



**AGENDA FOR THE COUNCIL MEETING OF THE BOROUGH OF MOUNTAIN LAKES
HELD AT THE BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ 07046
SEPTEMBER 14, 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

- a. Lakes Management Committee

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. R26-124, Authorizing the Payment of Bills
- b. R26-125, Authorizing the Execution of a Deed of Historic Preservation Easement
- c. R26-126, Approving the Certification List of Volunteer Members of the Borough of Mountain Lakes Fire Department

- d. *R26-127, Requesting Approval of Item of Revenue and Appropriation Under N.J.S.A. 40A: 4-87 for the Morris County Historic Preservation Trust Fund Grant – 2026*
- e. *R26-128, Cancelling Taxes for Total Disabled Veteran (12 Overlook Road, Block 33 Lot 42)*
- f. *R26-129, Cancelling Taxes for Total Disabled Veteran (17 Briarcliff Road, Block 78 Lot 14)*
- g. *R26-130, Cancelling Taxes for Total Disabled Veteran (5 Crescent Drive, Block 127.05 Lot 14)*

***APPROVAL OF MINUTES**

8/24/26 (Regular)

***BOARD, COMMITTEE AND COMMISSION APPOINTMENTS**

- a. *Arian Nanda to the Recreation Commission as student member*
- b. *Max Hollick and Danika Kinney to the Economic Development Advisory Committee as student members*

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



EXECUTIVE SUMMARY

PRESENTATION OF THE LAKES MANAGEMENT ADVISORY COMMITTEE TO THE BOROUGH COUNCIL

September 14, 2026

Overview & Core Purpose

- The Borough of Mountain Lakes and its Lakes Management Advisory Committee (LMAC) are united by a deep commitment to preserving our nine historic lakes. While individual interests may differ across recreational uses and property types, the community faces shared, urgent environmental threats. Climate change, intensified storm events, thermal stress, non-point source runoff, and over a century of sediment accumulation endanger the long-term ecological balance and recreational value of our waterways.

The Key Technical & Financial Gap

- In 2024, the Borough contracted Princeton Hydro to develop a regional Lake and Watershed Management Plan (WMP), expected to conclude in mid-2027. This study provides critical guidance on managing incoming watershed pollution. It excludes important details for lake restoration and sediment removal. Specifically, the current scope lacks:
 1. **Physical & Chemical Core Sampling:** Necessary to establish sediment composition, beneficial reuse potential, and exact disposal requirements.
 2. **Regulatory Permitting & Disposal Costs:** In New Jersey, sediment disposal typically represents 40% to 70% of total dredging project costs. Without core samples, the Borough faces severe financial variability and must plan for worst-case budget scenarios.
 3. **Sediment Accumulation Rate Precision:** Due to differing survey methodologies between historical studies (e.g., 2010 vs. 2023),

baseline data contains caveats that prevent accurate tracking of current accumulation velocity.

4. Furthermore, recent guidance confirms that existing 3-year-old bathymetric data will not be accepted by the NJDEP for future dredging permit applications.

Strategic Recommendations & Critical Path

- To avoid extending the critical path by waiting until mid-2027 to initiate permitting and engineering, LMAC recommends considering a **parallel track**:
 1. **Budget Allocation:** Allocate capital funds for a fresh Bathymetric Study, a Sediment Sampling and Analysis Plan (SSAP) document, and target Core Sampling/Analysis.
 2. **Priority Focus Areas:** Target immediate data collection on high-priority sites—specifically **Birchwood Lake** (which has lost 50% of its volume and poses competitive swim/dive safety hazards) and **Wildwood Lake** (facing heavy stormwater siltation at its primary inflow).
- **Governance Alignment:** Review and realign LMAC’s charter, priorities, meeting cadence, and working relationships with Council, Borough staff, and professional partners to ensure synchronized decision-making.



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Uniting for the Future of Our Lakes

Strategic Alignment on Stewardship, Restoration, and Governance
Lakes Management Advisory Committee



Committee Goals and Objectives

- Advocate for the health and preservation of the borough's bodies of water by “advising and assisting the government in matters pertaining to the maintenance and restoration of the quality of the watersheds, lakebeds and waters of the Lakes of Mountain Lakes”
- Educate residents about our lakes and how they can help preserve them



Outline of our Conversation

- Shared Passion and Modern Environmental Challenges
- Navigating Differences and Priorities
- The Current Assessment: Progress and Scope Gaps
- Financial Risk and Dredging Realities
- Priority Focus Areas: Birchwood & Wildwood
- Strategic Recommendations & Next Steps

One Community, One Passion and One Common Goal



- Lakes define our community's identity and history
- Shared commitment to preserving wildlife and beauty
- Universal desire for vibrant recreational opportunities
- Sustaining property values and community quality of life

Modern Threats To Our Lakes



- Loss of water depth limits safe recreational use
- Intense storms increase erosion and sediment runoff
- Landscaping runoff introduces excess nutrients into water
- Impervious surfaces divert polluted stormwater downstream
- Warmer temperatures accelerate weed and algae growth
- Reduced dissolved oxygen levels choke the ecosystem
- Heightened urgency requires proactive watershed stewardship



Bridging Community Perspectives

- Diverse backgrounds shape different lake priorities
- Balancing user needs: fishing, swimming, and boaters
- Divergent views on aquatic plant management
- Water Quality: Clear pools vs. natural ecosystems
- Open dialogue turns passionate debate into progress



Key Policy & Property Debates

- Restoring depth vs. accepting historical sediment accumulation
- Managing stormwater runoff across private property lines
- Regulating waterfront structures, beaches, and buffers
- Enforcing existing lake encroachment ordinances (Chapter 137)
- Shared community responsibility across all property owners

Understanding the Princeton Hydro Scope



- Highlands Grant Funded Watershed Management Plan underway (2026–2027)
- Focuses on modeling incoming watershed pollutants
- Provides a strategy to control nutrient loading
- Aids NJDEP stormwater planning requirements
- Essential baseline for long-term watershed health

Expand the Scope to Include Restoration



- Provide reliable sediment accumulation rates
- Measure physical/chemical sediment composition
- Informs detailed sediment removal strategy
- Complete sediment disposal permitting prerequisites
- Provides Borough with actionable dredging cost estimates

Financial Exposure in Sediment Disposal



- Sediment disposal represents 40%–70% of dredging costs
- Disposal costs depend on chemical composition
- Testing ranges from \$100 to \$1,200 per sample
- NJDEP prerequisites will inform a narrow cost range estimate
- Expanded scope minimizes capital risk and enables fiscally responsible budget planning



Regulatory & Permitting Realities

- NJDEP confirmed 3-year-old bathymetry invalid for permits
- New bathymetric survey required for NJDEP submission
- Sediment Sampling & Analysis Plan (SSAP) required (~\$2,500)
- NJDEP SSAP review turnaround takes ~1 month
- Core sampling occurs after SSAP approval



The Parallel Track Strategy

- Sequenced Track: Wait for 2027 study, delaying permits
- Parallel Track: Advance permitting and testing simultaneously
- Shortens critical path for long-term capital projects
- Potentially informs current infrastructure projects (dams, docks etc)
- Avoids multi-year delays in active lake restoration



High-Priority Site: Birchwood Lake

- Lost 50% of water volume to sediment accumulation
- Shallow depths near swim docks create diving risks
- Heavy plant and weed growth causes entanglement hazards
- North end acts as major sediment choke point
- Immediate need for core sampling and volumetric analysis



High-Priority Site: Wildwood Lake

- Significant sediment accumulation at Northwest inflow
- Stormwater drains directly deposit Hill Section silt
- No catch basins to trap incoming sediment
- Hydrologic connection to Mountain Lake risks downstream spread
- Strategy: Combine inflow dredging with stormwater upgrades



Broader Lake System Data

- Crystal Lake: high sediment volume; symptoms from Birchwood impacting ecosystem; recent algae blooms
- Sunset Lake: 45% volume lost; high inlet accumulation
- Mountain Lake: Cove and canal "hot spots" impair navigation
- Smaller ponds (Shadow, Olive, Grundens) facing severe depth loss

	Mean Depth (ft)	Mean Sediment Thickness (ft)	Sediment Pct
Mountain Lake	6.80	2.10	24%
Shadow / Olive	3.70	1.70	32%
Sunset Lake	4.40	3.64	45%
Crystal Lake	7.80	6.30	45%
Wildwood Lake	4.50	1.20	21%
Birchwood Lake	5.40	5.30	50%
Cove Lake	3.70	1.40	29%
Grunden's Pond	2.90	1.70	36%



What LMAC Needs From Borough Council

- Strategic direction on capital priorities and resource constraints
- Guidance on risk tolerance regarding sequential vs. parallel tracks
- Allocation of budget for fresh Bathymetry, SSAP, and Core Sampling
- Synchronized collaboration between Council, Staff, LMAC, and Vendors
- Clear framework for long-term project timing and urgency



Collaborative Action Steps

- Joint working group and milestone update: Council, Borough Manager, LMAC, Princeton Hydro
- Authorize scoping/budgeting for Bathymetry, SSAP, and Core Samples
- Integrate preliminary findings into capital planning cycles
- Conduct joint public educational sessions on watershed care



A lake is a living thing, but it can't breathe through six feet of mud. Let's move from studying the problem to solving it.

Thank You

Appendix A - Parallel Track Scope & Budget Breakdown



	Scope & Purpose	Estimated Budget	Regulatory or Operational Impact
New Bathymetric Survey	Borough-wide water depth and sediment volume mapping.	~\$55,000 (based on 2023 benchmark)	Replaces outdated 2023 survey. Fills mandatory NJDEP permit baseline requirement and updates accumulation models.
SSAP Submission	Sediment Sampling and Analysis Plan defining proposed dredging scope for NJDEP review.	~\$2,500	High-leverage, low-cost document. Secures NJDEP approval (~1 month review) to execute core sampling.
Targeted Core Sampling	Physical (sand/silt ratio) and chemical lab testing of core samples in high-priority zones (Birchwood swim area / Wildwood inflow).	Variable (\$100–\$1,200 lab fee per sample + field setup)	Identifies disposal classification and potential beneficial reuse. Converts sediment disposal (40–70% of project cost) into an exact capital figure.

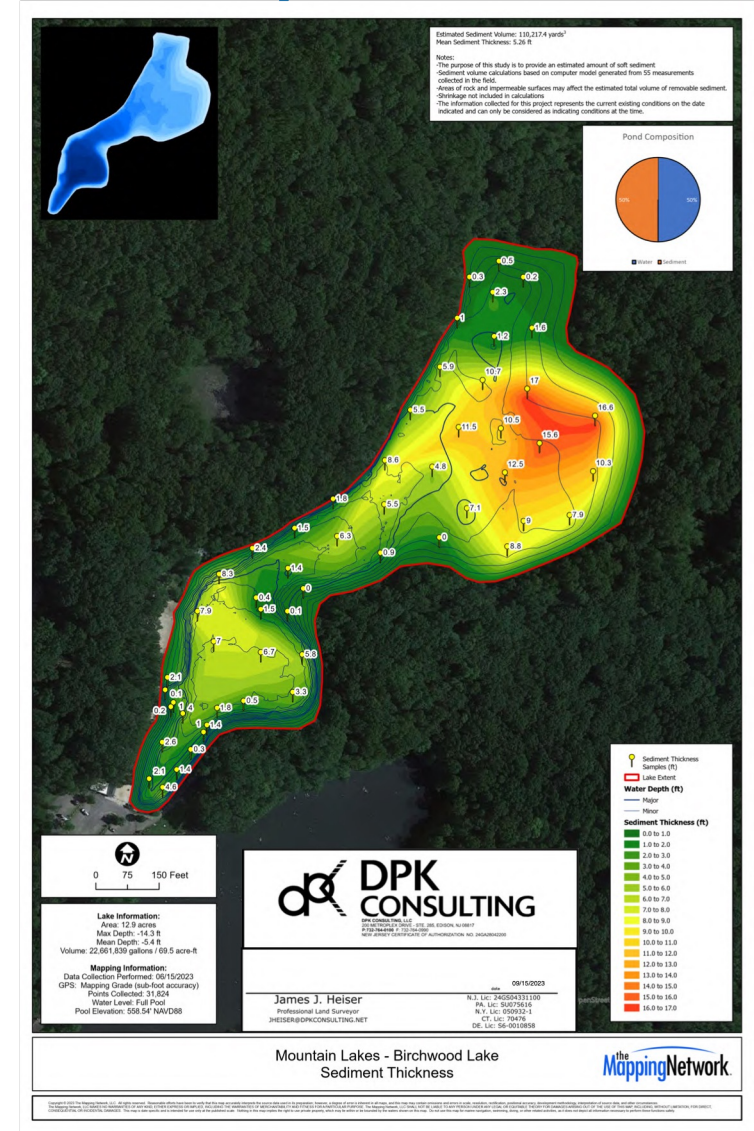
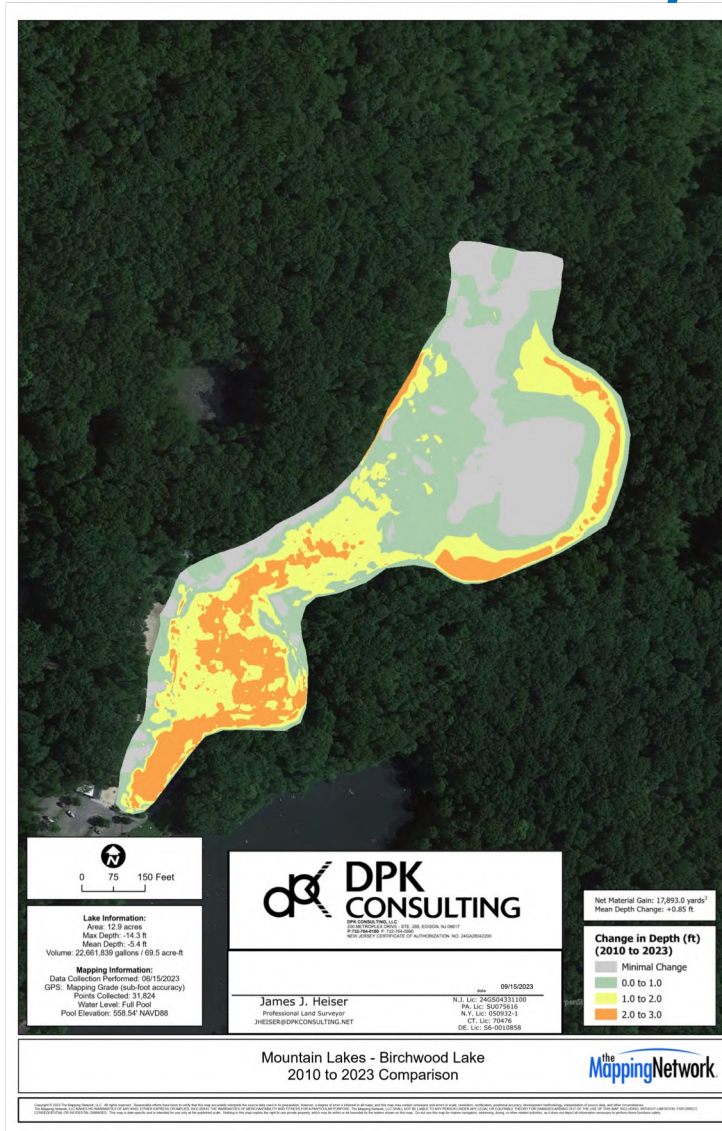


Appendix A - Parallel Track Plan

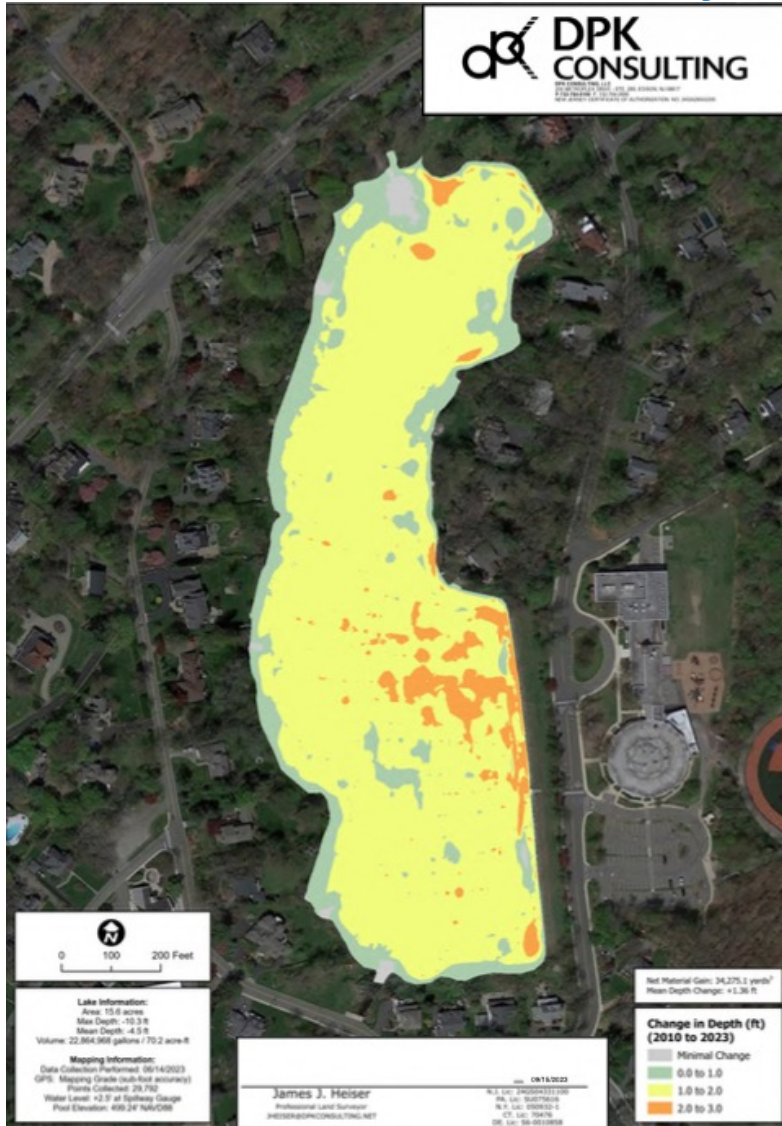
Execution Strategy:

- Phase 1 (2026): Fund Bathymetric Survey & SSAP document preparation.
- Phase 2 (2026/2027): Execute targeted Core Sampling upon NJDEP SSAP approval.
- Overall timelines can slide as relative priority dictates. However, there are expiration dates on individual steps, which limits the potential overall duration. Therefore, it may necessary to repeat steps if they are not fast followed.

Appendix B - 2023 Birchwood Bathymetric Study



Appendix C - 2023 Wildwood Bathymetric Study





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 September 14, 2026
CC: Robert Oostdyk, Borough Attorney

Denville Water Customers In Mountain Lakes – The Borough has several streets that border Denville that are served by Denville's water utility. Denville is replacing water lines on these streets in the coming months. All affected roads will be fully repaved during the 2027 paving season (spring / summer).

DPW Garage Wall Refacing – This project is now substantially complete. We are looking forward to resurfacing the office area of the building in 2027.

Morris County Municipal Utilities Authority Award – The Borough has been recognized by the utility for a significant increase in its percentage of recycled material. Attached is a copy of the award letter and certificate.

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

Mitchell



July 21, 2026

Cara Fox
Borough Clerk
Borough of Mountain Lakes

Dear Ms. Fox,

Re: Recognition Award for Recycling and Waste Reduction

On June 18, the New Jersey Department of Environmental Protection announced its recycling grants and statistics. The awarded amounts are calculated based on the recycling data reported by each community in 2023, the most recent year available. To meet New Jersey's targets of 50% for municipal solid waste (MSW) and 60% for total solid waste (TSW), including bulky and construction debris, municipalities need to boost recycling rates among all waste streams. Achieving a 50% or higher recycling rate means a community is reducing, reusing, and recycling more of its waste than it throws away, a key benchmark for waste reduction. Reaching these goals conserves resources, diverts waste from our landfills, reduces pollution, saves energy, and supports economic growth.

Based on published data, Morris County did not achieve its 50% MSW recycling goal for 2023, with the rate decreasing slightly from 46% to 45%. This ties us with Sussex County for the third-highest recycling rate among New Jersey counties. Positively, Morris County reached a 60% Total Solid Waste (TSW) recycling rate, down from 62% to 61%, tying us again with Sussex County for the second highest in the state. Although statewide recycling rates have fallen, Morris County's rates have stayed steady despite a rise in disposal numbers, which affects our recycling percentages. This stability demonstrates your municipality's ongoing recycling efforts, the dedicated commitment of your recycling coordinator and support staff to uphold their duties under the Morris County Solid Waste Management Plan (SWMP) and the state's Recycling Enhancement Act's Municipal Tonnage Grant Program, their role as a resource for residents on recycling and waste reduction, and their vigilant reporting to the state.

According to NJDEP data, **Mountain Lakes Borough** achieved a **43%** recycling rate for Municipal Solid Waste (MSW) and a total recycling rate of **50%**. Although your municipality did not reach the 50% target, these results demonstrate ongoing commitment to waste reduction through education, outreach, accurate reporting, and persistent efforts to meet state recycling goals. Notably, these efforts are reflected in a **\$6,126.14** recycling enhancement grant from the state, intended to support continued efforts in this area. **Mountain Lakes Borough** was also recognized with an award at the Morris County Recycling Coordinators Meeting on June 24.

The more municipalities that meet or exceed the 50% MSW recycling goal, the more it helps raise the County's overall rate, just as attaining the 60% total recycling goal depends on the collective success of all municipalities as we all strive to achieve our collective state-mandated goals.

For the entire listing of NJ statistics and grants, visit nj.gov/dep/dshw/recycling/stats.htm.



Congratulations on this distinguished achievement and for exemplifying leadership among your peers in waste reduction and recycling within Morris County. Your commitment significantly benefits our community. Kindly share this letter and the enclosed certificate with your governing body to acknowledge your commendable efforts.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony Marrone", is written over the word "Sincerely,".

Anthony Marrone
District Recycling Coordinator
Morris County Municipal Utilities Authority

Att.: Recognition Award for Recycling and Waste Reduction
Fwd. to: Mayor, Town Administrator/Manager, Council Members
Municipal Recycling Coordinator
Environmental Commission/Green Team

370 Richard Mine Road, Wharton, NJ 07885
Phone: (973) 285-8383 • Fax: (973) 285-8397 • E-mail: info@mcmua.com • Website: www.mcmua.com
Morris County's Environmental Resource

MORRIS COUNTY



MUNICIPAL UTILITIES AUTHORITY

Upon recommendation of the most adamant recyclers in the County of Morris
and by the authority vested in the Recycling Department of the MCMUA,
hereby confers upon

Mountain Lakes Borough

**In recognition of achieving a 43% municipal solid waste
recycling rate towards your 50% goal in 2023.**

In witness whereof, we have here to affixed our signatures
this 24th of June 2026.

ANTHONY MARRONE
DISTRICT RECYCLING COORDINATOR



LARRY GINDOFF
EXECUTIVE DIRECTOR

RESOLUTION AND ORDINANCE REVIEW FOR THE SEPTEMBER 14, 2026 MEETING

TO: MAYOR AND COUNCIL

FROM: MITCHELL STERN, MANAGER

RESOLUTIONS

R26-125, AUTHORIZING THE EXECUTION OF A DEED OF HISTORIC PRESERVATION

EASEMENT - this resolution authorizes the Borough to execute a historic preservation easement over Block 1, Lot 2 (the Mountain Lakes Train Station) to Morris County as a condition of receiving a Historic Preservation Trust Fund grant for the Mountain Lakes Train Station Preservation Project.

R26-126, APPROVING THE CERTIFICATION LIST OF VOLUNTEER MEMBERS OF THE BOROUGH OF MOUNTAIN LAKES FIRE DEPARTMENT

- this annual resolution certifies the list of fire department members qualified for credit in the Length of Service Awards Program (LOSAP). The program awards a small amount of money to the retirement accounts of qualifying fire department members. The program was created as an incentive to maintain department volunteers. This resolution is required before members can receive their awards.

R26-127, REQUESTING APPROVAL OF ITEM OF REVENUE AND APPROPRIATION UNDER N.J.S.A. 40A: 4-87 FOR THE MORRIS COUNTY HISTORIC PRESERVATION TRUST FUND

GRANT – 2026 - passage of this resolution will authorize the inclusion of the \$126,000 Morris County Historic Preservation Grant into the Borough's 2026 budget for the Mountain Lakes Train Station Preservation project.

R26-128, CANCELLING TAXES FOR TOTAL DISABLED VETERAN (DEAN CHRISTIAN AND JULIANA MARIE CARAVELA, 12 OVERLOOK ROAD, BLOCK 33 LOT 42)

- this resolution cancels / exempts property taxes for a 100% permanent and total disabled veteran.

R26-129, CANCELLING TAXES FOR TOTAL DISABLED VETERAN (ANNE STEHLIN, 17 BRIARCLIFF ROAD, BLOCK 78 LOT 14)

- this resolution cancels / exempts property taxes for a 100% permanent and total disabled veteran.

R26-130, CANCELLING TAXES FOR TOTAL DISABLED VETERAN (CHRISTOPHER P SOMJEN, 5 CRESCENT DRIVE, BLOCK 127.05 LOT 14)

- this resolution cancels / exempts property taxes for a 100% permanent and total disabled veteran.

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 26-124

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 September 14, 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 September 14, 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: 09/14/2026 For bills from 08/21/2026 to 09/10/2026

	Vendor	Description	Payment	Check Total
ACH	219 - ACCESS	PO 33089 ADMIN: CUST# 156NFY04790 - AUG 2026	246.20	246.20
	4886 - ACH CRANE SERVICE LLC	PO 32998 THE STATION RESTORATION CRANE RENTAL	950.00	950.00
	4614 - ACME WATERPROOFING, INC	PO 33101 WATER OPERATING - REMOVAL OF SPOILS	3,600.00	3,600.00
	4889 - AGGRESSIVE ENERGY LLC	PO 33075 STREET LIGHTING: 2/18 - 8/19/26 - ACCT:	1,570.95	1,570.95
ACH	2426 - AGL WELDING SUPPLY CO.	PO 32040 DPW - EQUIPMENT & TOOLS - BLANKET	100.56	100.56
	3861 - AMAZON CAPITAL SERVICES	PO 33001 POLICE: ORDER# 111-0954325-7930612	55.93	
		PO 33021 SPECIAL EVENTS: ORDER# 111-1305799-81186	56.59	
		PO 33021 SPECIAL EVENTS: ORDER# 111-1305799-81186	17.08	
		PO 33027 TENNIS COURTS: ORDER# 111-8910713-639061	104.20	
		PO 33043 CONSTRUCTION: ORDER# 111-7846061-7263426	99.51	333.31
	3861 - AMAZON CAPITAL SERVICES	PO 33050 SPECIAL EVENTS: ORDER# 111-1770278-80922	134.25	
		PO 33065 CONSTRUCTION: ORDER# 111-5121579-0583408	150.39	284.64
	3918 - AMERICAN LAMP RECYCLING, LLC	PO 33087 SOLID WASTE - RECYCLING - LIGHT BULBS	928.99	928.99
ACH	102 - ANDERSON & DENZLER ASSOC., INC	PO 33102 AUGUST 2026 PROFESSIONAL SERVICES - ESCR	272.15	272.15
ACH	102 - ANDERSON & DENZLER ASSOC., INC	PO 33107 AUGUST 2026 PROFESSIONAL SERVICES	3,023.00	
		PO 33107 AUGUST 2026 PROFESSIONAL SERVICES	12,835.35	
		PO 33107 AUGUST 2026 PROFESSIONAL SERVICES	194.50	
		PO 33107 AUGUST 2026 PROFESSIONAL SERVICES	583.50	16,636.35
ACH	102 - ANDERSON & DENZLER ASSOC., INC	PO 33107 AUGUST 2026 PROFESSIONAL SERVICES	785.20	785.20
ACH	4163 - APPRAISAL SYSTEMS, INC.	PO 33056 2026 PROFESSIONAL SERVICE FOR REASSESSME	5,000.00	5,000.00
ACH	3957 - ATLANTIC COAST RECYCLING	PO 32509 SOLID WASTE - RECYCLING - 2026 - BLANKET	690.81	690.81
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 32987 TAX/UTILITY ASSISTANCE - FEBRUARY 2026	825.00	825.00
	315 - BOONTON LANES	PO 33034 SUMMER RECREATION - BOWLING JULY 8TH	1,000.00	1,000.00
	336 - BORGATA HOTEL CASINO & SPA	PO 32768 2026 LEAGUE OF MUNICIPALITIES - JOSH HOW	364.00	364.00
	3303 - BOROUGH OF FLORHAM PARK (MCLM)	PO 33047 LEAGUE SEMINAR 9/16/26	110.00	110.00
	4368 - BUY WISE AUTO PARTS, INC.	PO 32169 POLICE: VEHICLE REPAIRS	497.16	
		PO 32930 DPW - VEHICLE REPAIR & MAINTENANCE - BLA	605.22	1,102.38
	4368 - BUY WISE AUTO PARTS, INC.	PO 33007 POLICE: VEHICLE REPAIRS	459.90	459.90
ACH	3650 - CARA FOX	PO 33066 REIMBURSEMENT ICMA CONFERENCE	449.79	449.79
ACH	3860 - CARNER BROS.	PO 33063 WATER DEPT - 2 NORTH CRANE	1,493.26	1,493.26
ACH	4090 - CLEAN MAT SERVICES, LLC	PO 32338 2026 FLOOR MAT SERVICE / DPW APR - DEC -	210.66	210.66
ACH	4150 - CLEARY GIACOBBE ALFIERIE JACOBS,	PO 33046 JULY 2026 LEGAL ATTORNEY SERVICES - LABO	37.00	37.00
	4312 - CONNOLLY & HICKEY HISTORICAL ARCHIT	PO 31820 PHASE II: EXTERIOR RENOVATION OF THE ML	5,700.00	5,700.00
ACH	4884 - COSTELLO'S ACE HARDWARE	PO 33057 DPW - ANCHOR ACE AUGUST 2026 -ACCT#10016	275.35	275.35
ACH	4884 - COSTELLO'S ACE HARDWARE	PO 33071 DPW - ANCHOR ACE AUGUST 2026 - ACCT#1002	279.92	279.92
ACH	4884 - COSTELLO'S ACE HARDWARE	PO 33072 DPW BLDG. IMPROVEMENTS	176.90	176.90
ACH	4884 - COSTELLO'S ACE HARDWARE	PO 33091 POLICE: AUGUST INVOICES - ACCT# 100224	21.97	21.97
	2396 - COUNTY WELDING SUPPLY CO.	PO 32044 DPW - EQUIPMENT & TOOLS - BLANKET	36.00	36.00
ACH	4821 - CRESCENT NUR RANCH LLC	PO 32336 GOATSCAPING SERVICE - 2 LOCATIONS	5,865.00	5,865.00
ACH	4325 - CSI TECHNOLOGY GROUP	PO 33031 POLICE: SOFTWARE RENEWAL/MAINTENANCE	238.50	238.50
ACH	3382 - CUSTOM BANDAG	PO 32971 S & R - EQUIPMENT REPAIR	462.50	462.50
	576 - DAVE'S TIRE, LLC	PO 33032 POLICE: VEHICLE REPAIRS 732005563 STATE	1,028.45	1,028.45
	2971 - DIRECT ENERGY BUSINESS	PO 33079 BORO GARAGE: ELECTRIC SERVICE: MAY - JUN	7.36	
		PO 33105 STREET LIGHTING: ELECTRIC SERVICE: JULY	22.64	30.00
ACH	4102 - DURABLE DOOR	PO 33086 ENGINE #2 BAY DOOR - SERVICE CALL	444.00	444.00
ACH	2957 - ESI EQUIPMENT, INC.	PO 32929 NEW FIRE TRUCK EQUIPMENT	12,046.00	12,046.00
	4061 - EXTECH BUILDING MATERIALS	PO 33099 DPW BLDG IMPROVEMENT - CUST# 182812	16.89	16.89
	778 - FAIRFIELD MAINTENANCE, INC.	PO 33035 DPW: BUILDING MAINTENANCE	1,264.30	1,264.30
	1710 - FAMOUS PASQUALE'S OF NEW YORK	PO 33085 POLICE: NATIONAL NIGHT OUT	718.00	718.00
ACH	1170 - FERGUSON ENTERPRISES #501	PO 33093 BOROUGH HALL MAINTENANCE	34.15	34.15
	2356 - FIRE DEX, GW LLC	PO 33049 FIRE DEPT: CLEANING/REPAIRS	1,127.75	1,127.75
ACH	753 - FIRE FIGHTERS EQUIPMENT CO.	PO 32899 BUILDINGS & GROUNDS - SAFETY EQUIPMENT	995.00	995.00
ACH	653 - GANNET NEW YORK/NEW JERSEY LOCALIQ	PO 33100 CLERK: ADVERTISING AUGUST - ACCT# 11203	59.96	59.96
ACH	3049 - GENERAL CODE	PO 33024 CLERK: CUST#MO1514 - 2026 ANNUAL MAINTEN	1,295.00	1,295.00
	826 - GENERAL PLUMBING SUPPLY, INC	PO 33023 BOROUGH HALL HEATING SYSTEM - BLANKET	699.10	699.10
ACH	3991 - GRM INFORMATION MANAGEMENT SERVICES	PO 32352 2026 ARCHIVE STORAGE ACCT 01QA0220 - 202	585.11	585.11
	3992 - HARD ROCK HOTEL & CASINO	PO 32766 2026 LEAGUE OF MUNICIPALITIES HOTEL RESE	2,156.00	2,156.00
	3209 - HAWKINS DELAFIELD & WOOD LLP	PO 33111 2026 Bond Sale Professional Bond Counsel	22,184.09	22,184.09
	911 - HOME DEPOT CREDIT SERVICES	PO 32680 WATER DEPT - FACILITY REPAIRS & MAINTENA	255.49	
		PO 32864 DPW BLDG IMPROVEMENTS	388.32	
		PO 32951 DPW - DEPARTMENT SUPPLIES - BLANKET - 18	524.30	1,168.11
	911 - HOME DEPOT CREDIT SERVICES	PO 33095 DPW - DEPT & CUSTODIAL SUPPLIES	1,152.31	1,152.31
ACH	3817 - IL TORRENTE PIZZA	PO 33097 WATER OPERATING - WATER MAIN REPAIR - ME	45.16	45.16
ACH	4521 - INTERNATIONAL BROTHERHOOD OF TEAMSTERS L	PO 33073 DPW UNION DUES - AUGUST 2026	699.00	699.00
	4883 - INTERNATIONAL E-Z UP INC	PO 32996 TRACK CANOPY FRAME REPLACEMENT	608.40	608.40
	859 - JCP&L	PO 33028 STREET LIGHTING - 163 - JULY to AUG 2026	536.62	536.62
	859 - JCP&L	PO 33074 STREET LIGHTING - 100 157 874 148 - JUL	4,127.96	4,127.96

List of Bills - Claims/Clearing Checking Account Meeting Date: 09/14/2026 For bills from 08/21/2026 to 09/10/2026

Vendor	Description	Payment	Check Total
	859 - JCP&L PO 33078 STREET LIGHTING - 24 PARK PL - 7/28 - 8/	18.47	18.47
	859 - JCP&L PO 33084 M/A #200 000 054 011/ BILL DATE: AUG 25,	585.75	585.75
ACH	1090 - KENVIL POWER MOWER PO 32794 DPW - EQUIPMENT REPAIR - BLANKET	265.38	265.38
ACH	4563 - LAURIE STEPPER PO 33033 REIMBURSEMENT FOR AMAZON GIFT CARD	50.00	50.00
ACH	4116 - MANNING MATERIALS, CORP PO 32846 DPW BLDG IMPROVEMENTS	2,106.71	2,106.71
	4887 - MECHANICAL DESIGN PO 33008 HVAC SYSTEM THE STATION PROJECT	24,500.00	24,500.00
	4145 - METRO ACCESS CONTROL, LLC PO 32749 S&R - BARRIER ARM	449.00	
	PO 32942 S&R - BARRIER ARM	1,407.16	1,856.16
	4864 - MONTVILLE PLUMBING AND HEATING PO 32761 REPLACEMENT VALVES	1,700.00	1,700.00
	1295 - MORRIS COUNTY MUNICIPAL UTILITIES PO 32995 SOLID WASTE DISPOSAL - JULY 2026	18,771.56	18,771.56
ACH	1392 - MOUNTAIN LAKES POLICE ASSOCIATION PO 33060 POLICE UNION DUES - AUG 2026	650.00	650.00
ACH	1371 - MTN. LAKES BOARD OF EDUCATION PO 33061 SEPT 2026 MTN LAKES SCHOOL DISTRICT GENE	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
	4168 - NEW JERSEY RECREATION & PARK ASSOC. PO 33026 PLAYGROUND MAINTENANCE COURSE	225.00	225.00
	3388 - NEW JERSEY REGISTRAR'S ASSOCIATION PO 33077 2026 NJ REGISTRAR'S CONFERENCE	125.00	125.00
	4888 - NICHOLAS PLINIO PO 33067 REFUND of OVERPAYMENT of 2025 UTILITIES	2,734.65	
	PO 33067 REFUND of OVERPAYMENT of 2025 UTILITIES	2,838.03	5,572.68
ACH	4557 - NIELSEN OF MORRISTOWN, INC PO 32894 POLICE: VEHICLE PURCHASES - CONTRACT 25	87,164.00	87,164.00
ACH	1754 - NORTHEAST COMMUNICATIONS, INC. PO 33053 POLICE: RADIO/MIC REPAIR	376.40	376.40
ACH	1754 - NORTHEAST COMMUNICATIONS, INC. PO 33055 FIRE DEPT: SERVICE	319.95	319.95
ACH	1754 - NORTHEAST COMMUNICATIONS, INC. PO 33080 POLICE: RADIO/MIC REPAIR	583.62	583.62
ACH	2727 - ONE CALL CONCEPTS, INC. PO 32494 ACCT# 12-BML / 2026 APRIL - DECEMBER BLA	291.80	291.80
	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
	2669 - POSTMASTER - US POSTAL SERVICE PO 33092 WATER/SEWER - POSTAGE FEES 2026	375.00	
	PO 33092 WATER/SEWER - POSTAGE FEES 2026	375.00	750.00
ACH	3759 - PRINCETON HYDRO, LLC PO 31380 LAKE & WATERSHED MANAGEMENT PLAN - PROJ:	34,025.00	34,025.00
ACH	4776 - QUADIENT LEASING USA, INC PO 33064 ADMIN: LEASE PAYMENT FOR POSTAGE MACHINE	512.55	512.55
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 33037 POLICE: CAR WASHES - JULY 2026	224.00	224.00
ACH	4725 - RUSSEL SPEEDER'S CAR WASH OF CT PO 33069 POLICE: CAR WASHES - FEBRUARY 2026	240.00	240.00
	3330 - RUTGERS UNIVERSITY PO 32858 PB/ZBOA: 2026 FALL COURSES - JERELYN RU	1,260.00	1,260.00
ACH	1948 - SHEAFFER SUPPLY, INC. PO 32373 DPW: DEPARTMENT SUPPLIES	90.75	90.75
	1837 - SHERATON ATLANTIC CITY PO 32824 2026 LEAGUE OF MUNICIPALITIES HOTEL RESE	292.00	292.00
ACH	4809 - SJ FUEL SOUTH COMPANY INC PO 32565 DPW - UNLEADED GASOLINE - MCCPC CONTRACT	5,485.54	5,485.54
ACH	2774 - STAPLES CONTRACT & COMMERCIAL, LLC PO 33005 POLICE: ORDER# 7685503889	32.91	32.91
	1963 - STATE TOXICOLOGY LABORATORY PO 33104 POLICE: LABS TESTS	90.00	90.00
ACH	4108 - STO OF NJ, INC PO 32848 DPW BLDG IMPROVEMENTS	439.95	439.95
	1943 - STRUCTURAL STONE CO., INC. PO 33109 DPW BLDG IMPROVEMENTS	10.50	10.50
ACH	3489 - SWANK MOTION PICTURES, INC PO 33048 MOVIE LICENSE	84.94	
	PO 33048 MOVIE LICENSE	165.06	250.00
	4578 - T-MOBILE PO 32177 WATER: T-MOBILE ACCT - 999393642 - MONTH	31.30	31.30
	881 - TMS, INC PO 31889 ADMIN: 2026 DNS HOSTING / ACCT# GTI - BL	30.00	30.00
	4646 - TOWNSHIP OF MT. OLIVE PO 33083 HEALTH SERVICES- 3RD QUARTER 2026 - INTE	9,398.75	9,398.75
	4191 - TRANSUNION RISK & ALTERNATIVE DATA SOLUT PO 33081 POLICE: AUGUST 2026 DATA SEARCH ACCT: 3	100.00	100.00
	1536 - TREAS, STATE OF NJ - D.O.H. PO 33094 JUNE - AUGUST 2026 DOG LICENSE FEES	30.00	30.00
	1534 - TREASURER, STATE OF NJ - DIVISON OF REVE PO 33040 NJ DEP-SAFE DRINKING WATER - ANNUAL OPER	720.00	720.00
	2074 - TROPICANA CASINO & HOTEL PO 32769 2026 LEAGUE OF MUNICIPALITIES HOTEL RESE	405.00	405.00
ACH	4088 - TURN OUT UNIFORMS, INC PO 33044 POLICE: UNIFORMS - SIMS	254.98	254.98
ACH	1062 - UNITED SITE SERVICES PO 33054 PORTA JOHNS: JULY to AUG 2026 - CUST ID#	573.78	573.78
	3346 - USA BLUE BOOK PO 33042 WATER OPERATING - TREATMENT OF WELLS	145.24	
	PO 33045 WATER OPERATING - TREATMENT OF WELLS	134.04	279.28
	4587 - VERIZON PO 33068 ADMIN: ACCT# 357-361-129-0001-26 - INTER	350.74	350.74
	170 - VICKI ALLISON PO 33036 SNACK SHACK ITEMS	80.00	
	PO 33036 SNACK SHACK ITEMS	520.00	600.00
	832 - W.W. GRAINGER, INC PO 33025 FIRE DEPT: BOOTS	715.29	715.29
	832 - W.W. GRAINGER, INC PO 33029 FIRE DEPT: BOOTS	238.43	238.43
	4489 - WALLINGTON PLUMBING & HEATING SUPPLY CO. PO 33076 TRAIN STATION RESTORATION	198.67	198.67
	4791 - WELDON QUARRY CO LLC PO 33070 WATER OPERATING - MAY ASPHALT	697.68	697.68
ACH	4334 - YOUR WAY CONSTRUCTION, INC. PO 33110 BRIARCLIFF ROAD IMPROVEMENT PROJECT	265,400.13	265,400.13
TOTAL			2,990,675.24

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-100-020	General Administration - Other Expenses	2,041.86			

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-110-020	Mayor & Council - Other Expenses	656.00			
01-201-20-120-020	Municipal Clerk - Other Expenses	2,334.75			
01-201-20-140-020	Computer Services - Other Expenses	1,766.24			
01-201-20-150-020	Tax Assessor - Other Expenses	5,000.00			
01-201-20-155-020	Legal Services - Other Expenses	5,037.00			
01-201-20-165-020	Engineering Services - Other Expenses	785.20			
01-201-21-180-020	Planning Board - Other Expenses	1,054.90			
01-201-21-185-020	Board of Adjustment (Zoning) - OE	455.00			
01-201-22-195-020	Uniform Construction Code - Other Expens	392.00			
01-201-25-240-020	Police Department - Other Expenses	3,524.31			
01-201-25-265-020	Fire Department - Other Expenses	2,401.42			
01-201-26-290-020	Streets & Roads - Other Expenses	6,789.99			
01-201-26-305-020	Solid Waste - Other Expenses	85,826.33			
01-201-26-306-020	Recycling Tax	498.36			
01-201-26-310-020	Buildings & Grounds - Municipal Building	4,082.91			
01-201-26-315-020	Vehicle Repairs & Maint - Other Expenses	2,590.73			
01-201-27-337-020	Woodland Committee - Other Expenses	5,865.00			
01-201-28-370-020	Parks & Playgrounds - Other Expenses	641.34			
01-201-28-375-020	Maint of Parks (Beaches/Lakes) - OE	573.78			
01-201-31-435-020	Electricity - All Departments	593.11			
01-201-31-436-020	Electricity - Street Lighting	6,276.64			
01-201-31-447-020	Petroleum Products (Gasoline)	5,485.54			
01-201-42-114-020	Shared Services - Health Services	9,398.75			
01-207-55-000-000	Local School Taxes Payable			2,349,363.67	
01-260-05-100	Due to Clearing			0.00	2,503,434.83
TOTALS FOR	Current Fund	154,071.16	0.00	2,349,363.67	2,503,434.83
02-200-40-700-380	Historic Preservation Grant	31,348.67			
02-200-40-700-520	Highlands Plan Conformance Grant	34,025.00			
02-200-40-700-600	DOT Grants	3,023.00			
02-260-05-100	Due to Clearing			0.00	68,396.67
TOTALS FOR	Federal and State Grants	68,396.67	0.00	0.00	68,396.67
04-215-55-996-000	2023 CAPITAL ORDINANCE 8-23			12,157.48	
04-215-55-999-000	2024 CAPITAL ORDINANCE 3-24			2,915.09	
04-215-56-802-000	2024 CAPITAL ORDINANCE 8-24			19,157.52	
04-215-56-803-000	2025 Capital Ordinance - 8-25			278,235.48	
04-215-56-805-400	26-10 - Properties and Facilities - \$367,491.81			3,139.27	
04-215-56-807-000	2026 Cap Ord - 26-12 - Police Vehicles - \$100K			87,164.00	
04-260-05-100	Due to Clearing			0.00	402,768.84
TOTALS FOR	General Capital	0.00	0.00	402,768.84	402,768.84
05-192-17-000-000	Water Operating Revenues			2,734.65	
05-201-55-520-520	Water Operating - Other Expenses	5,877.39			
05-260-05-100	Due to Clearing			0.00	8,612.04
TOTALS FOR	Water Operating	5,877.39	0.00	2,734.65	8,612.04
07-192-17-000-000	Sewer Operating Revenues:			2,838.03	
07-201-55-520-520	Sewer Operating - Other Expenses	569.50			
07-260-05-100	Due to Clearing			0.00	3,407.53
TOTALS FOR	Sewer Operating	569.50	0.00	2,838.03	3,407.53
12-200-00-000-800	POLICE UNION DUES	650.00			
12-200-00-000-801	DPW UNION DUES	699.00			
12-260-05-100	DUE to clearing			0.00	1,349.00
TOTALS FOR	Payroll Agency Account	1,349.00	0.00	0.00	1,349.00

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
13-260-05-100	DUE TO CLEARING			0.00	30.00
13-295-56-000-000	DOG LICENSE FEES-DUE STATE NJ			30.00	
TOTALS FOR	Animal Trust	0.00	0.00	30.00	30.00
17-260-05-100	Due to Clearing Account			0.00	272.15
17-500-00-091-426	MOUNTAIN LAKES STORAGE (WESTWOOD HOLDINGS #372)			272.15	
TOTALS FOR	Developer's Escrow	0.00	0.00	272.15	272.15
33-260-05-100	Due to Clearing			0.00	2,404.18
33-600-00-090-000	Recreation Trust Reserves			2,404.18	
TOTALS FOR	Recreation Trust	0.00	0.00	2,404.18	2,404.18

Total to be paid from Fund 01 Current Fund	2,503,434.83
Total to be paid from Fund 02 Federal and State Grants	68,396.67
Total to be paid from Fund 04 General Capital	402,768.84
Total to be paid from Fund 05 Water Operating	8,612.04
Total to be paid from Fund 07 Sewer Operating	3,407.53
Total to be paid from Fund 12 Payroll Agency Account	1,349.00
Total to be paid from Fund 13 Animal Trust	30.00
Total to be paid from Fund 17 Developer's Escrow	272.15
Total to be paid from Fund 33 Recreation Trust	2,404.18
	2,990,675.24



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

RESOLUTION 26-125

RESOLUTION AUTHORIZING THE EXECUTION OF A DEED OF HISTORIC PRESERVATION EASEMENT

WHEREAS, the County of Morris is authorized pursuant to N.J.S.A. 13:8B-1 et. seq. to acquire historic preservation easements to protect Morris County properties with historic, aesthetic or cultural significance being rehabilitated, stabilized, restored and preserved through matching grants by the Morris County Historic Preservation Trust Fund in order to assure the continued preservation of grant-assisted properties for the public benefit; and;

WHEREAS, the Borough as the sole and exclusive owner of property shown as Block 1 Lot 2 as shown on the Tax Map of the Borough of Mountain Lakes (Mountain Lakes Train Station) as a condition of obtaining an Historic Preservation Grant from the Morris County Historic Preservation Trust Fund agreed to provide an historic preservation easement to the County of Morris; and

WHEREAS, the Property possesses historic, aesthetic, or cultural significance to the Borough and the people of the County of Morris and is listed individually and/or as part of a historic district that is listed in the New Jersey Register of Historic Places and the National Register of Historic Places; and

WHEREAS, the Borough and the County intend that the Property be preserved and maintained in accordance with an historic preservation easement;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, that the appropriate municipal officials are hereby authorized to execute a Deed of Historic Preservation Easement over Block 1, Lot 2 (Mountain Lakes Train Station) in the form attached hereto.

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 September 14, 2026.

Cara Fox, Borough Clerk

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

Record and Return to:

Staci L. Santucci, Esq.
Assistant Morris County Counsel
P. O. Box 900
Morristown, NJ 07963

Prepared by:

Staci L. Santucci, Esq.

DEED OF HISTORIC PRESERVATION EASEMENT

THIS DEED OF HISTORIC PRESERVATION EASEMENT made _____
(Date) between the **Borough of Mountain Lakes**, having an address at **400 Boulevard, Mountain Lakes, New Jersey 07046**, hereinafter referred to as the "Grantor";

And **MORRIS COUNTY BOARD OF COUNTY COMMISSIONERS**, having an address at P.O. Box 900, Morristown, NJ 07963-0900, hereinafter referred to as the "Grantee".

Grantor grants and conveys to the Grantee a historic preservation easement (hereinafter the "Easement") on Grantor's property located in the **Borough of Mountain Lakes**, County of Morris, more fully described in Schedule A annexed hereto (hereinafter the "Property") for and in consideration of the sum of ONE DOLLAR (\$1.00) and a matching grant from Grantee to restore, rehabilitate, stabilize, and/or preserve the Property for the continuing benefit of the people of the County of Morris (hereinafter the "Grant").

The tax map reference for the Property is:

**Borough of Mountain Lakes
Block 1, Lot 2**

WHEREAS, Grantee is authorized pursuant to N.J.S.A. 13:8B-1 et. seq. to acquire historic preservation easements to protect Morris County properties with historic, aesthetic or cultural significance being rehabilitated, stabilized, restored and preserved through matching grants by the Morris County Historic Preservation Trust Fund in order to assure the continued preservation of grant-assisted properties for the public benefit; and

WHEREAS, the Grantor is the sole and exclusive owner of the Property; and

WHEREAS, the Property possesses historic, aesthetic, or cultural significance to Grantor and the people of the County of Morris and is **listed individually and/or as part of a historic district that is listed in the New Jersey Register of Historic Places and the National Register of Historic Places**; and

WHEREAS, Grantor and Grantee intend that the Property be preserved and maintained;

NOW, THEREFORE, Grantor promises that the Property will be owned, used and conveyed subject to, and not in violation of, the following covenants and restrictions:

1. Purpose. It is the purpose of this Easement to assure the preservation of the Property, to prevent any use of the Property that is not historically appropriate or that is detrimental to or will significantly impair or interfere with the historic features and to assure that public benefit continues after the expenditure of the Grant. The historic features of the Property are documented in a baseline inventory annexed hereto as Schedule B (hereinafter the "Protected Features") that the parties agree to provide an accurate representation of the Property at the time of this conveyance and which shall serve as an objective information baseline for monitoring compliance with the terms of this Deed.

2. Term. This Easement shall become effective on **October 28, 2026** (hereinafter the "Effective Date") and shall, thereafter, remain in full force and effect for a period of thirty (30) years until **October 28, 2056**.

3. Grantor's Obligations.

(a) Grantor shall perform the work items described in the Approved Project Description (Exhibit 2 to a separate Grant Agreement executed by Grantor and Grantee) annexed hereto as Schedule C;

(b) The Baseline Inventory of Protected Features under this agreement is fully set forth in Schedule B, annexed to this agreement and incorporated herein. Grantor shall not demolish or remove the Protected Features;

(c) Grantor shall not, without prior written approval of Grantee which will not be unreasonably withheld:

- (i) adversely affect or threaten the structural soundness of the Protected Features;
- (ii) make any changes to the Protected Features including alteration, removal, construction, remodeling, addition of new structures or other physical or structural change, including any change in color or surfacing or any excavation or topographical change which affects the appearance or construction of the Protected Features;
- (iii) attach to or erect anything on or near the Protected Features which would prohibit them from being visible from ground level, or compromise the historic aesthetic or cultural significance of the Property except for temporary structures needed during any period of approved alteration or restoration.

(d) To prevent deterioration of the Property, Grantor shall maintain the Protected Features in good condition at Grantor's cost and expense. "Good condition" means that the Protected Features are intact and structurally sound, there are few or no cosmetic imperfections and the feature needs no more than routine maintenance.

(e) Grantor shall be responsible for deliberate damage or destruction of Protected Features. If Protected Features are deliberately damaged or destroyed for any reason by the Grantor, or persons acting on behalf of the Grantor, the Grantor shall be responsible for financial reimbursement to the Grantee in accordance with the provisions of Paragraph 14. For purposes of this Easement, deliberate damage or destruction may result from, but is not limited to, deferred maintenance, demolition by neglect, and demolition.

(f) Grantor's obligation to maintain the Protected Features shall require replacement, repair, and reconstruction by Grantor whenever necessary, subject to the casualty provisions of paragraphs 10 and 11. Grantor's obligation to maintain the Property shall also require that the Property's landscaping be maintained in good appearance. The existing lawn areas shall be maintained as lawns and regularly mown. The existing meadows and open fields shall be maintained as meadows and open fields, regularly brushhogged to prevent the growth of woody vegetation where none currently grows.

(g) The dumping, abandonment or storage of ashes, trash, rubbish, or any other unsightly or offensive materials is prohibited on the Property;

(h) The Property shall not be divided or subdivided in law or in fact and the Property shall not be devised or conveyed except as a unit;

(i) No above ground utility transmission lines, except those reasonably necessary for the existing buildings, may be created on the Property, subject to utility easements already recorded.

4. Grantor's Representations. Grantor represents that it is a municipal government within Morris County.

5. Requests for Approval. Grantor must seek the approval of Grantee required by Paragraph 3(c) hereinabove by submitting to Grantee a request for approval in the form required by Grantee. Grantor shall submit to Grantee documents, including plans, specifications, and designs where appropriate, describing the proposed activity with reasonable specificity. In connection therewith, Grantor shall also submit to Grantee a timetable for the proposed activity in a form acceptable to Grantee and sufficient to permit Grantee to monitor such activity.

6. Standards for Review. In exercising any authority created by this Easement to inspect the Property or the Protected Features, to review and approve any construction, alteration, repair, addition of new structures or maintenance, or to review casualty damage or to reconstruct or approve reconstruction of the Protected Features following casualty damage, Grantee shall utilize The Secretary of the Interior's Standards for the Treatment of Historic Properties, (36 CFR 800 et seq.)(hereinafter the "Standards"). To determine the appropriateness of Grantor's request for approval submitted in accordance with Paragraph 4, Grantee may consult records documenting the Property's appearance including photographs and measured drawings, National or State Registers or other survey data, historic structure reports, existing condition surveys and other reports filed or to be filed at the

County of Morris, New Jersey Historic Preservation Office and other appropriate places within the State. Grantor agrees to abide by the Standards in performing all repairs and maintenance.

7. Reserved Rights. Except as set forth in Paragraph 3, the following rights, uses, and activities of or by Grantor on, over, or under the Property are permitted by this Easement and by Grantee without further approval by Grantee:

(a) The right to engage in all those acts and uses that: (i) are permitted by governmental statute or regulation; (ii) do not materially impair the Protected Features or the Property; and (iii) are not inconsistent with the purpose of this Easement;

(b) The right to maintain and repair the Protected Features strictly according to the Standards. As used in this Paragraph, the right to maintain and repair shall mean the use by Grantor of in-kind materials and colors applied in a workman-like manner. The right to maintain and repair as used in this paragraph shall not include the right to make changes in appearance, materials, colors, and workmanship from that existing prior to the maintenance and repair without the prior approval of Grantee in accordance with the provisions of Paragraphs 3, 4 and 5;

(c) The right to continue the existing use and enjoyment of the Property consistent with the purpose of this Easement; and

(d) The right to conduct at or on the Property educational and nonprofit activities that are not inconsistent with the purpose of this Easement.

8. Public Access. The property shall be accessible by the public as specified in Schedule D annexed hereto.

9. Insurance. Grantor shall keep the Property insured by an insurance company authorized to conduct business in the State of New Jersey against loss from the perils commonly insured under standard fire and extended coverage policies in an amount sufficient to reimburse Grantee in the amount of the Grant after all mortgagee claims are satisfied. Grantor shall also carry comprehensive general liability insurance against claims for personal injury and death in an amount not less than \$1,000,000 per occurrence and \$3,000,000 aggregate including property damage. Grantor shall deliver to Grantee, within ten (10) business days of the Effective Date, certificates of such insurance coverage. Each certificate shall name the Grantee and its officers and employees as additional insured being confirmed by policy endorsement, and shall certify that coverage may not be cancelled for any reason except after thirty (30) days written notice to Grantee.

10. Indemnification. The Grantor shall indemnify, save and hold the County, including the Board of County Commissioners, their employees, agents, servants, attorneys and assigns harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees (including attorneys' fees) and other expenses or liabilities, including the investigation and defense of any claims, arising out of or resulting from the negligent or willful acts or omissions of Grantor, including those arising during the performance of Grantor's work or the completed operations, or any such claim, damage, loss or expense that is attributable to bodily injury, sickness, disease or death, or injury to or destruction of real or personal property, including the loss of use resulting therefrom, or any such claim, damage, loss or expense that is caused in whole or in part by any negligent act or omission of the Grantor, or anyone directly or indirectly employed by them or anyone whose acts

they may be liable, including any claim by an employee of Grantor. This indemnification obligation shall not be limited in any way by the amount or type of damages, compensation or benefits payable by or for the Grantor under worker's compensation, disability, or any other employee benefits.

11. Casualty Damage or Destruction. In the event the Protected Features shall be damaged or destroyed by fire, flood, windstorm, hurricane, earth movement, or other like casualty, Grantor shall notify Grantee in writing within fourteen (14) days of the damage or destruction, such notification describing what, if any, emergency work has already been completed. No repairs or reconstruction of any type, other than temporary emergency work to prevent further damage to the Protected Features and to protect public safety, shall be undertaken by Grantor without Grantee's prior written approval. Within thirty (30) days of the date of damage or destruction, if required by Grantee, Grantor at its expense shall submit to the Grantee a written report prepared by a qualified restoration architect and an engineer acceptable to Grantor and Grantee, which report shall include the following:

- (a) An assessment of the nature and extent of the damage;
- (b) A determination of the feasibility of the restoration of the Protected Features and reconstruction of damaged or destroyed portions of the Protected Features; and
- (c) A report of such restoration and reconstruction work necessary to return the Protected Features to the condition existing immediately prior to the damage or destruction.

12. Review After Casualty Damage or Destruction. If, after reviewing the report provided in paragraph 10, Grantor and Grantee agree that the Purpose of the Easement will be served by such restoration and reconstruction, Grantor and Grantee shall establish a schedule under which Grantor shall complete the restoration and reconstruction of the Protected Features in accordance with plans and specifications agreed to by the parties.

If, after reviewing the report, Grantor and Grantee agree in writing that restoration and reconstruction of the Property is impractical or impossible, or agree in writing that the Purpose of this Easement would not be served by such restoration and reconstruction, Grantor, may, with the prior written consent of Grantee, alter, demolish, remove, or raze the Protected Features, and construct new improvements on the Property. In this event, Grantor and Grantee may agree to extinguish this Easement in whole or in part in accordance with the laws of the State of New Jersey and Paragraph 13.

13. Condemnation. If the Property is taken, in whole or in part, by exercise of the power of eminent domain, Grantee shall be entitled to compensation from Grantor in the amount of the Grant.

14. Extinguishment. If circumstances arise in the future such as to render the purpose of this Easement impossible to accomplish, this Easement may be terminated or extinguished by Grantee and Grantee shall be entitled to compensation from Grantor in the amount of the Grant. Grantor seeking to terminate any active Historic Preservation Easement must adhere to HP Rules, Sec. #5.17 Termination of Easements on Preserved Historic Properties.

15. Subsequent Transfers. Grantor agrees to give written notice to Grantee of the transfer of any interest in the Property at least thirty (30) days prior to the date of such transfer.

16. Inspection. At least annually, and upon prior reasonable notice to Grantor, representatives of Grantee shall be permitted to inspect and photograph the Property, including the Protected Features. Grantor agrees that it will not unreasonably withhold its consent in determining dates and times for such inspections.

17. Evidence of Compliance. Upon request by Grantee, Grantor shall promptly furnish Grantee with written certification in the form required by Grantee that, to the best of Grantor's knowledge, Grantor is in compliance with the obligations of Grantor contained herein.

18. Grantee's Remedies. If Grantee determines that Grantor is in violation of the terms of this Easement or that a violation is threatened, Grantee shall give written notice to Grantor of such violation and demand corrective action sufficient to cure the violation within the period of time set forth in the notice and, where the violation involves injury to the Property resulting from any use or activity inconsistent with the purpose of this Easement, to restore the portion of the Property so injured. Grantee may bring an action at law or equity in a court of competent jurisdiction to enforce the terms of this Easement, to enjoin the violation, *ex parte* as necessary, by temporary or permanent injunction, to recover any damages to which it may be entitled for a violation of the terms of this Easement or injury to any Protected Features protected by this Easement, and to require the restoration of the Property to the condition that existed prior to any such injury. Without limiting Grantor's liability therefore, Grantee, in its sole discretion, may apply any damages recovered to the cost of undertaking any corrective action on the property. If Grantee, in its sole discretion, determines that circumstances require immediate action to prevent or mitigate significant damage to the Protected Features of the Property, Grantee may pursue its remedies under this paragraph without prior notice to Grantor. Grantee's rights under this paragraph apply equally in the event of either actual or threatened violations of the terms of this Easement, and Grantor agrees that Grantee's remedies at law for any violation of the terms of this Easement are inadequate and that Grantee shall be entitled to the injunctive relief described in this paragraph, in addition to such other relief to which Grantee may be entitled, including specific performance of the terms of this Easement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies. Grantee's remedies described in this paragraph shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or equity.

19. Amendment. If circumstances arise under which an amendment to or modification of this Easement would be appropriate, Grantor and Grantee may by mutual written agreement jointly amend this Easement. Any such amendment shall be consistent with the purpose of this Easement; shall not permit additional development on the Property other than the development permitted by this Easement on the Effective Date; shall not permit any private inurement to any person or entity; and shall not adversely impact the Protected Features or the Property. Any such amendment shall be recorded by Grantor at its cost and expense in the county in which the Property is located. Nothing in this Paragraph shall require Grantee to agree to any amendment or to consult or negotiate regarding any amendment.

20. Taxes. Grantor shall pay before delinquency all taxes, assessments, fees, and charges of whatever description levied on or assessed against the Property by competent authority (collectively "taxes"), including any taxes imposed upon, or incurred as a result of, this Easement, and shall furnish Grantee with satisfactory evidence of payment upon request.

21. Grantee's Discretion. Enforcement of the terms of this Easement shall be at the discretion of Grantee, and any forbearance by Grantee to exercise its rights under this Easement in the event of any breach of any term of this Easement by Grantors shall not be deemed or construed to be a waiver by Grantee of such term or of any of Grantee's rights under this Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantors shall impair such right or remedy or be construed as a waiver.

22. Costs of Enforcement. Any costs incurred by Grantee in enforcing the terms of this Easement against Grantor, including, without limitation, costs of suit and reasonable attorneys' fees, and any costs of restoration necessitated by Grantor's violation of the terms of this Easement shall be borne by Grantor.

23. Costs and Liabilities. Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Property. Grantor shall keep the Property free of any construction or mechanics liens arising out of any work performed for, materials furnished to, or obligations incurred by Grantor.

24. Written Notice. Any notice which either Grantor or Grantee may desire or be required to give to the other party shall be in writing and shall be delivered by one of the following methods (i) overnight courier postage prepaid, (ii) registered or certified mail return receipt requested or, (iii) hand delivery; if to Grantor, then to **Manager, Borough of Mountain Lakes, 400 Boulevard, Mountain Lakes, New Jersey 07046**, and if to Grantee, then to **Director, Morris County Office of Planning & Preservation, P.O. Box 900, Morristown, NJ 07963-0900**, and County Counsel, County of Morris, P.O. Box 900, Morristown, NJ 07963-0900. Each party may change its address set forth herein by a notice to such effect to the other party.

25. Notice from Government Authorities. Grantor shall deliver to Grantee copies of any notice of violation or lien relating to the Property received by Grantor from any government authority within five (5) days of receipt by Grantor. Upon request by Grantee, Grantor shall promptly furnish Grantee with evidence of Grantor's compliance with such notice or lien where compliance is required by law.

26. Waiver of Certain Defenses. Grantors hereby waive any defense of laches, estoppel, or prescription.

27. Recordation. Grantee shall record this instrument with the County of Morris.

28. Captions. The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon construction or interpretation.

29. Successors. The covenants, terms, conditions, and restrictions of this Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors, and assigns.

30. Subordination. At the time of the conveyance of this Easement, the Property is subject to a Mortgage/Deed of Trust held by _____(hereinafter,

"Mortgagee"/"Lender"). The Mortgagee/Lender joins in the execution of this Easement under the following conditions and stipulations:

(a) the Mortgagee/Lender and its assignees shall have a prior claim to all insurance proceeds as a result of any casualty, hazard, or accident occurring to or about the Property and the proceeds of any condemnation proceeding, and shall be entitled to same in preference to Grantee until the Mortgage/the Deed of Trust is paid off and discharged, notwithstanding that the Mortgage/the Deed of Trust is subordinate in priority to the Easement.

(b) If the Mortgagee/Lender receives an assignment of the lease, rents, and profits of the Property as security or additional security for the loan secured by the Mortgage/Deed of Trust, then Mortgagee/Lender shall have prior claim to the leases, rents, and profits of the Property and shall be entitled to receive same in preference to Grantee until the Mortgagee's /Lender's debt is paid off or otherwise satisfied, notwithstanding that the Mortgage/Deed of Trust is subordinate in priority to the Easement.

(c) The Mortgagee/Lender or purchaser in foreclosure shall have no obligation, debt, or liability under the Easement until the Mortgagee/Lender or a purchaser in foreclosure under it obtains ownership of the Property. In the event of foreclosure or deed in lieu of foreclosure, the Easement is not extinguished.

(d) Nothing contained in this Easement shall be construed to give any Mortgagee/Lender the right to violate the terms of this Easement or to extinguish this Easement by taking title to the Property by foreclosure or otherwise.

Grantor, Grantee and, if applicable, Mortgagee sign this Deed of Easement as of the date at the top of the first page. If the Grantor is a corporation, this Deed of Easement is signed and attested to by its proper corporate officers and its corporate seal is affixed.

ATTEST:
(Mountain Lakes)

GRANTOR:
(Mountain Lakes)

BY: _____

Print Name:

Print Name:

Title:

Title:

ATTEST:

GRANTEE:

BY: _____

Print Name:

Commissioner Director
Print Name:

Title:

Title:

ATTEST:

MORTGAGEE:

BY: _____

Print Name:

Print Name:

Title:

Title/Firm:

STATE OF NEW JERSEY

SS

COUNTY OF MORRIS

I certify that on _____ (date), _____ personally came before me and this person acknowledged under oath to my satisfaction that:

- (a) this person is the _____ of the **Borough of Mountain Lakes**, the Grantor in this agreement.
- (b) this person is the attesting witness to the signing of this Agreement by the proper official who is the _____ of the **Borough of Mountain Lakes**.
- (c) this Agreement was signed and delivered by **Borough of Mountain Lakes** as its voluntary act duly authorized by a proper resolution of its **Borough Council**.

Signed and Sworn to before me on

Notary Public

STATE OF NEW JERSEY

SS:

COUNTY OF MORRIS

I certify that on _____ (date), _____ personally came before me and this person acknowledged under oath to my satisfaction that:

- (a) this person is the Clerk of the Morris County Board of County Commissioners, the Grantee in this agreement;
- (b) this person is the attesting witness to the signing of this Agreement by the proper official who is the Commissioner Director;
- (c) this Agreement was signed and delivered by the Morris County Board of County Commissioners as its voluntary act duly authorized by a proper resolution of the Board.

Signed and Sworn to before me on

Notary Public

SCHEDULE A

Morris County Historic Preservation Trust Fund

Historic Preservation Easement

Legal Description of Property

Tax Map Reference:

Borough of Mountain Lakes, County of Morris

Block 1, Lot 2

The property consists of the tract or parcel of land situated in **Borough of Mountain Lakes**, County of Morris, State of New Jersey known as **Mountain Lakes Train Station**.

ALL that certain tract or parcel of land situate, lying and being in the **Borough of Mountain Lakes**, County of Morris, and State of New Jersey, being more particularly described as follows:

SCHEDULE B

MORRIS COUNTY HISTORIC PRESERVATION TRUST FUND

HISTORIC PRESERVATION EASEMENT

BASELINE INVENTORY OF PROTECTED FEATURES

PROPERTY NAME

Mountain Lakes Train Station

PROTECTED PROPERTY FEATURES

X SITE FEATURES (if not applicable, go to Exterior):

Natural Features

N/A Trees/Shrubs:

N/A Lawns/Vegetation/Ground Cover:

N/A Streams/Ponds/Wetlands:

N/A Topographical Features:

N/A Other:

Manmade Features

N/A Benches/Site Furnishings/Gazebos:

X Fences/Walls/Gates: Rebuild retaining wall, repointing (2024 grant)

N/A Drain Inlets/Catch Basins/Drain Pipes:

N/A Roads/Driveways/Sidewalks:

N/A Parking Lots:

N/A Curbs:

N/A Signs:

N/A Archaeological Resources:

N/A Other:

Other

X All other SITE features referenced in documents filed or to be filed at the County of Morris, including grant applications made to the Morris County Historic Preservation Trust Fund, including all future amendments.

X EXTERIOR FEATURES (If not applicable, go to Interior):

List building(s) protected by Easement:

Mountain Lakes Train Station

Roof

- X Roof Covering: Restoration of clay tile roof; new liquid applied roofing (2024 grant)
- X Roof Sheathing: Roof Restoration (2024 grant)
- X Flashing: Roof Restoration (2024 grant)
- X Chimneys: Chimney Restoration (2024 grant)
- X Roof Penetrations/Decorations: Roof Restoration (2024 grant)
- X Gutters/Downspouts: Roof Restoration (2024 grant)
- X Cornice: Roof Restoration (2024 grant)
- X Trim: Roof Restoration (2024 grant)
- X Other: Replacement of Cast stone copings, quoins, restoration of masonry at parapet walls (2024 grant)

Facades

- X Walls: Surface preparation and painting (2024 grant)
- X Windows: Restoration of windows (2024 grant)
- X Doors (Openings/Frames/Door Units): Restoration of doors (2024 grant)
- N/A Attachments (Shutters/Signs/Awnings):
- N/A Foundation:
- N/A Other:

Appurtenances

- X Steps/Stairs: Rebuild concrete steps (2024 grant)
- N/A Landings/Slabs:
- N/A Porches:
- N/A Balconies:
- N/A Light Fixtures:
- N/A Other:

Other

- X All supporting structural members
- X All other EXTERIOR features referenced in documents filed or to be filed at the County of Morris, including grant applications made to the Morris County Historic Preservation Trust Fund, including all future amendments.

X **INTERIOR FEATURES**

List space(s) in building(s) protected by easement. (Include name of building if more than one. Spaces are marked and delineated on attached floor plan(s))

Finishes

- N/A Floors:
- N/A Walls:
- N/A Ceilings:
- N/A Molding/Trim:
- N/A Other:

Openings

- N/A Doors/Door Hardware:

N/A Door Frames:
N/A Windows/Window Hardware:
N/A Window Frames:
N/A Other:

Other Features

N/A Stairs (Carriage/Railings):
N/A Fireplaces (Hearth/Mantel/Surround):
N/A Built-in Features:
N/A Others:

X All supporting structural members
X All other INTERIOR features referenced in documents filed or to be filed at the County of Morris, including the grant application made to the Morris County Historic Preservation Trust Fund, including all future amendments.

BASELINE DOCUMENTATION OF PROPERTY

As per Paragraph 5 of easement, County of Morris may consult records documenting the Property's appearance and condition filed or to be filed at the County of Morris, New Jersey Historic Preservation Office and at other places within the State.

Because existing documentation may not continue to reflect the actual appearance and condition of the property at the time of project completion, it will be supplemented by baseline information provided in the Progress Reports and/or documentation submitted by the Grantor.

Overview of Existing Documentation

1. Preservation Plan, prepared by Connolly & Hickey Historical Architects, dated February 26, 2023.
2. Architectural Drawings:
 - "Exterior Restoration" drawings and specifications, prepared by Connolly & Hickey Historical Architects, dated February 26, 2024.
3. Photographs:
All as submitted by the Grantor as related to the 2024 grant application.

SCHEDULE C

Morris County Historic Preservation Trust Fund

Historic Preservation Easement

Scope of Work to be Completed with Grant Funds

2024 Grant: \$433,520

The 2024 grant provided for partial exterior restoration including restoration of the clay tile roof.

SCHEDULE D

Morris County Historic Preservation Trust Fund

Historic Preservation Easement

Requirements for Public Access and Use

_____ As this Property IS now ACCESSIBLE to the public, no additional access is required. The SITE of the Property must remain generally accessible to the public for the term of this easement.

 X As this Property IS NOT now ACCESSIBLE to the public, public openings are required. The (SITE and/or INTERIOR) of the Property is/are to be open to the public a minimum of 6 hours a day at reasonable spaced intervals a minimum of 12 days in any calendar year during the term of this Easement specified in Paragraph 2. If the hours of public access are not permanently posted or additional hours are required under this Easement, a sign advertising each opening is to be maintained on the property in public view beginning one week before, and on the day of public access, or public notice is to be placed on website, releases, announcements and all available social media used by the Grantor.

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

RESOLUTION 26-126

**RESOLUTION APPROVING THE CERTIFICATION LIST OF VOLUNTEER MEMBERS OF THE BOROUGH OF
MOUNTAIN LAKES FIRE DEPARTMENT**

WHEREAS, the Borough adopted Ordinance No. 15-02 which created the Length of Service Awards Program (LOSAP); and

WHEREAS, N.J.S.A. 40A: 14-191 requires that the Emergency Service Organization furnish the Borough council with an annual certification list of all volunteer members who have qualified for credit under the award program for the previous year;

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, formally approve the list of the volunteer members of the Borough of Mountain Lakes fire department submitted for the year 2025, a copy of which list is attached here as an addendum; and

BE IT FURTHER RESOLVED that a copy of this list will be posted for at least thirty (30) days in the fire house and the municipal clerk's office.

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 September 14, 2026.

Cara Fox, Municipal Clerk

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



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Joe Mullaney
Fire Chief
info@mlvfd.com

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

TO: Jennifer Semler, CFO
FROM: Joe Mullaney, Administrative Officer
DATE: 2/3/2026
SUBJECT: 2025 LOSAP

The following members of the Mountain Lakes Volunteer Fire Department qualified for LOSAP for 2025:

1. Brian Caine
2. Steve Castellucci
3. James Daniel
4. Matt DeSantis
5. Nate Fitch
6. Tim Lebo
7. John Lester
8. Ian Lewis
9. G. Douglas McWilliams
10. Joe Mullaney
11. Mike Palazzi (III)
12. Bob Trachtenberg
13. Bob Wagmiller

If you require any additional information please let me know.

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

RESOLUTION 26-127

**RESOLUTION REQUESTING APPROVAL OF ITEM OF REVENUE AND APPROPRIATION UNDER N.J.S.A. 40A: 4-87
FOR THE MORRIS COUNTY HISTORIC PRESERVATION TRUST FUND GRANT - 2026**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and

NOW, THEREFORE, BE IT RESOLVED, that the Borough of Mountain Lakes hereby requests the Director of the Division of Local Government Services to approve the insertion of the following items in the 2026 Budget of the Borough of Mountain Lakes:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services-Public and Private Revenues Off-set with Appropriations:

Morris County Historic Preservation Trust Fund Grant – 2026 – \$126,000.00

General Appropriations:

Operations – Excluded from “CAPS” Public and Private Programs Offset By Revenues

Morris County Historic Preservation Trust Fund Grant – 2026 – \$126,000.00

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 September 14, 2026.

Cara Fox, Borough Clerk

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

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

RESOLUTION 26-128

**RESOLUTION CANCELLING TAXES FOR TOTAL DISABLED VETERAN (12 OVERLOOK ROAD, BLOCK 33
LOT 42)**

WHEREAS, The Borough has received a complete application for an exemption to real property taxes pursuant to N.J.S.A.54:4-3.30 for a 100% permanent and total disabled veteran and the Tax Assessor has granted the application for exemption on June 22nd, 2026; and

WHEREAS the date of the determination of full disability by the Department of Veterans Affairs was May 29th, 2026, and consistent with Borough policy, taxes paid after June 5th, 2026 (the date the veteran files a claim for exemption) shall be refunded; and

WHEREAS the Tax Collector certifies that the following property has no overpayment of 3rd quarter, 2026.

NOW THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey authorizes the Tax Collector to issue a refund in the amount of \$ 1,743.00 representing the 2nd quarter 2026 taxes.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Tax Collector.

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 September 14, 2026.

Cara Fox, Borough Clerk

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

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

RESOLUTION 26-129

**RESOLUTION CANCELLING TAXES FOR TOTAL DISABLED VETERAN (17 BRIARCLIFF ROAD, BLOCK 78
LOT 14)**

WHEREAS, The Borough has received a complete application for an exemption to real property taxes pursuant to N.J.S.A.54:4-3.30 for a 100% permanent and total disabled veteran and the Tax Assessor has granted the application for exemption on June 22nd, 2026; and

WHEREAS the date of the determination of full disability by the Department of Veterans Affairs was August 1st, 2026, and consistent with Borough policy, taxes paid after June 8th, 2026 (the date the veteran files a claim for exemption) shall be refunded; and

WHEREAS the Tax Collector certifies that the following property has no overpayment of 3rd quarter, 2026.

NOW THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey authorizes the Tax Collector to issue a refund in the amount of \$ 2,236.74 representing the 2nd quarter 2026 taxes.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Tax Collector.

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 September 14, 2026.

Cara Fox, Borough Clerk

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

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

RESOLUTION 26-130

**RESOLUTION CANCELLING TAXES FOR TOTAL DISABLED VETERAN (5 CRESCENT DRIVE, BLOCK
127.05 LOT 14)**

WHEREAS, The Borough has received a complete application for an exemption to real property taxes pursuant to N.J.S.A.54:4-3.30 for a 100% permanent and total disabled veteran and the Tax Assessor has granted the application for exemption on August 10th, 2026; and

WHEREAS the date of the determination of full disability by the Department of Veterans Affairs was May 17th, 2026, and consistent with Borough policy, taxes paid after July 27th, 2026 (the date the veteran files a claim for exemption) shall be refunded; and

WHEREAS the Tax Collector certifies that the following property has no overpayment of 4th quarter, 2026.

NOW THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey authorizes the Tax Collector to issue a refund in the amount of \$ 2,777.04 representing the 3rd quarter 2026 taxes

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Tax Collector.

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 September 14, 2026.

Cara Fox, Borough Clerk

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



MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
AUGUST 24, 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 7:01p.m.

ROLL CALL ATTENDANCE

Roll Call	<u>Present</u>	<u>Absent</u>		<u>Present</u>	<u>Absent</u>
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 thanked the Recreation Department for the successful first lighted boat parade, and she also thanked the Woodlands Committee for their goat pilot program supporting invasive-species management and pocket-park cleanup.

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

Borough Attorney Oostdyk reported the following updates:

Aguilar v. Borough of Mountain Lakes Litigation

The Borough's insurance carrier is handling the case, discovery is ongoing, and Ms. Aguilar is scheduled for a deposition on September 10, 2026. The Court has also directed the matter to mediation and appointed a mediator.

State Court Tax Appeals

Three of the Borough's open tax appeals (Spallone, Miner, and Zucker) were withdrawn by the taxpayers without any reduction in assessments or refunds.



MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
AUGUST 24, 2026
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ

MANAGER'S REPORT

Borough Manager Stern was absent and there was no report.

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. R26-122, *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 Miniter to the Lakes Management Committee as student members (previously appointed)*

***Approval of the Consent Agenda**

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



MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
AUGUST 24, 2026
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ

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

There were no reports.

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
Review Briarcliff Road Traffic Safety	Borough Police Chief & Borough Manager	

ADJOURNMENT at 7:16P.M.

Motion made by Tsai, second by Deputy Mayor Menard to adjourn the meeting at 7:16p.m., with all members in favor signifying by "Aye".

Respectfully Submitted,

Cara Fox, Borough Clerk