



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
OCTOBER 28, 2024
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 and the Morris County Daily Record and The Star Ledger on January 4, 2024 and posted in the municipal building.

Mayor Sheikh called the meeting to order at 7p.m.

ROLL CALL ATTENDANCE

Roll Call	<u>Present</u>	<u>Absent</u>		<u>Present</u>	<u>Absent</u>
Cannon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Richter	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Korman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barnett	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Menard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sheikh	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Muilenburg	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

FLAG SALUTE

Mayor Sheikh led the salute to the flag.

EXECUTIVE SESSION

There was no executive session.

COMMUNITY ANNOUNCEMENTS

Deputy Mayor Barnett announced the following: the Trolley Path resurfacing has been completed; the Halloween porch/door decorating contest has ended; there will be a holiday door/porch decorating contest in December.

Councilmember Korman thanked the Lakeland Hills YMCA for taking over the Turkey Trot event.

Councilmember Muilenburg thanked the Oliver family for helping the YMCA with the Turkey Trot event.

Chief Bennett announced that candy donations for the Halloween safe zone can be dropped off at Borough Hall.

SPECIAL PRESENTATIONS

There were no presentations.

REPORTS OF BOROUGH ESTABLISHED BOARDS, COMMISSIONS AND COMMITTEES

There were no reports.

BOROUGH COUNCIL DISCUSSION ITEMS

Revised Land Use Ordinances Discussion

Councilmember Richter and Borough Planner Kate Keller provided an overview of the proposed revised land use ordinances which incorporated the Borough's Zoning Board's annual report(s), all ordinances that have been adopted in the preceding year, the recommendations from the 2023 Master Plan Reexamination Report and the Land Use Ordinance Subcommittee. The Council discussed the proposed land use ordinances with Borough Planner Keller and Planning / Zoning Board Administrator Cindy Shaw and requested that Borough Planner Keller provide a memo clarifying the revised land use ordinances with an annotated draft ordinance showing changes. Borough Planner Keller agreed to do so and will email the memo to Council by November 1st.

PUBLIC COMMENT

Mayor Sheikh opened the meeting to the public.

Audrey Lane – expressed concern over the State's fourth round of affordable housing mandates and urged the Council to push back on Mountain Lakes prospective need of 267 units.



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Steve Castellucci – questioned if setbacks were changed in the proposed revised land use ordinances.

Khizar responded to the public's comment.

Borough Planner Kate Keller advised that there were no setback changes in the proposed revised land use ordinances.

ATTORNEY'S REPORT

Loitering Ordinance

Borough Attorney Oostdyk reported that as a follow-up from the October 14th Council meeting, he investigated the NJ Libertarian Party request for the Borough to repeal the Borough loitering prohibition contained in Chapter 146 of the Borough code and recommends that the Borough introduce an ordinance to repeal the Borough's loitering ordinance at the November 13th Council meeting. The Council agreed to repeal the ordinance. Mr. Oostdyk agreed to provide an update, via email, to the NJ Libertarian Party.

Affordable Housing

Borough Attorney Oostdyk reported that New Jersey's Department of Community Affairs (DCA) published the 2025-2035 affordable housing obligations, with Mountain Lakes' prospective need set at 267 units. In the previous round, the Borough reduced its obligation from 271 to 17 units through a vacant land adjustment, and similar adjustments are expected this round. The remaining unmet need, which accumulates over time and currently totals 316 units, is not directly required to be met but adds to the Borough's cumulative obligation. Mountain Lakes' "Land Capacity Factor", used in calculating need, is unexpectedly high compared to neighboring towns. Borough Attorney Oostdyk and the Borough Planner are reviewing this calculation and will advise the Council on November 25th regarding a possible challenge to the DCA's figures, with potential litigation to be discussed in a closed session.

MANAGER'S REPORT

Borough Manager Stern had 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. *R153-24, Authorizing the Payment of Bills*
- b. *R154-24, Appointing Special Police Officer*
- c. *R155-24, Conditionally Accepting the Sunset Lakes Dam Rehabilitation Improvement Project and Authorizing the Release of the Performance Bond*

***APPROVAL OF MINUTES**

10/14/24 (Regular)

***BOARD, COMMITTEE AND COMMISSION APPOINTMENTS**



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***Approval of the Consent Agenda**

Council member	M	2nd	Yes	No	Abstain	Absent
Cannon	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Korman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Menard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Muilenburg	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Richter	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barnett	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sheikh	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

COUNCIL REPORTS

Environmental Commission – Councilmember Korman reported the following: the commission reviewed and had no issues with the Starbuck’s Planning Board application; Councilmember Korman provided an update on the Highlands Council to the commission; the commission is holding a “leave the leaves” community education program to promote the healthier treatment of lawns. “Leave the leaves” signs are available; one commission member attended the ANJAC conference.

Recreation Commission – Councilmember Muilenburg reported the following: the winners of the Halloween porch/door decorating contest will be announced shortly; there will be a Gingerbread Wonderland event at the library; the tree lighting and menorah lighting have been scheduled; the commission discussed the Borough sponsorship program and the rack/ring program.

Woodlands Committee – Councilmember Muilenburg reported the following: the West Shore Trail bridge is in place and the decking will be started shortly; the committee discussed the 2025 budget and how the committee can play a more advisory role to Council.

Economic Development Advisory Committee (EDAC) - Councilmember Richter reported that a developer gave a presentation to the committee to redevelop 49 Bloomfield Avenue with residential housing consisting of 75 stacked townhouse units. The Council agreed that a presentation can be scheduled for Council discussion in 2025.

PUBLIC COMMENT

Mayor Sheikh opened the meeting to the public.

Audrey Lane – advised that the Conference of Mayors and the League of Municipalities are good affordable housing resources and also encouraged the Council to take a stand for a different State affordable housing policy.

NEXT STEPS AND PRIORITIES

Mayor Sheikh reviewed the following next steps and priorities:



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Next Step	Completed by	Completion date
Provide Memo Clarifying Revised Land Use Ordinances w/ Annotated Draft Ordinance Showing Changes	Borough Planner Kate Keller	11/1/24
Ordinance Introduction to Repeal Borough's Loitering Ordinance		11/13/24 Council Meeting
Status of Wawa EV Charging Stations	Borough Manager	

ADJOURNMENT at 9:02P.M.

Motion made by Councilmember Menard, second by Councilmember Richter to adjourn the meeting at 9:02p.m., with all members in favor signifying by "Aye".

Respectfully Submitted,



Cara Fox, Borough Clerk

Borough of Mountain Lakes

Discussion Item

Date: 10-21-24

Prepared by: Chris Richter

1. Issue: Proposed Land Use ordinance updates

2. Current Status/Facts: Ordinance Committee has engaged our Planner, Paul Phillips, to propose amendments to our Land Development Ordinances to address numerous inconsistencies and technical revisions as detailed in the memo from Phillips Preiss dated October 17, 2004.

3. Current Council Policy: N/A

4. Questions for Council: Are the recommendations proposed acceptable to Council

5. Backup Information:

Memorandum from Paul Phillips/Kate Keller dated 10/17/24

Revised Land Use Ordinances dated 10/17/24



Memorandum

To: Borough Council, Borough of Mountain Lakes
From: Kate Keller, AICP, PP
Date: October 17, 2024
Re: Land Use Ordinance Overhaul
Revised Land Use Ordinances for Council Discussion

The following memo has been prepared in order to accompany the proposed Revised Borough of Mountain Lakes Land Use Ordinances, dated October 2024, for your ease of review. Since our initial meeting November 2022, we have worked with the Borough Ordinance Committee to develop several iterations of a draft ordinance as well as accompanying memos highlighting the process and scope of work. In preparing the draft ordinances, we incorporated the Committee's comments, as well as recommendations from the 2023 Master Plan Reexamination Report, the Borough Zoning Board's annual report(s), and all ordinances that have been adopted in the preceding year. The proposed ordinance has also been thoroughly reviewed and vetted by Borough staff and professionals including Cindy Shaw, Planning & Zoning Board Secretary/Administrator; Bill Ryden, Borough Engineer; and Kevin Lewthwaite, Zoning Officer. The Ordinance Committee met on October 8, 2024 for final review, resulting in the proposed ordinance that is attached herein.

As described below, the most impactful change to the Land Use Ordinances is the consolidation of former Chapters 40 (Land Use Procedures), 208 (Subdivision of Land and Site Plan Review) and 245 (Zoning) are combined into one chapter entitled **Chapter 245, Land Use and Zoning**, which forms the core of the Borough's land use ordinance. We also have revised and amended Chapter 102, the Borough's environmental ordinance, which remains separate from the new Chapter 245. Below, we offer principal points to guide review and discussion of the ordinance.

Definitions & terminology

- All definitions – except those specifically related to Chapters 102 (Environmental Review & Regulations) – are consolidated in the new **Chapter 245, Land Use and Zoning**. The vast majority of definitions are included up front in Subsection 245-3, with the exception of those definitions that relate exclusively to the zoning incentives for the preservation of historic properties. These definitions – which can be found in 245-88 - include a number of common words (e.g., “existing” and “original”) and thus were separated for clarity.
- The new Chapter 245 includes a number of additions, deletions, and revisions additions to better meet the current needs of the Borough and conform to the Municipal Land Use Law and other legislation. Revisions were also based on recommendations from the Ordinance Committee, Zoning Board of Adjustment, and the 2023 Reexamination Report. Such revisions include:

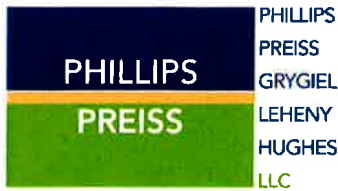
- Under advisement from the Borough Zoning Officer, we revised certain definitions relating to single-family dwellings that are intended to simplify the zoning permit process for Borough residents and staff alike. The changes include clarifying the exceptions to floor area; providing specific factors for measuring residential FAR in dwellings with cathedral or double-height ceilings; and confirming that the setback line required for principal structures also applies to any attached structure or appurtenances (such as front/rear stairs).
- New definitions were added that relate to the State-mandated Electric Vehicle ordinance and current federal statutes regulating wireless telecommunication facilities.
- Definitions also reflect the recent zoning amendment providing conditional use standards for schools, places of worship, and places of assembly.

Chapter 102 – Environmental Ordinance

- Per request of the Ordinance Committee, the formal title of Chapter 102 has been revised to **Environmental Regulations**.
- Chapter 102, many definitions are technical in nature; are based on specific State statutes; or are used differently than in the general land use context and are thus more appropriately categorized in that section. Certain definitions have been moved to this Chapter from the former Chapter 40. Under advisement from the Borough Engineer, we have revised a number of definitions for clarity, grammar, and/or to reflect current engineering standards, while maintaining the overall scope and intent of the chapter
- Incorporates recently adopted tree ordinance, including all definitions and amendments.
- Clarifies responsibilities of Borough Engineer’s technical oversight for soil movement, surface water management for non-major applications, etc.

Schedules / Attachments

- Schedule I, the Table of Bulk Requirements, has been overhauled in order to create a new, user-friendly reference page. All current Borough zones have been incorporated into the table for easy reference. The majority of footnotes are proposed to be incorporated in the text of the consolidated Chapter 245, either in the specific district regulations or within Article XI, Bulk and Supplementary Zoning Regulations.
- Schedules II (Parking Setbacks) and III (Off-Street Parking Requirements) have been moved to the ordinance text at **§245-96**.
- Schedule VI (Reserved) is deleted
- Schedule V (Conservation Areas) is deleted; these are shown on the Zoning Map.



Planning & Real Estate Consultants

- New Schedule II is proposed to be the List of Contributing Dwellings. The existing application and checklist for Bulk Incentives for Contributing Dwellings is referenced but is not required to be part of the ordinance; rather, it can be available via the Borough website and offices.
- Subdivision, Site Plan, and Variance checklists have been revised and are included as attachments to the ordinance, as required by the Municipal Land Use Law.

Wireless Telecommunication Facilities

The draft ordinance includes two sections that address applications for wireless telecommunication facilities. “Eligible facility requests” as newly defined in the Chapter are limited to certain collocations and minor improvements that are expressly permitted under Federal statute. In these cases, **§245-93** would apply, which provides for Zoning Officer review and approval where there is no “substantial change.”¹ In all other cases (e.g., a new tower or similar), conditional use standards would continue to apply. These have been slightly amended from the current ordinance and can be found at **§245-107**.

Steep slope ordinance

New steep slopes regulations are provided at **§245-90** of the new consolidated Chapter 245 and are intended to apply to all site plan applications, correcting a loophole in the existing ordinance where no such regulations existed. For single-family residential properties and single-family subdivisions, the building envelope requirements that prohibit slopes in excess of 15% would continue to apply (see **§245-86C** for building envelope regulations).

Bulk incentives for contributing dwellings

A new section is provided at **§245-88** to consolidate these requirements, which were previously split between Chapters 40 and 245. A footnote on Schedule I also references this section for clarity. Definitions related to same have been incorporated into this section, as described above.

Sign ordinance

The sign ordinance has been reorganized as **Article XIV (§245-114 through 117)** to revise the definitions and institute minor changes to clarify the types, location, and size of permitted signs, particularly in the B and OL-1 & OL-2 Zones. The ordinance now explicitly permits one wall and one freestanding sign up to 30 square feet each in those zones (**§245-117C**) with exceptions for dual-frontage lots. No internally-illuminated signs are permitted, in accordance with current Borough standards; however, the ordinance does provide for LED external illumination to accommodate modern technology.



Planning & Real Estate Consultants

Revisions to Off-Street Parking & Loading Requirements

Off-street parking requirements have been moved from a separate schedule into an in-line ordinance section at **§245-96C**. Revised parking requirements are provided for specific uses as needed to reflect modern standards (e.g., retail, light industrial) and new standards for places of assembly and schools. The revised ordinance proposes the use of “floor area” in place of “floor space” for parking calculations, to reflect usage elsewhere in the ordinance and in typical engineering standards. The revised section also includes new off-street loading requirements, which are not included in the ordinance at present. The Electric Vehicle standards are contained within the same Article at **§245-98**.

New Regulations for temporary outdoor storage

Two new subsections have been added under **§ 245-92**, *Outdoor sales, display or storage*, in order to address two previously unregulated but common temporary accessory storage uses: construction waste trailers/dumpsters and portable outdoor storage containers (a/k/a PODS). Under the new ordinance, a zoning permit would be required for either type of temporary container, subject to time limitations related to open construction permit activity, as well as certain setback and locational requirements on the property. We recommend that the Borough’s general ordinances also be revised to address registration and/or fees related to these temporary structures.

We look forward to the opportunity to discuss this at an upcoming Borough Council meeting.

J22232

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

RESOLUTION 153-24

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 **October 28, 2024** 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 October 28, 2024.

Cara Fox
Cara Fox, Borough Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Cannon		X	X			
Korman	X		X			
Menard			X			
Muilenburg			X			
Richter			X			
Barnett			X			
Sheikh			X			

List of Bills - CLAIMS/CLEARING CHECKING ACCOUNT
 Meeting Date: 10/28/2024 For bills from 10/11/2024 to 10/25/2024

Check#	Vendor	Description	Payment	Check Total
24688	4614 - ACME WATERPROOFING, INC	PO 29821 S & R / WATER DEPT - RECYCLING	1,250.00	
		PO 29821 S & R / WATER DEPT - RECYCLING	1,250.00	2,500.00
24689	206 - ALLEN PAPER & SUPPLY CO.	PO 29799 DPW/BH CUSTODIAL SUPPLIES	761.29	761.29
24690	3861 - AMAZON CAPITAL SERVICES	PO 29712 DPW/VEHICLE: ORDER #111-5099780-2201023	227.69	
		PO 29712 DPW/VEHICLE: ORDER #111-5099780-2201023	199.99	
		PO 29733 RECREATION: ORDER# 111-8191391-8919467	170.82	
		PO 29761 POLICE: ORDER# 111-9119795-2941052	25.98	
		PO 29773 POLICE: ORDER# 111-9062502-5960209	127.38	
		PO 29809 CLERK: ORDER# 111-4224603-1828255	129.99	881.85
24691	3861 - AMAZON CAPITAL SERVICES	PO 29813 POLICE: ORDER# 111-9924142-4000257	48.62	48.62
24692	189 - ANCHOR ACE HARDWARE	PO 28586 DPW - EQUIPMENT & TOOLS - BLANKET	49.96	
		PO 28762 DPW - BUILDING MAINTENANCE - BLANKET	33.80	
		PO 28763 WATER OPERATING - DEPARTMENTAL SUPPLIES	35.97	119.73
24693	189 - ANCHOR ACE HARDWARE	PO 29665 DPW - DEPARTMENT SUPPLIES - BLANKET	985.28	985.28
24694	102 - ANDERSON & DENZLER ASSOC., INC	PO 29793 SEPTEMBER 2024 PROFESSIONAL SERVICES	3,490.91	
		PO 29793 SEPTEMBER 2024 PROFESSIONAL SERVICES	837.30	
		PO 29793 SEPTEMBER 2024 PROFESSIONAL SERVICES	184.60	
		PO 29793 SEPTEMBER 2024 PROFESSIONAL SERVICES	3,142.67	7,655.48
24695	4375 - ARCO CONSTRUCTION, INC	PO 29823 FABRICATION	1,600.00	1,600.00
24696	3103 - BENEFIT ANALYSIS, INC.	PO 28883 2024 FLEXIBLE SPENDING ACCOUNTS - BLANKE	225.00	225.00
24697	3303 - BOROUGH OF CHESTER (MCLOM)	PO 29840 REGISTRATION - MEETING SEMINAR 11/20/24	165.00	165.00
24698	4122 - CENTRAL SUPPLY, INC	PO 29874 DPW - DEPARTMENT SUPPLIES	328.95	328.95
24699	4150 - CLEARY GIACOBBE ALFIERIE JACOBS,	PO 29841 SEPT 2024 LEGAL ATTORNEY SERVICES	323.00	323.00
24700	455 - CONDURSOS GARDEN CENTER	PO 29780 DPW - DEPARTMENT SUPPLIES - BLANKET	424.34	424.34
24701	1481 - CORE & MAIN, LP	PO 28390 WATER OPERATING - EQUIPMENT - BLANKET	88.00	
		PO 29367 WATER SYSTEM REPAIRS	931.59	
		PO 29632 DPW - FIRE HYDRANT REPLACEMENT	376.98	1,396.57
24702	4325 - CSI TECHNOLOGY GROUP	PO 29827 POLICE: ETICKETING	165.00	165.00
24703	506 - DAN COMO & SONS, INC	PO 29612 DPW - LEAF AND BRUSH REMOVAL- FALL 2024	560.00	
		PO 29612 DPW - LEAF AND BRUSH REMOVAL- FALL 2024	1,120.00	1,680.00
24704	4542 - ETD DISCOUNT TIRE CENTERS, INC	PO 29690 POLICE: VEHICLE REPAIR	1,286.96	1,286.96
24705	746 - FEDEX	PO 29820 POLICE: FED EX SHIPPING	139.16	139.16
24706	4125 - FELDMAN BROTHERS ELECTRICAL SUPPLY	PO 29853 FIREHOUSE RENOVAITONS SUPPLIES	205.24	205.24
24707	4514 - GALLS, LLC	PO 29578 POLICE: CROSSING GUARD ESSENTIALS ETC.	46.92	46.92
24708	1787 - GENSERV, LLC	PO 28884 DPW / WATER TANKS / BH - FACILITIES MAIN	650.00	650.00
24709	4533 - GREEN VALLEY LANDSCAPE DESIGN	PO 29815 CLEAN UP AT LAKE/TRAIN STATION	2,400.00	2,400.00
24710	196 - GRIFFITH-ALLIED TRUCKING, LLC	PO 29688 UNLEADED GASOLINE - BLANKET	2,638.37	2,638.37
24711	4209 - HUNTER CARRIER SERVICES	PO 29026 ADMIN: 2024 PHONES - ACCT BOML- BLANKET	1,104.14	1,104.14
24712	4611 - HUNTER TECHNOLOGIES	PO 29769 ADMIN: LICENSE/PROGRAM FOR FIREHOUSE - N	94.64	94.64
24713	3817 - IL TORRENTE PIZZA	PO 29248 DPW - MEALS - BLANKET	38.71	38.71
24714	4566 - INTUITIVE POWDER COATING, LLC	PO 28373 BH: RENOVATIONS - POWDER COATING BLANKET	250.00	250.00
24715	633 - JASON DIMICK	PO 29697 POLICE: REIMBURSEMENT FOR JASON DIMICK	25.58	25.58
24716	859 - JCP&L	PO 29849 M/A #200 000 020 764: BILL DATE: OCTOBER	156.44	
		PO 29850 MAST ACCT#200 000 054 011 BILL DATE: OCT	4.74	
		PO 29851 MAST ACCT# 200 000 021 275 / BILL DATE:	419.68	
		PO 29872 ACCT#100 154 666 612/ BILL PRD: 9/21 - 1	5.00	
		PO 29878 STREET LIGHTING - ASSORTED ACCOUNTS - SE	4,576.16	5,162.02
24717	859 - JCP&L	PO 29883 MASTER ACCT#200 000 574 000/ BILL DATE:	42.61	42.61
24718	4528 - JOHN WOODARD	PO 29816 FALL FEST - PUMPKIN CARVING	120.00	120.00
24719	1090 - KENVIL POWER MOWER	PO 28880 DPW - EQUIPMENT - BLANKET	336.57	336.57
24720	4563 - LAURIE STEPPER	PO 29662 HUB LAKES AWARDS APPETIZER	56.61	
		PO 29696 REIMBURSEMENT: CANVA PRO SUBSCRIPTION	120.00	
		PO 29782 LAKER 55+ SUPPLIES AND REFRESHMENTS	101.09	
		PO 29817 RECREATION: REIMBURSEMENT	149.50	427.20
24721	3480 - LOBELLO ARTS	PO 29730 HALLOWEEN DECORATING CONTEST LAWN SIGNS	77.90	77.90
24722	2790 - MC PUBLIC SAFETY TRAINING ACADEMY	PO 29759 FIRE DEPT: TRAINING	500.00	500.00
24723	3926 - MITCHELL STERN	PO 29857 ADMIN: REIMBURSEMENT	149.90	
		PO 29869 ADMIN: SOFTWARE REIMBURSEMENT	240.00	389.90
24724	3167 - MORRIS COUNTY MUNICIPAL JOINT INSUR. FUN	PO 29728 FY2024 4th INSTALLMENT	5,306.48	
		PO 29728 FY2024 4th INSTALLMENT	56,380.35	
		PO 29728 FY2024 4th INSTALLMENT	4,643.17	66,330.00
24725	1394 - MTN. LAKES PUBLIC LIBRARY	PO 28695 MAY - DEC 2024 MTN LAKES PUBLIC LIBRARY	32,173.50	32,173.50
24726	4522 - NATIONAL HIGHWAY PRODUCTS, INC	PO 29745 S & R - SIGNS - MCCPC CONTRACT # 28	59.48	
		PO 29763 POLICE: STREET SIGNS - MORRIS COUNTY CO-	75.84	135.32
24727	4235 - NET2PHONE, INC.	PO 28267 2024 DEDICATED EFAX LINE - ACCT# 954962	98.01	98.01
24728	1553 - NEW JERSEY NATURAL GAS	PO 29845 AUG - SEPT 2024 SERVICE	833.32	833.32
24729	4357 - NIELSEN FORD OF MORRISTOWN, INC	PO 29719 DPW - VEHICLE REPAIR & MAINTENANCE - BLA	145.00	145.00
24730	1559 - NJ STATE ASSOC. OF CHIEFS OF POLICE	PO 29835 POLICE: EXAMS	3,500.00	3,500.00
24731	2595 - NO JERSEY MUNICIPAL EMPLOYEE BENEFITS FU	PO 28815 2024 DENTAL PREMIUMS - GROUP 1624 - MAY	3,171.00	3,171.00

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Check#	Vendor	Description	Payment	Check Total
24732	4221 - NORTH JERSEY BOBCAT, INC.	PO 29700 DPW - EQUIPMENT REPAIR	4,829.90	4,829.90
24733	3781 - PHOENIX ADVISORS, LLC	PO 29837 FINANCE: 2024 CONTINUING MARKET DISCLOSU	2,400.00	2,400.00
24734	3195 - POWER DMS, INC	PO 29826 POLICE: POLICE SOFTWARE	5,905.80	5,905.80
24735	4685 - PROFESSIONAL ACCOUNTANTS INSTITUTE, LLC	PO 29833 FINANCE: ANNUAL FINANCIAL STATEMENT WEBI	100.00	100.00
24736	4600 - PROSHRED NORTHERN NEW JERSEY	PO 28750 ADMIN: 2024 SHREDDING SERVICES - BLANKET	120.00	120.00
24737	1734 - READYREFRESH BY NESTLE	PO 29843 RENT FOR DPW WATER MACHINE - ACCT 001649	5.49	5.49
24738	4141 - RESERVE ACCOUNT - PITNEY BOWES	PO 29884 POSTAGE METER REFILL: ACCT# 523225131	1,500.00	1,500.00
24739	4648 - RIVERVIEW PAVING	PO 29260 2024 COOP PAVING PROJECT - MCCPC CONTRAC	172,547.91	172,547.91
24740	285 - SHAWN BENNETT	PO 29812 POLICE: REIMBURSEMENT	26.99	
		PO 29865 POLICE: REIMBURSEMNET FOR CHIEF	62.44	89.43
24741	1948 - SHEAFFER SUPPLY, INC.	PO 29433 DPW - DEPARTMENT SUPPLIES - BLANKET	26.29	26.29
24742	2774 - STAPLES CONTRACT & COMMERCIAL, LLC	PO 29731 POLICE: ORDER# 7641950850	179.52	
		PO 29765 DPW: ORDER# 7642356334	76.42	
		PO 29791 OFFICE SUPPLIES ORDER# 7642712260	635.51	891.45
24743	1943 - STRUCTURAL STONE CO., INC.	PO 29877 BH: BALANCE OF SHORT PAY FROM PO 29786 -	25.02	25.02
24744	1981 - SUBURBAN DISPOSAL, INC	PO 29083 SOLID WASTE / RECYCLING COLLECTION - MAY	760.00	760.00
24745	434 - THE COMMUNITY CHURCH OF ML	PO 28259 ADMIN: RENTAL SPACE FOR HPC	500.00	500.00
24746	1343 - TILCON NY, INC	PO 29055 S & R / WATER DEPT: RECYCLING OF ASPHALT	375.00	375.00
24747	603 - TOWNSHIP OF DENVILLE	PO 29727 4thQ24 PROPERTY TAXES - TOWPATH	1,267.23	1,267.23
24748	2801 - TREE KING, INC	PO 29660 S & R - TREE REMOVAL - MCCPC CONTRACT #1	4,595.00	4,595.00
24749	1736 - TWP OF PARSIPPANY - TROY HILLS	PO 28700 2024 SEWER MAINTENANCE CHARGES - APR - D	39,460.12	39,460.12
24750	2977 - UGI ENERGY SERVICES, INC.	PO 29844 CUST# J0001077, 1078, 1079 - MOUNTAIN LA	81.78	81.78
24751	1062 - UNITED SITE SERVICES	PO 29871 PORTA JOHNS: PBA EVENT 6/14/24- CUST ID#	312.00	312.00
24752	4683 - VALVETEK UTILITY SERVICES, INC	PO 29699 WATER DEPARTEMENT - WATER SYSTEMS MANAGE	7,347.00	7,347.00
24753	4481 - VERIZON	PO 28816 DPW: 2024 INTERNET SERVICES ACCT# 457-15	28.71	
		PO 28816 DPW: 2024 INTERNET SERVICES ACCT# 457-15	41.58	
		PO 28816 DPW: 2024 INTERNET SERVICES ACCT# 457-15	28.71	99.00
24754	4480 - VERIZON	PO 28831 BORO: 2024 INTERNET SERVICES: ACCT 357-1	192.72	192.72
24755	2135 - VERIZON WIRELESS	PO 29834 POLICE: PHONE BILL ACCOUNT # 882388054-0	684.89	684.89
24756	2161 - WELDON QUARRY CO., LLC	PO 29103 S & R - POTHOLE REPAIRS - BLANKET	660.79	660.79
24757	3753 - WINNER FORD OF CHERRY HILL	PO 29058 WATER DEPT: WATER UTILITY VEHICLE	75,362.00	75,362.00
24758	3753 - WINNER FORD OF CHERRY HILL	PO 29059 DPW: MASON DUMP ML 2	83,574.00	83,574.00
24759	4679 - ZIEBART RHINO LINING	PO 29831 DPW - FORD F250 SUPERCAB PICKUP TRUCKS -	2,325.00	2,325.00
TOTAL				547,620.00

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-100-020	GENERAL ADMIN - OTHER EXPENSE	2,564.21			
01-201-20-110-020	MAYOR & COUNCIL - OTHER EXP'S	55.00			
01-201-20-120-020	MUNICIPAL CLERK - OTHER EXP'S	184.99			
01-201-20-130-020	FINANCE - OTHER EXPENSES	2,869.97			
01-201-20-140-020	COMPUTER SERVICES	432.72			
01-201-20-145-020	TAX COLLECTOR - OTHER EXPENSES	73.43			
01-201-20-150-020	TAX ASSESSOR - OTHER EXPENSES	470.52			
01-201-20-155-020	LEGAL SERVICES - OTHER EXPENSE	323.00			
01-201-20-165-020	ENGINEERING SERVICES	1,450.95			
01-201-21-185-020	BD OF ADJUST - OTHER EXPENSES	1,569.44			
01-201-23-210-020	INSURANCE - LIABILITY	31,148.10			
01-201-23-215-020	WORKERS COMPENSATION	25,232.25			
01-201-23-220-020	GROUP INSURANCE PLANS-EMPLOYEE	3,396.00			
01-201-25-240-020	POLICE DEPT - OTHER EXPENSES	10,282.03			
01-201-25-255-020	FIRE DEPT - OTHER EXPENSES	500.00			
01-201-26-290-020	STREETS & ROADS - OTHER EXP.	15,523.36			
01-201-26-305-020	SOLID WASTE - OTHER EXPENSES	2,440.00			
01-201-26-310-020	BLDG & GROUNDS - MUNIC BLDG	2,405.49			
01-201-26-315-020	VEHICLE REPAIRS & MAINTENANCE	1,659.65			
01-201-28-370-020	PARKS & PLAYGROUNDS OTHER EXP.	795.92			
01-201-28-375-020	MAINT OF PARKS (BEACHES/LAKES)	312.00			
01-201-29-390-020	AID TO PUBLIC LIBRARY	32,173.50			
01-201-31-435-020	ELECTRICITY - ALL DEPARTMENTS	161.18			
01-201-31-436-020	ELECTRICITY - STREET LIGHTING	4,576.16			
01-201-31-437-020	NATURAL GAS	915.10			
01-201-31-440-020	TELECOMMUNICATIONS	1,981.68			
01-201-31-447-020	PETROLEUM PRODUCTS	2,638.37			
01-260-05-100	DUE TO CLEARING			0.00	146,135.02

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
TOTALS FOR	Current Fund	146,135.02	0.00	0.00	146,135.02
02-200-40-700-490	AMERICAN RESCUE PLAN			7,347.00	
02-260-05-100	DUE TO CLEARING			0.00	7,347.00
TOTALS FOR	FEDERAL AND STATE GRANTS	0.00	0.00	7,347.00	7,347.00
04-215-55-989-000	2020 CAPITAL ORD. 8-20 BORO HALL RENOV.			205.24	
04-215-55-992-000	2022 CAPITAL ORDINANCE 2-22			70,680.22	
04-215-55-998-000	2023 CAPITAL ORD. 13-23 BORO HALL RENOV.			250.00	
04-215-55-999-000	2024 CAPITAL ORDINANCE 3-24			268,273.36	
04-260-05-100	DUE TO CLEARING			0.00	339,408.82
TOTALS FOR	General Capital	0.00	0.00	339,408.82	339,408.82
05-201-55-520-520	Water Operating - Other Expenses	10,369.95			
05-260-05-100	DUE TO CLEARING			0.00	10,369.95
TOTALS FOR	Water Operating	10,369.95	0.00	0.00	10,369.95
07-201-55-520-520	Sewer Operating - Other Expenses	44,359.21			
07-260-05-100	DUE TO CLEARING			0.00	44,359.21
TOTALS FOR	Sewer Operating	44,359.21	0.00	0.00	44,359.21

Total to be paid from Fund 01 Current Fund	146,135.02
Total to be paid from Fund 02 FEDERAL AND STATE GRANTS	7,347.00
Total to be paid from Fund 04 General Capital	339,408.82
Total to be paid from Fund 05 Water Operating	10,369.95
Total to be paid from Fund 07 Sewer Operating	44,359.21
	547,620.00

Checks Previously Disbursed

24685	COSTCO WHOLESAL	PO# 29839	POLICE: HALLOWEEN CANDY	2,300.00	10/23/2024
24686	NJ MOTOR VEHICLE COMMISSION	PO# 29806	DPW - VEHICLE REGISTRATION	60.00	10/24/2024
24687	NJ MOTOR VEHICLE COMMISSION	PO# 29807	DPW - VEHICLE REGISTRATION	60.00	10/24/2024
				2,420.00	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 Current Fund	2,420.00	146,135.02	148,555.02
Fund 02 FEDERAL AND STATE GRANTS		7,347.00	7,347.00
Fund 04 General Capital		339,408.82	339,408.82
Fund 05 Water Operating		10,369.95	10,369.95
Fund 07 Sewer Operating		44,359.21	44,359.21
BILLS LIST TOTALS	2,420.00	547,620.00	550,040.00

List of Bills - (1710101001002) Escrow - Developers - Checking

Developer's Escrow

Meeting Date: 10/28/2024 For bills from 10/11/2024 to 10/25/2024

Check#	Vendor	Description	Payment	Check Total
5426	102 - ANDERSON & DENZLER ASSOC., INC	PO 29852 SEPTEMBER 2024 PROFESSIONAL SERVICES - E	2,215.20	2,215.20
5427	4177 - WEINER LAW GROUP, LLP	PO 29854 SEPT 2024 PROFESSIONAL SERVICES - ESCROW	427.50	427.50
TOTAL				2,642.70

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
17-101-01-001-002	Escrow - Developers - Checking			0.00	2,642.70
17-500-00-091-289	PARK LAKES TENNIS CLUB INC			484.40	
17-500-00-091-320	CORVELLI SERVICES LLC			175.00	
17-500-00-091-412	TFJ MOUNTAIN LAKES, LLC			1,983.30	
TOTALS FOR	Developer's Escrow	0.00	0.00	2,642.70	2,642.70

Total to be paid from Fund 17 Developer's Escrow

2,642.70

2,642.70

**List of Bills - (3310101001001) CASH - RECREATION
Recreation Trust**

Meeting Date: 10/28/2024 For bills from 10/11/2024 to 10/25/2024

Check#	Vendor	Description	Payment	Check Total
5688	3861 - AMAZON CAPITAL SERVICES	PO 29760 RECREATION: ORDER# 111-4878598-5514623	163.52	163.52
5689	4290 - DeCAMP BUS LINES	PO 29855 DEPOSIT SKI CLUB BUSES FOR 2025	3,600.00	3,600.00
5690	4522 - NATIONAL HIGHWAY PRODUCTS, INC	PO 29548 TENNIS COURT RULES SIGNS	151.68	151.68
5691	3417 - PRO IMAGE PROMOTIONS, INC.	PO 29698 JR TRACK COACHES SHIRTS	290.00	290.00
5692	4681 - VERIZON	PO 29654 RECREATION: ACCT# 257-729-800-0001-70 -	99.00	99.00
5693	4680 - VERIZON	PO 29655 RECREATION: ACCT# 557-729-743-0001-28 -	99.00	99.00
TOTAL				4,403.20

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
33-101-01-001-001	CASH - RECREATION			0.00	4,403.20
33-600-00-090-000	Recreation Trust Reserves			4,403.20	
TOTALS FOR	Recreation Trust	0.00	0.00	4,403.20	4,403.20

Total to be paid from Fund 33 Recreation Trust

4,403.20

4,403.20

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

RESOLUTION 154-24

“RESOLUTION APPOINTING SPECIAL POLICE OFFICER”

WHEREAS, the Chief of Police has recommended and the Borough Manager has approved the following individual to be appointed to serve as a Special Police Officer identified below:

Class II Special Police Officer **Brooke Savercool**

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey that said officers have been duly appointed in accordance with N.J.S.A. 40A: 14-140, and 146.10.

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 October 28, 2024.



Cara Fox, Borough Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Cannon		X	X			
Korman	X		X			
Menard			X			
Muilenburg			X			
Richter			X			
Barnett			X			
Sheikh			X			

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

RESOLUTION 155-24

**RESOLUTION CONDITIONALLY ACCEPTING THE SUNSET LAKES DAM REHABILITATION IMPROVEMENT PROJECT
AND AUTHORIZING THE RELEASE OF THE PERFORMANCE BOND**

WHEREAS, Earthworks Inc. is the contractor for the Sunset Lake Dam Rehabilitation Project; and

WHEREAS, Paul W. Ferriero the Borough Consulting Engineer on the project, has recommended that the Project be accepted by the Borough as substantially complete and final payments be made except for a retainage in the amount of \$10,000.00; and

WHEREAS, Earthworks Inc. is unable to fully complete the project because low water levels at Sunset Lake make final installation of the docks impossible; and

WHEREAS, Earthworks, Inc. has agreed to deliver and secure the docks in place and complete the installation when the water reaches normal depth and has agreed to the retainage amount recommended by the Consulting Engineer; and

WHEREAS, Earthworks, Inc. is entitled to the release of the performance guarantee posted for the project.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, that the Borough of Mountain Lakes accepts as final the Sunset Lakes Dam Rehabilitation Improvements conditioned upon the Earthworks, Inc, the Contractor, agreeing to deliver and secure the docks required under the contract and install the docks when the water level returns to normal; and


BE IT FURTHER RESOLVED that final payment shall be made except for the agreed upon retainage of \$10,000.00; and

BE IT FURTHER RESOLVED that Performance Bond No. S339771 issued by NGM Insurance Company is hereby released; and

BE IT FINALLY RESOLVED that final payment shall be made upon receipt of the 10% maintenance bond from Earthworks, Inc. and approved by the Borough Attorney and receipt of the affidavit of release of liens and claims from Earthworks, Inc.

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 October 28, 2024.



Cara Fox, Borough Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Cannon		X	X			
Korman	X		X			
Menard			X			
Muilenburg			X			
Richter			X			
Barnett			X			
Sheikh			X			