbing on Briarcliff Road will be concrete.

Mayor Muilenburg requested that the Environmental Commission send the draft letter to the Mayor, Deputy Mayor, and Borough Manager for review.

ATTORNEY'S REPORT

Mr. Oostdyk had nothing to report.

MANAGER'S REPORT

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

RESOLUTIONS

There were no resolutions.

ORDINANCES TO INTRODUCE

There were no ordinances to introduce.

ORDINANCES TO ADOPT

There were no ordinances to adopt.

***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. *R26-117, Authorizing the Payment of Bills*
- b. *R26-118, Authorizing Submission of a Grant Application and Execution of a Grant Contract with the New Jersey Department of Transportation for Improvements to Lake Drive*
- c. *R26-119, Authorizing the Release of a Filming Permit Cash Maintenance Bond*
- d. *R26-120, Authorizing the Refund of Overpayment of Utilities*
- e. *R26-121, Renewing Liquor License for 2026-2027 Licensing Term*

***APPROVAL OF MINUTES**

6/22/26 (Regular)

***BOARD, COMMITTEE AND COMMISSION APPOINTMENTS**

- a. *Pawan Gaitonde to the Environmental Commission as Member with a term running through 12/31/27 (previously appointed)*
- b. *Andrew Sylvester to the Environmental Commission as Member with a term running through 12/31/28 (previously appointed)*
- c. *Milan Sheth to the Environmental Commission as Alternate Member #1 with a term running through 12/31/27*



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
JULY 27, 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
- ☒ Tax Collector

COUNCIL REPORTS

Lakes Management Committee - Borough Manager Stern reported that the committee sent a letter to lakeside residents urging them to avoid using fertilizers and unauthorized sand placement, and to plant native vegetation to deter geese

Woodlands Committee – Mayor Muilenburg reported the following: reconstruction of the Mountain Lakes portion of the Red Trail is nearly complete; the committee discussed renovating the trail between the sled run and Birchwood Lake; the goat pilot program for managing invasive species will take place during the last two weeks of August; and the committee is finalizing the pocket park tree inventory report.

Planning Board - Mayor Muilenburg reported the following: the Board approved a resolution for Starbucks on Route 46; the Board discussed the Lake Drive School security vestibule construction project; and the Board is reviewing the approved resolution for the storage facility next to Wawa to confirm that the doors being installed are consistent with what was authorized. Borough Attorney Oostdyk advised that the Board of Education (BOE) typically appears before the Planning Board for a courtesy review of their construction projects, and confirmed that Board Chair Kane is the appropriate person to contact the BOE to determine whether it intends to do so.

Shade Tree Commission – Councilmember Barnett reported that the Commission discussed the following: the Community Forestry Management Plan; pruning along the Boulevard path; completing prune-and-remove work by the end of July for better coordination; and plans for the Borough Hall tree park near the Fire Department, including labeling trees by species.

PUBLIC COMMENT

Mayor Muilenburg opened the meeting to the public.

Cynthia Korman questioned whether the stone wall surrounding The Station is included in the renovation, noting that several sections appear visibly deteriorated and mismatched in color.

Borough Manager Stern advised that the stone wall repair is not included in The Station renovation project and will need to be addressed in the future.



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
JULY 27, 2026
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ**

NEXT STEPS AND PRIORITIES

Mayor Muilenburg reviewed the following next steps and priorities:

Next Step	Completed by	Completion date
Inspect The Station Rock Wall	Borough Manager	

ADJOURNMENT at 7:42P.M.

Motion made by Councilmember Howley, second by Councilmember Cannon to adjourn the meeting at 7:42p.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 July 2026

IN HOUSE

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

DPW

- Assisted Recreation with event setups.
- Performed outfall inspections.
- Continued basin repairs.
- Cleaned up storm debris and fallen trees following the large storms.
- Maintained beaches.
- Coordinated Co-op road paving project.

WATER DEPARTMENT

- Completed required monthly water sampling.
- Performed service line repairs.
- Completed curb, sidewalk, and asphalt repairs associated with service line repair projects.
- Set up and removed barges for 4th of July fireworks.



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Joe Mullaney
Fire Admin Officer
info@mlvfd.com

400 Boulevard
Mountain Lakes, NJ 07046
P -973-394-1094

TO: Mitchell Stern
DATE: 8/17/26
SUBJECT: July 2026 Fire Report

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

FIRE CALLS (29)

LOCATION	DATE	TIME	DESCRIPTION
Rt 46/Fox Hill Rd	7/1	5:40 PM	MVA-Assist Police
184 Laurel Hill Rd	7/2	3:22 AM	Fire Alarm-Malfunction
84 Lookout Rd	7/2	3:23 PM	Fire Alarm-Excessive Heat in attic
29 Crystal Road	7/3	3:42 PM	Wire Fire
111 Briarcliff Rd	7/3	7:32 PM	Wire Fire
Morris Ave/Rockaway Terr	7/3	7:42 PM	Wire/Tree down
Rt 46 West	7/3	8:02 PM	Wire/Tree down
44 Lake Drive	7/4	12:15 AM	CO Alarm- high levels CO detected in home. House Vented. Generator issue
71 Briarcliff Road	7/4	1:50 AM	CO Alarm-high levels of CO Detected in the house. House Vented. Generator issue. Assisted By Boonton Twp FD
95 Boulevard	7/4		CO Alarm-High levels of CO Detected in the house. House Vented. Generator issue. Assisted By Boonton FD
185 Boulevard	7/4	6:32 AM	CO Alarm- High readings of CO Detected in the house. House Vented
71 Briarcliff Road	7/4	11:08 AM	Outside shower (Wood Structure) Caught fire. Accidental in nature. Fire Extinguished
69 Bellvale Rd	7/5	2:42 PM	CO Alarm-High readings of CO Detected in the house. House Vented.

N. Briarcliff Rd	7/6	9:46 AM	Wire Fire
16 Overlook Rd	7/7	11:00 AM	Wire Fire
YMCA	7/9	7:29 AM	Steam pipe burst. Fire Official Notified and responded
Rainbow Trail	7/11	2:11 AM	Tree/Wires down
3 Park Lane	7/21	11:36 PM	Reported as residential structure Fire. Unfounded
356 Rt 46 East	7/21	4:07 PM	Assist Police
Rt 46 West	7/22	11:05 AM	Wire fire
5 East Shore Rd	7/22	2:35 PM	Fire Alarm-Malfunction
High School	7/25	12:31 PM	Smoke Condition
75 Crestview Road	7/25	6:55 PM	Fire Alarm-Malfunction
6 Craven Road	7/27	4:50 PM	Fire Alarm-Steam from shower
26 Crestview Rd	7/28	11:57 AM	Tree/Wires down
91 Morris Ave	7/28	5:40 PM	Tree/Wires down
251 Morris Ave	7/28	9:39 PM	Fire Alarm-Malfunction
18 Bellvale Rd	7/28	6:45 PM	Wire fire
18 Bellvale Rd	7/28	7:10 PM	Wire Fire

TRAINING (5)

LOCATION	DATE	TIME	DESCRIPTION
High School	7/8	6:30 PM	JFD Officer Training
High School	7/14	8 :00 PM	Senior Drill
Firehouse	7/15	6:30 PM	JFD Officer Training
High School	7/19	1:00 PM	JFD Training
High School	7/26	1:00 PM	JFD Training

MEETINGS (3)

LOCATION	DATE	TIME	DESCRIPTION
Firehouse	7/14	7 PM	JFD New member orientation
Firehouse	7/28	7 PM	JFD New Member orientation
Firehouse	7/28	8 PM	Business Meeting

WORK DETAILS (0)

COMMUNITY EVENTS (2)

LOCATION	DATE	TIME	DESCRIPTION
Firehouse	7/11	10:00 AM	Open House
RFL- Btn Twp	7/25	7:30 PM	Assist BTFD with fireworks

ANNOUNCEMENTS (3)

1. I am pleased to announce that 14 new members will be joining the Junior Fire Department

2. Junior Chief Jack Wallace, Assistant Chief Skye Cooper, Jr. FF Nora Lin, Daniel Rankin and Eli Forman recently completed the Firefighter 1 training at the Morris County Public Safety Training Academy. Total of approximately 1000 manhours combined!
3. It is with regret that the Department announces the passing of Life Member Bernie McGovern. Bernie served the MLVFD for 35 years and was a ML resident for 53 years. His dedication and commitment to the department is an example for others to follow.

Breakdown of Manhours

Calls- 250
Training 65
Meetings 35
Miscellaneous 20

TOTAL: 375



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Derrick Webb
Director of Health/Health
Officer
dwebb@mtolivetwp.org

204 Flanders-Drakestown Rd.
Budd Lake, NJ 07828
P - (973) 691-0700 EXT. 7330

PUBLIC HEALTH SERVICES REPORT OF ACTIVITIES July 2026

Administration:

Major Activities/Updates

- Attended NJACCHO Board of Director's Meeting.
- Attended NJACCHO Nomination Committee Meeting.
- Attended NJDOH's HO Mentorship Pilot Program Meetings.
- Attended NJDOH's 21C Steering Committee.
- Reviewed the Health Department's 2025 Local Health Report with representatives from NJDOH.

Environmental Health:

Major Activities/Updates

- None



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July 2026 Statistics

INSPECTIONS & OTHER ACTIVITIES

Inspection Type	Number	July Results			YTD	2025	2024
		Sat.	Cond.	Unsat.			
Retail Food Establishment (RFE) Inspections	2	2	0	0	15	23	14
Food Re-Inspections	0	0	0	0	4	2	1
Mobile Food Vendors	0	0	0	0	1	1	0
Temp. Food Vendors	1	1	0	0	4	0	0
RFE - Plan Reviews	0	0	0	0	0	3	0
RTF - Pre-Operation Insp.	0	0	0	0	0	1	0
Public Recreational Bathing Inspections	2	2	0	0	7	7	5
Public Recreational Bathing Sample Results Reviewed	14	10	4	0	64	142	56
Youth Camp Inspections	0	0	0	0	2	2	0
Meetings/Consultations	0	N/A	N/A	N/A	3	8	5
Violation Notices Issued	0	N/A	N/A	N/A	4	0	0
Nuisance Complaints							
Residential	0	N/A	N/A	N/A	0	0	0
Commercial	0	N/A	N/A	N/A	0	1	0
Chapter 24 (Food)	0	N/A	N/A	N/A	1	1	0
Other	0	N/A	N/A	N/A	0	0	0
Summonses Issued							
Residential	0	N/A	N/A	N/A	0	0	0
Commercial	0	N/A	N/A	N/A	0	0	0
Chapter 24 (Food)	0	N/A	N/A	N/A	0	0	0
Other	0	N/A	N/A	N/A	0	0	0
Court Appearances	0	N/A	N/A	N/A	0	0	0
Total	19	15	4	0	105	191	76

* Retail Food Inspections:

- 07/02/26 – Cheese Steak Factory – Island Beach – Satisfactory (**Temporary Vendor**)
- 07/28/26 – El Dorado Wine House– 360 Route 46 – Satisfactory



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3. 07/29/26 – Hapgoods – 44 Midvale Rd. – Satisfactory

* Recreational Bathing Inspections:

1. 07/16/26 – Island Beach – Boulevard – Satisfactory
2. 07/17/26 – Birchwood Lake – 48 W. Shore Dr. – Satisfactory

Health Education:

Major Activities/Updates

- July was an especially productive month for health education and promotion efforts, with a significant focus on expanding the Mount Olive Health Department website, creating new community resource pages, developing educational materials for upcoming events, and continuing regular social media outreach. Efforts centered on improving community access to reliable health information, increasing health literacy, and preparing residents for summer and back-to-school health initiatives.
- Significant progress was made in expanding the Health Department website by developing several new educational landing pages designed to serve as a centralized resource hub for residents. New and updated webpages included:
 - Access to Care – Developed a comprehensive resource page providing links to local hospitals, Federally Qualified Health Centers (FQHCs), assisted living facilities, adult day care services, healthcare insurance resources, and downloadable community resource guides.
 - Behavioral & Mental Health Resources – Created a dedicated webpage featuring local mental health providers, crisis resources, 988 information, mindfulness education, meditation resources, yoga information, and wellness tools to promote emotional well-being.
 - Mayor's Wellness Campaign – Designed a new webpage highlighting the township's wellness initiatives, community fitness opportunities, and healthy living resources.
- Community Announcements & Events Page – Created a centralized location for residents to access upcoming public health events, educational programming, and



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community announcements.

- Downloadable Community Resource Directory – Organized health and community resources into an easy-to-navigate webpage, allowing residents to quickly locate important local and state services.
- Developed numerous educational materials to support community outreach efforts, including:
 - Designed promotional flyers and educational materials for National Night Out, incorporating QR codes linking residents to mental health, nutrition, physical activity, and community health resources.
 - Developed promotional materials and webpage content for the Fall Into Health Fitness Club in collaboration with the Mayor's Wellness Campaign, including participant information, registration details, and program promotion.
 - Started the educational newsletter content focused on will be ready August:
 - Back-to-school immunization reminders
 - Healthy lunch and nutrition tips
 - Importance of school attendance
 - Dental health reminders
 - Healthy habits that begin at home
 - Parent wellness tips
- Continued development of educational graphics, website content, and downloadable resources to improve community health literacy and resource accessibility.
- As of August 1st, 2026, the Mount Olive Health Instagram Page reached 336 followers, continuing steady growth and cross-promotion on Facebook and IG.
- Social media engagement throughout July focused on summer safety, UV protection, mosquito and tick prevention, drowning prevention, emergency preparedness, and continued health education through seasonal prevention messaging.
- Health Education Highlights Included:
 - UV Safety & Skin Cancer Prevention
 - Heat-Related Illness Prevention
 - Drowning Prevention & Water Safety
 - Mosquito & Tick Bite Prevention
 - Lyme Disease Awareness



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- Fireworks Safety
- Pet Heat Safety
- Healthy Summer Nutrition
- Cyclospora Outbreak Awareness & Prevention
- Peanut Allergy Awareness & Education
- CPR & AED Education
- Public Health Minute educational videos
- Community event promotion and health observances
- Facebook Highlights – content included:
 - Expanded summer safety education
 - Drowning prevention resources
 - Heat and hydration reminders
 - CHC clinic flyer and date change
 - Community flyers and local event promotion
 - Public Health Minute videos
 - NJDOH and CDC seasonal health alerts
 - Promotion of new website resources and community webpages
 - Sharing of downloadable educational materials and health resources

Public Health Nursing:

Major Activities/Updates

- Conducted Outbreak Surveillance and provided public health guidance.
- Coordination and oversight of Vaccine for Children Program.
- Attended CDC's Division of State and Local Readiness bi-weekly calls.
- Participated in NJDOH Monthly Vaccine Calls
- Participated in NJDOH CDS Monthly Epidemiology Calls
- *Public Health Minute* Social Media July Posts:
 - World Drowning Awareness Day
- 7/23/26 – Presented “*Local Lens*” presentation during NJDOH Epidemiology Call on Rubella Case Procedures



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- 7/28/26 – Participated in OPRA Training
- Notification of community engagement/ health programs/ Public Health information:
 - MOTHD Communications -
 - Free Child Health Clinic- August 20, 2026, from 4 to 8 pm
 - Vaccines For Children (VFC) Program Information
 - Heat Related Illness
 - NJDOH
 - Resources to protect health on poor air quality days
 - Bentley Commons at Paragon Village
 - Move In Summer specials for independent living
 - Family Connections NJ
 - Parkinson's Universal Home Visiting- free, voluntary program for home visits following the birth of a newborn
 - Support for Bereaved Families- free program following the loss of a newborn
 - Support for Adoptive Parents & Resource Families
 - Dover Public Schools
 - 7/17/26- Clothing Donation Drive
 - Atlantic Health
 - Summer 2026 Fitness- Virtual Fitness Classes
 - Information on Morris County Sexual Assault Center
 - 7/16/26- Summertime Stroke- Hot weather, Hidden risks- virtual webinar
 - 7/21/26- Healthy Aging- Staying strong, sharp, and independent- virtual webinar
 - 7/30/26- Smart Summer Eating for Diabetes- virtual webinar
 - July 2026- Community Health Events
 - County College of Morris
 - The Relaunch Center- free services to empower individuals to achieve financial independence
 - Youth Camps
 - NJDOH resources to protect health on poor air quality days
 - Heat Related Illness



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July 2026 Statistics

INVESTIGATIONS & OTHER ACTIVITIES

Activity	July 2026	YTD	2025	2024
School audits	0	5	6	0
Childcare/Pre-school audits	0	8	9	0
School/Childcare charts audited	0	745	750	0
Child Immunizations/NJIS Registration	0	0	0	0
Adult Office Visits	0	0	0	0
Home Visits	0	0	0	0
Record Request	0	0	0	0
Blood Chemistry Screenings	0	0	0	0
Blood Pressure Screenings	0	0	0	0
Influenza Vaccinations	0	0	7	12
COVID-19 Vaccinations (Adult)	0	6	0	0
COVID-19 Vaccinations (Pediatric)	0	0	0	0
Phone Consultations	5	24	16	6
Referrals	1	4	0	-
Female Cancer Screenings	0	0	0	0
Skin Cancer Screening	0	0	0	0
Foot Screenings	0	0	0	0
Hearing Screenings	0	0	0	0

Communicable Disease Investigations

July 2026	Communicable Diseases	YTD	2025	2024
0	Amoebiasis	0	0	0
0	Alpha-Gal	0	0	1
0	Anaplasmosis	1	0	0
0	Babesiosis	0	0	0



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0	Brucellosis	0	0	1
1	Campylobacteriosis	4	1	2
0	Chikungunya	0	0	0
0	Creutzfeldt-Jakob Disease	0	0	0
0	Cryptosporidiosis	0	0	0
0	COVID - 19 (Confirmed)	12	9	24
0	COVID - 19 (Probable)	2	21	15
0	Cyclosporiasis	0	1	1
0	Cholera	0	1	0
0	Cryptosporidiosis	0	1	0
0	Dengue Fever	0	0	0
0	Diphtheria	0	0	0
0	Ehrlichiosis	0	0	0
0	Giardiasis	1	0	0
0	Haemophilus Influenza	0	0	0
0	Hepatitis A	0	0	0
0	Hepatitis B	0	0	0
0	Hepatitis B (Chronic)	0	2	0
0	Hepatitis B (Perinatal)	0	0	0
0	Hepatitis C (Acute)	0	0	0
0	Hepatitis C (Chronic)	0	1	0
0	Influenza A	13	65	9
1	Influenza B	12	8	0
0	Influenza Outbreak	2	0	0
0	Other respiratory outbreaks	2	2	2
0	Legionellosis	0	0	0
1	Lyme	4	11	1
0	Measles	1	0	0
0	Monkeypox Virus	0	0	0
0	Multisystem Inflammatory Syndrome	0	0	0
0	Mumps	0	0	0
0	Pertussis	1	1	1
0	Rocky Mountain Spotted Fever	0	0	0
0	RSV	2	0	-
0	Rubella	1	0	0



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0	Salmonellosis	0	1	0
0	Shiga-Toxin E. Coli (STEC)	0	1	0
0	Shigellosis	1	0	0
0	Strep (GBS and GAS)	1	0	0
0	Strep Pneumoniae	0	1	0
2	<i>Rabies Post Exposure Prophylaxis</i>	12	13	10
0	Tuberculosis	0	0	0
0	Varicella	1	2	0
0	Vibrio	0	1	0
0	Yersiniosis	1	0	0
0	<i>Zika Testing Approvals/Denials</i>	0	0	0

Note: *Italicized diseases are 'non-reportable'.*

Quality Management Activities:

Major Activities/Updates

- VMSG Updates:
 - Staff training (certificates).
 - Workforce Development training (certificates).
 - PHAB Documentation collection:
 - Staff meeting minutes.
 - MOHIC Meeting agenda, minutes, sign in sheets.

Workforce Development:

Professional Development			
Date	Name of Event	Attendee	# of
7/8/26	Mid Atlantic Public Health Training Center – Beyond Competence – Aiming for Cultural Humility	Lauren Mariano	0.00



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7/9/26	ASTHO: Sepsis in Dialysis- Recognition, Risk, and Response	Angie Deiling	1.00
7/9/26	ASTHO: Shared Strategies that Promote Well-Being and Resilience	Angie Deiling	0.00
7/10/26	Cultural Competency Training 2026: Beyond Competence- Aiming for Cultural Humility	Angie Deiling	0.00
7/10/26	FEMA – National Disaster & Emergency Management: An Introduction to the National Incident Management System (ISC 700)	Lauren Mariano	0.00
7/22/26	NJ Office of Information Technology: Extreme Heat and Protecting New Jersey's Children and Teens	Lauren Mariano	0.00
7/23/26	Bellevue Project ECHO: Wildfire Awareness and Preparation	Angie Deiling	0.00
7/24/26	Understanding and Managing Alpha-Gal Syndrome for Healthcare Providers	Lauren Mariano	1.50
7/28/26	TFAH: Defending Our Progress Against Preventable Deaths- Pain in the Nation 2026- The epidemics of alcohol, drug, and suicide deaths	Angie Deiling	0.00

Respectfully submitted,

Derrick Webb

Derrick Webb, Health Officer/Director of Health



BOROUGH OF MOUNTAIN LAKES

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Recreation Department
July 2026

Recreation Commission

- July meeting met via Zoom, discussed High School Ski Club, possibly adding a Mini Digerland event and Goonies event.

Recreation Director

- Summer Sailing program ran from June 22-July 23, 2 sessions per week for 5 weeks. Overall, the program filled to 71.3% capacity with 107 out of 150 spots registered.
- Summer Recreation program started on June 29 at Wildwood Elementary School and ran through July 31 with 525 of the 575 spots filled (91%). Extended Day Program had 142 kids over the 4 weeks the program was offered (average 35/36 kids per week).
- Teen Adventure ran for 4 weeks from July 6-31. The program filled to 108% capacity, having added a third bus again to Week 2 to accommodate a lengthy waitlist. Surf Camp filled with 25 kids. Over all 225 kids registered.
- Family Swim and Boat Races utilized the rain date and took place on Tues, July 14th at Island Beach. Over 25 adults and youth participated in the various races, with over 40 people in attendance.
- 250th Anniversary Events
 - July 1st – Movie Night at Island Beach was postponed to July 7th. About 50 residents enjoyed watching National Treasure, although the weather wasn't the best with some on and off drizzle.
 - July 2nd – Community BBQ was very well attended despite the extreme heat and humidity. Nearly 400 residents gathered at Island Beach to enjoy a meal, listen to music, provided by a local band Tourne, and spend time with family and friends.
 - July 11th - Stars, Stripes & Sirens - A Community Photo Exhibit and Touch-a-Truck Event had over 90 community members, possibly more, enjoy patriotic activities and explore the various PD, FD, and DPW vehicles.
- Summer Concert Series
 - July 9th – Livingston Leo at Island Beach – Over 50 people attended
 - July 23rd – The Blocked Toms at Island Beach – Over 80 people attended
 - July 30th – Peach Project at Island Beach – Over 100 people attended
- Family Sand Carving class on July 29th had 2 families participate in learning sand sculpting skills.
- July 31 was the International Lifeguard Appreciation Day – a gratitude post was listed on social media. All lifeguards received a coupon for an ice cream from the snack shack.

- HUB Lakes Sports – Women’s and Men’s Softball; Women’s and Men’s Volleyball; Women’s and Men’s Golf one-day event; Youth Dive and Swim.
 - Women’s Golf team won the one-day tournament
 - Youth Dive won the championship
 - Youth Swim took 3rd place

Upcoming Events

- August 6th – Alex Laurenzi and Quartet at Island Beach
- August 13th – Treble Band at Island Beach
- August 19th – Family Movie Night at Island Beach
- August 20th – Workingman Jed at Island Beach
- August 21st – Lighted Boat Parade at Island Beach
- August 27th – Tourne at Island Beach
- October 11th – Fall Fest at Birchwood Lake

Monthly Meetings

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

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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: 8/17/26
SUBJECT: Monthly Report July 2026

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

7/2: Follow up with Morris Ave resident regarding property maintenance violation
7/8: Follow up with Rainbow Trail resident regarding property maintenance violation.
7/13: Signs removed from median on Route 46 and Boulevard and Route 46 and Fox Hill Road

Smoke and Carbon Monoxide Detector Inspections

DATE	LOCATION	PASS/FAIL
7/14	11 Albie Drive	Pass
7/16	30 Tower Hill Road	Pass
7/16	74 Ball Road	Pass
7/17	6 Yorke Road	Pass
7/20	15 Robinhood Drive	Pass
7/28	29 Albie Drive	Pass
7/28	25 Albie Drive	Pass
7/28	10 Howell 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: August 14th, 2026
Re: Report of Receipts for the Month ending July 31st, 2026

TAXES YEAR 2025	\$ 10,591.80
TAXES YEAR 2026	\$ 1,210,538.74
TAXES YEAR 2027	\$ 15,562.54
INTEREST – TAXES	\$ 1,783.42

WATER ARREARS	\$ 315.81
WATER YEAR 2025	\$ 495.20
WATER YEAR 2026	\$ 80,821.56
WATER PENALTIES	\$ 307.29

SEWER ARREARS	\$ 8.40
SEWER YEAR 2025	\$ 578.28
SEWER YEAR 2026	\$ 64,225.10
SEWER PENALTIES	\$ 436.79

TOTAL CASH RECEIPTS AS OF 07/31/2026	\$ 1,385,664.93
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Respectfully submitted,

Monika Strama
Tax Clerk