

BOROUGH OF MOUNTAIN LAKES, NJ
LAKES MANAGEMENT ADVISORY COMMITTEE
Monthly Meeting Minutes – Quick Notes
Minutes for July 1, 2025 at 7:30 PM - Zoom

1. Call to Order

A monthly meeting of the Lakes Management Advisory Committee was held on July 1, 2025 on Zoom teleconference. It began at 7:30 PM and was presided over by chairperson Derek Jackson.

2. Attendees

Voting Members in attendance: Debra Dewing, Lucien Foster, Andy Hilton, Derek Jackson, Wayne Roth

Non-voting Members in attendance: Mitchell Stern (Borough Manager), Bob Schindler (Tigris Lake Management)

Members not in attendance: Alpesh Amin, Jason Miner, Nikki Riley, Mike Russo, Chris Cannon (Borough Council Liaison), Jackie Bay (Environment Commission Liaison), Billy Barrett (Student Representative), Jack Buckley (Student Representative), Kelsey Dages (Student Representative), Scott Minter (Student Representative)

Guests in attendance: None

3. Approval of Minutes

A motion to approve the minutes of the previous meeting on June 3, 2025 was made by Andy Hilton and seconded by Wayne Roth.

4. Borough Management Report

Report was presented by Mitchell Stern.

- Council opted into the Highlands and have sent paperwork regarding the grant. We expect to hear more in the near future.
- The spillway on the new Sunset Dam which allows water flow to Mountain Lake was adjusted such that it allows water to first flow into Olive from Sunset. At the present time there is a temporary board in place and the permanent fix is pending with the engineers. This will change the water flow to correctly go into the smaller basins first.
- We are still waiting for the piezometers to be installed in or on the Birchwood Lake dam to monitor the water flow through the ground and dam structure.

5. Tigris Lake Management Report

Report was presented by Bob Schindler.

- The Tigris weekly survey report was shared via email before the meeting. This will be indicative of future weekly reports. The historical reports from the last 1.5 years will also be shared.
- There have been complaints about the swim conditions in Birchwood, particularly in the lanes. The north end of Birchwood treatments is causing plant fragments to drift to the swim lanes and are trapped in and around the ropes.
- In light of last year's events, Crystal Lake algae was treated out of precaution. Sunset water lilies were also treated. Near the new Sunset dock there is an accumulation of organic material. It will be discussed as to whether a more aggressive mechanical raking is required there.

- Received a new draft permit from DEP for the original application from over a year ago. The permit still requires monitoring but to a smaller extent.

6. Old Business

- Wayne has been working on a revised “Know Your Lakes”. He is trying to update it for the realities of today. This can be used as a educational foundation for the communication campaigns as we move forward. The draft will be shared when it is ready.

7. New Business

- It was noted that there seems to be disregard to the waterfront ordinance requirements for encroachments. The Borough of Mountain Lakes ordinances chapter 137 entitled Lakes defines an encroachment.
 - A. Any lake construction, floating or fixed, that causes a displacement of water in the lakes or that extends into the bed of a lake or into, on or over the surface of a lake, including but not limited to rafts, docks, boathouses, wharfs, gazebos and bridges, and including their mooring footings, pilings or other supports.
 - B. Any material alteration of a lake line or lake bed or any work having an adverse effect on the water flow, whether by construction, dredging or by filling in a lake within the lake line with any solid materials, including but not limited to dams, retaining or decorative walls, fences, swimming pools, beaches, islands or other filled volumes that extend into the lake.
 - C. Any object, floating or fixed, that could cause a safety hazard, hindrance or nuisance to recreational use of the lakes, including but not limited to floats of any kind, buoys, moorings, imbedded pipe supports, posts, stanchions, pilings of all types, including natural materials, and winter sticks.

In particular, it was noted that new sand beaches are repeatedly appearing on Mountain Lake. In particular, the beaches at 298 and 302 Boulevard have undergone significant expansion. Generally speaking, it seems residents are not aware of the requirements to request a permit for an encroachment to create a beach or make other changes to the waterfront. This should be part of our resident education. Mitchell is going to look into the beaches on the Boulevard.

- Given the inactivity at the Mountain Lakes Club, and potential for the property to get into disrepair, it was discussed whether anything needs to be done to ensure the club property maintenance does not adversely impact the lake. There was a consensus that it is something we will have to watch and monitor. It was noted that there was a conscious decision made to not treat the aquatic plants near the club because the waters will likely not be used and the plants help support a healthy fish habitat.
- Similar questions were raised about the property adjacent to the club which has a massive excavation project to support the new residence that will be built. The borough is aware of the construction and has ensured that the necessary permits have been filed and precautions taken.

8. Announcements

Next meeting is scheduled for August 5, 2025

9. Adjournment

Andy Hilton moved that the meeting be adjourned. Debra Dewing seconded the motion. The motion passed at 815 PM.