



**AGENDA FOR THE COUNCIL MEETING OF THE BOROUGH OF MOUNTAIN LAKES
HELD AT THE BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ 07046
NOVEMBER 13, 2024
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 and the Morris County Daily Record and The Star Ledger on January 4, 2024 and posted in the municipal building.

2) ROLL CALL ATTENDANCE - Clerk

3) FLAG SALUTE – Mayor

4) EXECUTIVE SESSION

5) COMMUNITY ANNOUNCEMENTS

6) SPECIAL PRESENTATIONS

- a. Monarch Butterfly Proclamation

7) REPORTS OF BOROUGH ESTABLISHED BOARDS, COMMISSIONS AND COMMITTEES

8) BOROUGH COUNCIL DISCUSSION ITEMS

9) PUBLIC COMMENT

Please state your name for the record. Each speaker is limited to one (1) comment of no more than five (5) minutes and no yielding of time to another person.

10) ATTORNEY'S REPORT

11) MANAGER'S REPORT

12) RESOLUTIONS

13) ORDINANCES TO INTRODUCE

- a. 14-24, Amending the Revised General Ordinances of the Borough of Mountain Lakes and Repealing Chapter 146, "Loitering"

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. R156-24, Authorizing the Payment of Bills
b. R157-24, Authorizing a Professional Services Agreement between the Borough of Mountain Lakes and Boswell Engineering

- c. *R158-24, Authorizing a Professional Services Agreement between the Borough of Mountain Lakes and Associated Appraisal Group Inc.*
- d. *R159-24, Authorizing the Redemption of Tax Title Lien 24-00001*
- e. *R160-24, Authorizing the Redemption of Tax Title Lien 2021-001*
- f. *R161-24, Authorizing Change Order #1 Reducing Final Payment in the Contract between the Borough of Mountain Lakes and Stateline Fabricators LLC In Connection with the Borough Hall Renovation Project*
- g. *R162-24, Establishment of a "Dedication by Rider" to the Budget of the Borough of Mountain Lakes for Abandoned & Vacant Property Code Enforcement*

***APPROVAL OF MINUTES**

10/28/24 (Regular)

***BOARD, COMMITTEE AND COMMISSION APPOINTMENTS**

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



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

PROCLAMATION

WHEREAS the monarch butterfly is an iconic North American species whose multigenerational migration and metamorphosis from caterpillar to butterfly has captured the imagination of millions of Americans; and

WHEREAS boroughs, counties and states have a critical role to play to help save the monarch butterfly on its migration to and from Mexico each year with Mountain Lakes participating in this nationwide initiative; and

WHEREAS every resident of Mountain Lakes can make a difference for the monarch by planting native milkweed and pollinator plants and providing habitats where people live, play, work and worship;

BE IT PROCLAIMED I, Khizar Sheikh, Mayor of the Borough of Mountain Lakes, New Jersey, on behalf of the Borough Council, on this 13th day of November do hereby proclaim the month of May as the time public officials, businesses, schools, and the residents of this borough are encouraged to plant and protect native milkweed and nectar sources, so that monarch butterflies have the resources necessary to produce successive generations and sustain their spectacular migration through our borough.

Khizar Sheikh, Mayor

November 13, 2024



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Mitchell Stern
Borough Manager
mstern@mtnlakes.org

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

TO: Honorable Mayor and Borough Council
SUBJ: Manager's Report for the Borough Council meeting of November 13, 2024
CC: Robert Oostdyk, Borough Attorney

PFAS Treatment Facility Design / Engineering - An updated estimate of probable construction costs is attached to my report. Previously, we had planned to have the project engineer provide a presentation to Borough Council at our second November council meeting. Due to a delay in receiving some of the necessary information for this project, the presentation will now occur at one of our January meetings.

Annual DCA Local Recreation Grant - DCA has announced that they are accepting grant applications for this program for 2025. I will work with our Borough Engineer on a grant application requesting funding to rehabilitate the remainder of the Boulevard Trolley Path. Once the application is completed, I will share details of our request.

Annual Budget Process - The yearly budget process starts at the beginning of November. I will work with our department heads on their annual requests in November and early December. Later this month, I will provide a detailed timeline for the budget process.

Open Follow-up Items

Wawa Electric Vehicle Charger Installation - I am awaiting a response from Wawa on when they plan to install the required chargers.

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

Respectfully,

Mitchell

RESOLUTION AND ORDINANCE REVIEW FOR THE NOVEMBER 13, 2024 MEETING

TO: MAYOR AND COUNCIL

FROM: MITCHELL STERN, MANAGER

RESOLUTIONS

R157-24, AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE BOROUGH OF MOUNTAIN LAKES AND BOSWELL ENGINEERING – this resolution authorizes the Borough to enter into an agreement with Boswell engineering for land surveying services for the Sunset Lake Dam project.

R158-24, AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE BOROUGH OF MOUNTAIN LAKES AND ASSOCIATED APPRAISAL GROUP INC.- this resolution authorizes the Borough to enter into an agreement with Associated Appraisal Group Inc. to provide appraisal services for State Tax Court.

R159-24, AUTHORIZING THE REDEMPTION OF TAX TITLE LIEN 24-00001 - this resolution, requested by the Tax Collector, authorizes the redemption of tax lien 24-00001 on Block 106 Lot 2, also known as 60 Midvale Road, for delinquent property taxes and/or water and sewer charges. Reimbursement is in the amount of \$65,333.39.

R160-24, AUTHORIZING THE REDEMPTION OF TAX TITLE LIEN 2021-001 - this resolution, requested by the Tax Collector, authorizes the redemption of tax lien 2021-001 on Block 126 Lot 7, also known as 2 Yorke Road, for delinquent property taxes and/or water and sewer charges. Reimbursement is in the amount of \$168,170.80.

R161-24, AUTHORIZING CHANGE ORDER #1 REDUCING FINAL PAYMENT IN THE CONTRACT BETWEEN THE BOROUGH OF MOUNTAIN LAKES AND STATELINE FABRICATORS LLC IN CONNECTION WITH THE BOROUGH HALL RENOVATION PROJECT - approval of this resolution authorizes the Borough Manager to execute Change Order 1, reducing the final payment by \$17,127.21 for this project. The reduction is a credit for work that was performed in-house.

R162-24, ESTABLISHMENT OF A “DEDICATION BY RIDER” TO THE BUDGET OF THE BOROUGH OF MOUNTAIN LAKES FOR ABANDONED & VACANT PROPERTY CODE ENFORCEMENT - this resolution ensures that all revenue received by the Borough for fees and penalties assessed by the municipality for abandoned and vacant property code enforcement be placed in a specific trust fund and such trust fund shall be considered a “Dedication by Rider” to the budget of the local unit, pursuant to N.J.S.A. 52:27D - 192, for the sole purpose stated.

ORDINANCES TO INTRODUCE

14-24, AMENDING THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF MOUNTAIN LAKES AND REPEALING CHAPTER 146, “LOITERING” – this ordinance repeals Chapter 148 “Loitering” of the Borough code. This ordinance is being requested by the Borough Attorney because there are potential legal issues with the enforceability of the ordinance.

ORDINANCES TO ADOPT

None.

If there are any questions prior to the meeting, please feel free to contact me.

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

RESOLUTION 156-24

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 **November 13, 2024** and on file and available for public inspection in the Office of the Treasurer and approved by him for payment, be paid.

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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 November 13, 2024.

Cara Fox, Borough Clerk

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

List of Bills - CLAIMS/CLEARING CHECKING ACCOUNT
 Meeting Date: 11/13/2024 For bills from 10/25/2024 to 11/07/2024

Check#	Vendor	Description	Payment	Check Total
24763	101 - 84 LUMBER COMPANY	PO 29920 BUILDING MAINTENANCE	126.77	126.77
24764	219 - ACCESS	PO 28768 2024 ARCHIVE SERVICES - CUST# 156NPFY0479	82.75	82.75
24765	2426 - AGL WELDING SUPPLY CO.	PO 28419 DPW - EQUIPMENT & TOOLS - BLANKET	94.33	94.33
24766	3861 - AMAZON CAPITAL SERVICES	PO 29828 POLICE: ORDER# : 111-0602679-5745067	54.99	
		PO 29832 DPW /WATER DEPARTMENT - TRUCKS/EQUIPME	2,709.57	
		PO 29860 RECREATION: ORDER#111-9846609-9L31408	145.96	2,910.54
24767	3861 - AMAZON CAPITAL SERVICES	PO 29862 POLICE: ORDER# 111-3249630-2869007	35.98	
		PO 29875 ADMIN: ORDER# 111-3614256-3103454	545.99	
		PO 29882 FIRE DEPT: ORDER# 111-3876865-1165047 1	177.48	
		PO 29894 DPW: ORDER# 111-1520140-9891033	69.98	829.43
24769	189 - ANCHOR ACE HARDWARE	PO 29437 DPW - DEPARTMENT SUPPLIES - BLANKET	41.98	
		PO 29550 FIRE; MISC SUPPLIES-BLANKET	326.03	
		PO 29858 DPW - DEPARTMENT SUPPLIES - BLANKET	15.96	383.97
24769	3973 - ARCARI & IOVINO ARCHITECTS, PC	PO 29447 BH: FIRE DEPT RENOVATIONS - PROFESSIONAL	875.00	875.00
24770	3828 - BOROUGH OF MADISON	PO 29902 IT BILLING FOR JULY/AGG/SEPT 2024	3,421.96	3,421.96
24771	4368 - BUY WISE AUTO PARTS, INC.	PO 28952 DPW - VEHICLE REPAIR & MAINTENANCE - BLA	470.28	470.28
24772	440 - CDW GOVERNMENT	PO 29430 FIRE DEPT: COMPUTERS	205.00	205.00
24773	4694 - CHRISTIANA T C/F CE1/FIRST TRUST	PO 29940 Lien Redemption VVRN 60 MIDVALE ROAD MTN	10,333.39	
		PO 29940 Lien Redemption VVRN 60 MIDVALE ROAD MTN	55,000.00	65,333.39
24774	3799 - CIFELLI & SON GENERAL CONSTRUCTION	PO 29792 POWERSVILLE ROAD IMPROVEMENT PROJECT - RE	280,366.55	
		PO 29889 BORO HALL SIDEWALK	14,120.00	294,486.55
24775	4090 - CLEAN MAT SERVICES, LLC	PO 28748 2024 FLOOR MAT SERVICE APR-DEC BLANKET	183.36	183.36
24776	2396 - COUNTY WELDING SUPPLY CO.	PO 28591 DPW - EQUIPMENT & TOOLS - BLANKET	36.00	36.00
24777	4586 - CREATIVE MANAGEMENT, INC	PO 29412 DIESEL FUEL - BLANKET	952.12	952.12
24778	506 - DAN COMO & SONS, INC	PO 29612 DPW - LEAF AND BRUSH REMOVAL- FALL 2024	1,340.00	
		PO 29612 DPW - LEAF AND BRUSH REMOVAL- FALL 2024	420.00	1,760.00
24779	2971 - DIRECT ENERGY BUSINESS	PO 29914 WATER: ELECTRIC SERVICE - SEPT to OCT 2	3,809.36	
		PO 29916 SEWER: ELECTRIC SERVICE: SEPT - OCT 2024	29.86	
		PO 29917 BORO HALL: ELECTRIC SERVICE: SEPT - OCT	1,726.67	5,565.89
24780	2971 - DIRECT ENERGY BUSINESS	PO 29918 BORO GARAGE: ELECTRIC SERVICE: SEPT - OC	349.47	
		PO 29934 PARKS & BEACHES: ELECTRIC SERVICE: SEPT	62.82	412.29
24781	1170 - FERGUSON ENTERPRISES #501	PO 29819 DPW - BUILDING MAINTENANCE	2.44	
		PO 29913 FIREHOUSE: SUPPLIES	18.99	21.43
24782	653 - GANNET NEW YORK/NEW JERSEY LOCALIQ	PO 28433 PLANNING/ZONING - 2024 ADVERTISING - BIA	40.95	
		PO 29864 CLFRK: ADVERTISING OCTOBER 2024 - ACCT#	103.55	
		PO 29923 TAX COLLECTOR - TAX SALE ADVERTISING - A	175.50	320.00
24783	876 - GARDEN STATE LABORATORIES, INC	PO 28592 WATER OPERATING - TREATMENT OF WELLS - B	144.00	144.00
24784	4605 - GEESE CHASERS NORTH JERSEY, LLC	PO 28849 PARKS: GOOSE MANAGEMENT ANNUAL MAINTENAN	1,150.00	1,150.00
24785	1787 - GENSERV, LLC	PO 28884 DPW / WATER TANKS / BH - FACILITIES MAIN	265.00	265.00
24786	196 - GRIFFITH-ALLIED TRUCKING, LLC	PO 29688 UNLEADED GASOLINE - BLANKET	1,116.79	1,116.79
24787	3991 - GRM INFORMATION MANAGEMENT SERVICES	PO 28967 2024 ARCHIVE STORAGE 2-4 QTR - ACCT 01Q	162.20	162.20
24788	4384 - HOFF, INC.	PO 29631 DPW - FIRE HYDRANT REPLACEMENT	2,710.00	
		PO 29909 WATER OPERATING - WATER MAIN VALVE REPLA	2,240.00	4,950.00
24789	4674 - HOME AND HARDSCAPE SOFTWASH	PO 29895 EXTERIOR/INTERIOR WINDOW CLEANING 2024	285.00	285.00
24790	911 - HOME DEPOT CREDIT SERVICES	PO 29630 DPW/WATER DEPARTMENT - TOOL BOXES FOR TR	2,489.95	
		PO 29912 BH: SUPPLIES	27.94	
		PO 29912 BH: SUPPLIES	63.66	2,581.55
24791	4611 - HUNTER TECHNOLOGIES	PO 29764 ADMIN: LICENSE/PROGRAM FOR SIP DOOR - NJ	269.64	269.64
24792	4670 - HUTCHINS HVAC, INC	PO 29901 BH: HVAC REPAIR	399.84	399.84
24793	3306 - IBS OF NORTHERN JERSEY	PO 29887 FIRE DEPT: BATTERIES - RESCUE TRUCK	337.90	337.90
24794	3817 - IL TORRENTE PIZZA	PO 29492 DPW - MEALS - BLANKET	286.29	286.29
24795	859 - JCP&L	PO 29848 ACCT#100 076 421 971/ BILL PRD: 9/7 to 1	271.16	
		PO 29904 ACCT#100 145 670 533 - / BILL PRD: 4/22	17.80	
		PO 29905 ACCT#100 151 758 974 - BILL PRD: 9/24 -	554.32	
		PO 29906 ACCT#100 075 505 725 - BILL PRD: 9/24 -	4.65	
		PO 29911 ACCT#100 141 241 693 BILL PRD: 9/20 - 10	64.97	912.90
		PO 29915 M/A #200 000 054 011/ BILL DATE: OCT 24,	248.79	
		PO 29937 ACCT# 100 050 702 156 - BILL PRD: 9/25 -	6.85	
		PO 29938 STREET LIGHTING - ASSORTED ACCOUNTS - SE	135.19	390.83
24797	4006 - JET VAC EQUIPMENT, LLC	PO 29748 WATER OPERATING - VEHICLE REPAIRS	261.67	261.67
24798	4563 - LAURIE STEPPER	PO 29861 PRIZES FOR HALLOWEEN PORCH DECORATING	150.00	
		PO 29893 FALL FEST SUPPLIES	18.91	168.91
24799	4690 - LINDA STEENBOCK	PO 29896 REIMBURSEMENT	60.65	60.65
24800	3906 - MARNIE VYFF	PO 29339 SHAGE TREE: REIMBURSEMENT	50.00	50.00
24801	1371 - MTN. LAKES BOARD OF EDUCATION	PO 29897 NOV 2024 MTN LAKES SCHOOL DISTRICT GENER	2,153,145.66	2,153,145.66
24802	479 - NEW JERSEY HILLS MEDIA GROUP	PO 28458 ZBOA/PLANNING BRD - ACCT# 010902 - 2024	14.88	14.88
24803	2745 - NJ DEPT OF LABOR -WORKFORCE DEVELOPMENT	PO 29933 2ND QTR 2023 UNEMPLOYMENT	70.56	70.56
24804	3279 - NJ DIV OF ALCOHOLIC BEVERAGE CONTRO	PO 29919 CLERK 2024-2025 LIQUOR LICENSE RENEWAL	18.00	18.00
24805	1562 - NJLM	PO 29842 COUNCIL: 2024-2025 NEWLY ELECTED OFFICAL	40.00	40.00

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24806	1754 - NORTHEAST COMMUNICATIONS, INC.	PO 29910 FIRE DEPT: INSTALL	370.00	370.00
24807	2727 - ONE CALL CONCEPTS, INC.	PO 29936 ACCT# 12-BML / OCT SERVICES	209.48	209.48
24808	2968 - OPTIMUM	PO 28786 DPW: 2024 INTERNET SERVICES ACCT# 07876-	161.21	161.21
24809	2968 - OPTIMUM	PO 28797 DPW: 2024 INTERNET SERVICES ACCT# 07876-	11.87	11.87
24810	4603 - PARKING LOT SERVICES, LLC	PO 28733 PORO HALL: PARKING LOT - JCB 2024-0340	1,334.60	1,334.60
24811	3113 - PHILLIPS PREISS GRYGIEL LEHENY HUGH	PO 29891 LEGAL: SEPTEMBER- AFFORDABLE HOUSING	1,920.00	
		PO 29891 LEGAL: SEPTEMBER- AFFORDABLE HOUSING	1,025.00	2,945.00
24812	4143 - PITNEY BOWES GLOBAL FINANCIAL SVCS, LLC	PO 28941 POSTAGE MACHINE 2024 LEASE - ACCT# 00163	447.60	447.60
24813	4653 - ERO CAP 8, LLC	PO 29922 TAX COLLECTOR: LIEN REDEMPTION - YOON -	78,000.00	
		PO 29922 TAX COLLECTOR: LIEN REDEMPTION - YOON -	90,170.80	168,170.80
24814	4687 - RYAN SUDOL	PO 29888 REIMBURSEMENT - SHADE TREE CONFERENCE 2	145.05	145.05
24815	1948 - SHEAFFER SUPPLY, INC.	PO 29586 FIRE HOUSE: SUPPLIES	91.70	91.70
24816	4171 - SHORT LOAD CONCRETE, LLC	PO 29907 S & R - DRAINS/ PIPES / CATCHBASINS - BL	422.50	422.50
24817	2774 - STAPLES CONTRACT & COMMERCIAL, LLC	PO 29846 POLICE: ORDER# 7643954576-000-001	235.43	235.43
24818	4578 - T-MOBILE	PO 29777 WATER: T-MOBILE ACCT - 999393642 - MONTH	30.80	30.80
24819	4591 - TIGRIS	PO 28790 LAKES MANAGEMENT: 2024 MARCH-DECEMBER SE	6,400.00	6,400.00
24820	881 - TMS, INC	PO 28179 ADMIN: 2024 DNS HOSTING / ACCT# GTI - BL	25.24	25.24
24821	4191 - TRANSUNION RISK & ALTERNATIVE DATA SOLUT	PO 29931 POLICE: RISK MANAGEMENT	75.00	75.00
24822	2801 - TREE KING, INC	PO 28586 S & R - TREE REMOVAL - BLANKET - MCCPC #	3,600.00	
		PO 29659 S & R - TREE REMOVAL - MCCPC CONTRACT #1	8,650.00	12,250.00
24823	4587 - VERIZON	PO 29078 ADMIN: ACCT# 357-361-129-0001-26 - INTER	247.42	247.42
24824	4095 - WEATHERWORKS, LLC	PO 29921 2024-25 ANNUAL SUBSCRIPTION	1,742.00	1,742.00
24825	4177 - WEINER LAW GROUP, LLP	PO 29879 SEPT 2024 RETAINER SERVICES - PB	600.00	600.00
24826	152 - WHITE CAP, LP	PO 29932 FIRE HOUSE IMPROVEMENTS	268.78	268.78
24827	4666 - XTREME GRAPHIX, LLC	PO 29930 POLICE: PATCHES	180.60	180.00
24828	4679 - ZIEBART RHINO LINING	PO 29836 WATER UTILITY TRUCK - BED LINER/WINDOW T	1,550.00	1,550.00
TOTAL				2,743,467.81

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-100-020	GENERAL ADMIN - OTHER EXPENSE	692.55			
01-201-20-110-020	MAYOR & COUNCIL - OTHER EXP'S	40.00			
01-201-20-120-020	MUNICIPAL CLERK - OTHER EXP'S	121.55			
01-201-20-140-020	COMPUTER SERVICES	2,828.75			
01-201-20-145-020	TAX COLLECTOR - OTHER EXPENSES	175.50			
01-201-21-180-020	PLANNING BOARD - OTHER EXPENSE	623.85			
01-201-21-185-020	BD OF ADJUST - OTHER EXPENSES	31.98			
01-201-25-240-020	POLICE DEPT - OTHER EXPENSES	1,459.14			
01-201-25-252-020	EMERGENCY MGMT - OTHER EXPENSE	871.00			
01-201-25-255-020	FIRE DEPT - OTHER EXPENSES	1,416.41			
01-201-26-290-020	STREETS & ROADS - OTHER EXP.	14,671.40			
01-201-26-300-020	SHADE TREE COMMISSION - O/E	195.05			
01-201-26-305-020	SOLID WASTE - OTHER EXPENSES	1,760.00			
01-201-26-310-020	BLDG & GROUNDS - MUNIC BLDG	529.01			
01-201-26-315-020	VEHICLE REPAIRS & MAINTENANCE	470.28			
01-201-28-370-020	PARKS & PLAYGROUNDS OTHER EXP.	314.89			
01-201-28-375-020	MAINT OF PARKS (BEACHES/LAKES)	7,550.00			
01-201-31-435-020	ELECTRICITY - ALL DEPARTMENTS	3,307.50			
01-201-31-436-020	ELECTRICITY - STREET LIGHTING	135.19			
01-201-31-440-020	TELECOMMUNICATIONS	269.64			
01-201-31-447-020	PETROLEUM PRODUCTS	2,068.91			
01-207-55-000-000	LOCAL SCHOOL TAXES PAYABLE			2,153,145.66	
01-260-05-100	DUE TO CLEARING			0.00	2,293,182.45
01-279-55-000-001	RESERVE FOR THE REDEMPTION OF TTL'S			100,504.19	
TOTALS FOR	Current Fund	39,532.60	0.00	2,253,649.85	2,293,182.45
02-117-03-700-520	HIGHLANDS PLAN CONFORMANCE GRANT			1,920.00	
02-260-05-100	DUE TO CLEARING			0.00	1,920.00
TOTALS FOR	FEDERAL AND STATE GRANTS	0.00	0.00	1,920.00	1,920.00

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
04-215-55-984-000	2018 CAPITAL ORDINANCE 4-18			857.50	
04-215-55-987-000	2020 CAPITAL ORDINANCE 4-20			1,742.76	
04-215-55-989-000	2020 CAPITAL ORD. 8-20 BORO HALL RENOV.			591.69	
04-215-55-992-000	2022 CAPITAL ORDINANCE 2-22			1,334.60	
04-215-55-998-000	2023 CAPITAL ORD. 13-23 BORO HALL RENOV.			268.78	
04-215-55-999-000	2024 CAPITAL ORDINANCE 3-24			302,749.30	
04-260-05-100	DUE TO CLEARING			0.00	307,544.63
TOTALS FOR	General Capital	0.00	0.00	307,544.63	307,544.63
05-201-55-520-520	Water Operating - Other Expenses	6,433.64			
05-203-55-520-520	(2023) Water Operating - Other Expenses		261.67		
05-260-05-100	DUE TO CLEARING			0.00	6,695.31
TOTALS FOR	Water Operating	6,433.64	261.67	0.00	6,695.31
07-201-55-520-520	Sewer Operating - Other Expenses	29.86			
07-260-05-100	DUE TO CLEARING			0.00	29.86
TOTALS FOR	Sewer Operating	29.86	0.00	0.00	29.86
14-260-05-100	Due to Clearing			0.00	70.56
14-300-60-000-000	RESERVE FOR UNEMPLOYMENT INSUR			70.56	
TOTALS FOR	Unemployment Trust	0.00	0.00	70.56	70.56
18-260-05-100	Due to Clearing			0.00	133,000.00
18-300-70-000-203	TAX SALE PREMIUMS			133,000.00	
TOTALS FOR	Other Trust	0.00	0.00	133,000.00	133,000.00
20-260-05-100	Due to Clearing			0.00	1,025.00
20-300-60-000-000	RESERVE FOR AFFORDABLE HOUSING			1,025.00	
TOTALS FOR	AFFORDABLE HOUSING	0.00	0.00	1,025.00	1,025.00

Matched

Total to be paid from Fund 01 Current Fund	2,293,182.45
Total to be paid from Fund 02 FEDERAL AND STATE GRANTS	1,920.00
Total to be paid from Fund 04 General Capital	307,544.63
Total to be paid from Fund 05 Water Operating	6,695.31
Total to be paid from Fund 07 Sewer Operating	29.86
Total to be paid from Fund 14 Unemployment Trust	70.56
Total to be paid from Fund 18 Other Trust	133,000.00
Total to be paid from Fund 20 AFFORDABLE HOUSING	1,025.00
	2,743,467.81

Checks Previously Disbursed

24761	STATE OF NJ - PWT DIVISION OF TAXAT	PO# 29903	STATE OF NJ - PUBLIC COMMUNITY WAT	516.01	10/31/2024
24762	NJ MOTOR VEHICLE COMMISSION	PO# 29941	DPW - VEHICLE REGISTRATION	60.00	11/07/2024
				576.01	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 Current Fund	60.00	2,293,182.45	2,293,242.45

List of Bills - (1210101001001) PAYROLL AGENCY-CASH-PROVIDENT BANK
Payroll Agency Account

Meeting Date: 11/13/2024 For bills from 10/25/2024 to 11/07/2024

Check#	Vendor	Description	Payment	Check Total
5078	4521 - INTERNATIONAL BROTHERHOOD OF TEAMSTERS L PO 29942	DPW UNION DUES - OCT 2024	396.00	396.00
	TOTAL			396.00

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
12-101-01-001-001	PAYROLL AGENCY-CASH-PROVIDENT BANK			0.00	396.00
12-200-00-000-801	DPW UNION DUES			396.00	
TOTALS FOR	Payroll Agency Account	0.00	0.00	396.00	396.00

Total to be paid from Fund 12 Payroll Agency Account

396.00

396.00

ACCOUNT	DESCRIPTION		CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
Fund 02	FEDERAL AND STATE GRANTS		1,920.00			1,920.00
Fund 04	General Capital		307,544.63			307,544.63
Fund 05	Water Operating	516.01	6,695.31			7,211.32
Fund 07	Sewer Operating		29.86			29.86
Fund 14	Unemployment Trust		70.56			70.56
Fund 18	Other Trust		133,000.00			133,000.00
Fund 20	AFFORDABLE HOUSING		1,025.00			1,025.00
BILLS LIST TOTALS		576.01	2,743,467.81			2,744,043.82

List of Bills - (1710101001002) Escrow - Developers - Checking Developer's Escrow

Meeting Date: 11/13/2024 For bills from 10/25/2024 to 11/07/2024

Check#	Vendor	Description	Payment	Check Total
5428	4157 - BRIGHT VIEW ENGINEERING	EO 29880 SEPTEMBER 2024 PROFESSIONAL SERVICES - E	1,361.25	1,361.25
5429	1394 - MTN. LAKES PUBLIC LIBRARY	PO 29925 RETURN OF ESCROW FUNDS	195.99	195.99
TOTAL				1,557.24

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
17-101-01-001-002	Escrow - Developers - Checking			0.00	1,557.24
17-500-00-091-412	TFJ MOUNTAIN LAKES, LLC			1,361.25	
17-500-00-091-415	MOUNTAIN LAKES PUBLIC LIBRARY			195.99	
TOTALS FOR	Developer's Escrow	0.00	0.00	1,557.24	1,557.24

Total to be paid from Fund 17 Developer's Escrow

1,557.24

1,557.24

**List of Bills - (3310101001001) CASH - RECREATION
Recreation Trust**
Meeting Date: 11/13/2024 For bills from 10/25/2024 to 11/07/2024

Check#	Vendor	Description	Payment	Check Total
5694	3896 - TCJWL	PO 29892 JR LAKER WRESTLING 2025 LEAGUE FEE	1,000.00	1,000.00
	TOTAL			1,000.00

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
33-101-01-001-001	CASH - RECREATION			0.00	1,000.00
33-600-00-090-000	Recreation Trust Reserves			1,000.00	
TOTALS FOR	Recreation Trust	0.00	0.00	1,000.00	1,000.00

Total to be paid from Fund 33 Recreation Trust

1,000.00

1,000.00

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

RESOLUTION 157-24

RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE BOROUGH OF MOUNTAIN LAKES AND BOSWELL ENGINEERING

WHEREAS, there exists the need for the Borough of Mountain Lakes to obtain professional land surveying services related to the Sunset Lake Dam Project; and

WHEREAS, it is agreed that Boswell Engineering will provide professional land surveying services for an amount not to exceed \$7,200.00 as set forth in their proposal dated September 24, 2024; and

WHEREAS, the Borough's Chief Financial Officer has certified that funds are available; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for "Professional Services" must be available for public inspection.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, as follows:

1. The Borough Manager and Borough Clerk are hereby authorized and directed to execute a contract with Boswell Engineering for professional land surveying services related to the Sunset Lake Dam Project in an amount not to exceed \$7,200.00 as set forth in the proposal dated September 24, 2024 attached hereto.
2. This contract is awarded as a "Professional Service" in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law because the contract is for a service performed by a person(s) authorized by law to practice a recognized profession that is regulated by law.
3. A notice of this action shall be printed once in the legal newspaper of the Borough of Mountain Lakes.

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 November 13, 2024.

Cara Fox, Borough Clerk

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

CERTIFICATION OF THE AVAILABILITY OF FUNDS

04-215-55-997-002 Section 20 Costs \$2025.00

04-215-56-800-002 Section 20 Costs \$5,175.00


Monica Goscicki, CFO

BOSWELL

Headquarters
330 Phillips Avenue
South Hackensack, NJ 07606

☎ 201 641 0770
info@boswellengineering.com
boswellengineering.com

September 24, 2024

Borough of Mountain Lakes
400 Boulevard
Mountain Lakes, New Jersey 07046
Attn: Mitchell Stern, Borough Manager

Re: As-Built Survey
Sunset Lake Dam
Block 23, Lots 1, 5, 9, 15, 17, 20, 23 & 27
Block 135, Lot 1
Borough of Mountain Lakes
Morris County, New Jersey
Our File No. PR-24-12977

Dear Mr. Stern:

Boswell Engineering (Boswell) is pleased to submit this proposal for professional land surveying services at the above referenced property.

Boswell will perform a field survey locating post-construction conditions performed according to a plan entitled "Sunset Lake Dam Rehabilitation", prepared by Ferriero Engineering, Inc. (dated January 20, 2020, last revised March 17, 2023). The information obtained during the field survey will be combined with original base mapping of the of the site to create the As-Built Survey. The horizontal datum will be in the North American Datum of 1983 (NAD83) and the vertical datum will be in the North American Vertical Datum of 1988 (NAVD88).

Boswell's field crew will obtain locations and elevations on such items as, but not limited to, embankments, swales, rip rap, walls and drainage systems. Drainage pipe sizes will be approximate dimensions obtained from above ground. This proposal does not include entering confined space for exact measurements. Plotted location of underground drainage pipes will also be approximate. Profiles of drainage systems and other utilities, and the determination of quantities will not be provided under this scope of work.

The Total Lump Sum Fee for the preparation of the As-Built Survey will be Seven Thousand Two Hundred Dollars (\$7,200.00).

Boswell will furnish a completed survey within 3 to 4 weeks of authorization to proceed.

If this proposal meets with your approval, kindly provide us with the necessary authorization to proceed and we will commence the project.

Corporate Headquarters
330 Phillips Avenue
South Hackensack, NJ 07606
☎ 201 641 0770

New York Capital Region Office
799 Madison Avenue
Albany, NY 12208
☎ 518 436 6310

Hudson Valley Region Office
82 Washington Street Suite 201
Poughkeepsie, NY 12601
☎ 914 682 5900

Western New Jersey Office
180 Main Street P.O. Box 571
Chester, NJ 07930
☎ 908 879 6209

Central New Jersey Office
17 Model Avenue
Hopewell, NJ 08525
☎ 609 466 0002

Borough of Mountain Lakes, Attn: Mitchell Stern, Borough Manager
September 24, 2024
Page 2



We wish to thank you for the opportunity of presenting this proposal and look forward to working with the Borough of Mountain Lakes on this project. Should you have any questions or require anything further, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke.

Frank M. Krupinski, P.L.S.
Department Head, Survey

FMK/fmk

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

RESOLUTION 158-24

RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE BOROUGH OF MOUNTAIN LAKES AND ASSOCIATED APPRAISAL GROUP, INC.

WHEREAS, there exists the need for the Borough of Mountain Lakes to obtain professional services to provide State Tax Court Appraisal Services; and

WHEREAS, it is agreed that Associated Appraisal Group Inc. will provide professional services for an amount not to exceed \$15,000.00 as set forth in their proposal dated October 17, 2024; and

WHEREAS, the Borough's Chief Financial Officer has certified that funds are available; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for "Professional Services" must be available for public inspection.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, as follows:

1. The Borough Manager and Borough Clerk are hereby authorized and directed to execute a contract Associated Appraisal Group Inc. for professional services to provide State Tax Court Appraisal Services in an amount not to exceed \$15,000.00 as set forth in the proposal dated October 17, 2024 attached hereto.
2. This contract is awarded as a "Professional Service" in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law because the contract is for a service performed by a person(s) authorized by law to practice a recognized profession that is regulated by law.
3. A notice of this action shall be printed once in the legal newspaper of the Borough of Mountain Lakes.

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 November 13, 2024.

Cara Fox, Borough Clerk

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

CERTIFICATION OF THE AVAILABILITY OF FUNDS

01-201-20-155-027 LEGAL SERVICES - TAX APPEAL APPRAISALS \$15,000.00



Monica Goscicki, CFO



ASSOCIATED APPRAISAL GROUP
REAL ESTATE APPRAISAL SERVICES

6 COMMERCE DRIVE
SUITE 303
CRANFORD, NEW JERSEY 07016

(908) 967-6137 - Telephone
(908) 967-6376 - Facsimile

October 17, 2024

KRISTEN UMANSKY, CTA
Tax Assessor
Borough of Mountain Lakes
400 Boulevard
Mountain Lakes, New Jersey 07046

Re: Proposal for State Tax Court Appraisal Services

Dear Ms. Umansky:

In accordance with your request, I am submitting this proposal to provide the Borough of Mountain Lakes with appraisal services relating to State Tax Court appraisal services. Appraisal reports will be prepared in conformity with the Uniform Standards of Professional Appraisal Practice. All three approaches to value will be considered and none will be excluded without a detailed discussion. Our fees for providing these services are based on the hourly rates as follows:

Consulting Services & Preliminary Analysis	\$125.00 / hour
Testimony, Meetings, Conferences, Depositions, etc.	\$125.00 / hour

PREPARATION OF APPRAISAL REPORTS (STATE TAX COURT):

Class 2 Properties	\$850 - \$2,500
Class 4A, 4B & 4C Properties	\$3,000 - \$10,000
Class 1 & Special Purpose Properties	Fees to be determined on a case-by-case basis

Our fees shall not exceed \$15,000 for the calendar year. Thank you for the opportunity to submit this proposal.

Respectfully submitted,

ASSOCIATED APPRAISAL GROUP

DARREN RAYMOND, MAI, SCGREA
State Certified General Real Estate Appraiser

**PROFESSIONAL SERVICES AGREEMENT
BOROUGH OF MOUNTAIN LAKES
MORRIS COUNTY, NEW JERSEY**

THIS AGREEMENT, made this ___ day of November, 20**24** by and between the Borough of Mountain Lakes, in the County of Morris, a Municipal Corporation of the State of New Jersey, having an office at 400 Boulevard, Mountain Lakes, New Jersey, hereinafter referred to as the "Municipality", and Associated Appraisal Group, Inc., Party of the Second Part, herein called the "Contractor".

WITNESSETH that the parties to these presents, each in consideration of the agreements on the part of the other, herein contained, do hereby agree as follows:

1. The Contractor will, at their expense, furnish all labor and professional services and complete the work proposed to be done for the Municipality, and will complete and finish the same to the satisfaction and approval of the Municipality, in the manner and within the time hereinafter limited, and in accordance with the Proposal dated 17 October 2024 which is attached hereto fully incorporated and with the same effects as if the same had been set forth in the body of this agreement. The amount of the Agreement shall not exceed \$15,000.
2. The Contractor agrees to make payments of all proper charges for labor and materials required in the aforementioned work, and to defend, indemnify, and save harmless the Municipality, its officers, employees, agents and servants, and each and every one of them, against and from all damages to which the said parties must be put, by reason of injury to the person or property of others resulting from performance of said work, or through the negligence of the Contractor, or through any improper or defective machinery, implements, or omission on the part of the Contractor, or his agent or agents, employees or servants.
3. It is also agreed and understood that the acceptance of the final payment of the Contract shall be considered as a release in full of all claims against the Municipality, or any of its officers, employees, agents and servants, arising out of or by reason of, the work done and materials furnished under this Contract.
4. In consideration of the premises, the Municipality hereby agrees to pay to the Contractor for the said work, when fully completed at the prices specified in the Contractor's Proposal. It is understood that the amount to be paid shall be the total based on the said prices contained in the said Proposal and made a part of this Contract, for the work actually done.
5. Political Contribution Disclosure. This contract has been awarded to Contractor based on the merits and abilities of Contractor to provide the goods or services as described herein. This contract was not awarded through a "fair and open process" pursuant to N.J.S.A. 19:44A-20.4 et seq. As such, the undersigned does hereby attest that Contractor, its subsidiaries, assigns or principals controlling in excess of 10% of the

company has neither made a contribution, that is reportable pursuant to the Election Law Enforcement Commission pursuant to N.J.S.A. 19:44A-8 or 19:44A-16, in the one (1) year period preceding the award of the contract that would, pursuant to P.L. 2004, c.19, affect its eligibility to perform this contract, nor will it make a reportable contribution during the term of the contract to any political party committee in the Borough of Mountain Lakes if a member of that political party is serving in an elective public office of the Borough of Mountain Lakes when the contract is awarded, or to any candidate committee of any person serving in an elective public office of the Borough of Mountain Lakes when the contract is awarded.

6. During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status or sex. The contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status so affectional or sexual orientation. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates or pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable, will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regarding to age, race, creed, color, national origin, ancestry, marital status or sex.

The contractor or subcontractor, where applicable, will send to each labor union or representative or workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with the regulations promulgated by the Treasurer pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time.

The contractor or subcontractor agrees to attempt in good faith to schedule minority and female workers consistent with the applicable county employment goals prescribed by N.J.A.C. 17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time or in accordance with a binding determination of the applicable county employment goals determined by the Affirmative Action office pursuant to N.J.A.C. 17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time.

The contractor or subcontractor agrees to inform in writing appropriate recruitment agencies in the area, including employment agencies, placement bureaus, colleges, universities, labor unions that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

The contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status or sex, and conform with the applicable employment goals, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor and its subcontractors shall furnish such reports or other documents to the Affirmative Action Office as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Affirmative Action Office for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code (NJAC 17:27).

IN WITNESS WHEREOF, the Borough of Mountain Lakes has caused these presents to be signed by its proper officers and caused its corporate seal to be affixed, and Contractor has caused these presents to be signed by its proper officers and caused its corporate seal to be affixed, the day and year first above written.

WITNESS ATTEST:
BOROUGH OF MOUNTAIN LAKES

BOROUGH OF MOUNTAIN LAKES
IN THE COUNTY OF MORRIS

By: _____

By: _____

(SEAL)

Date

WITNESS ATTEST:
CONTRACTOR

CONTRACTOR

By: _____

By: _____

Sequoia Blair

Darren N. Raymond

(SEAL)

4.November.2024

Date

**Borough of Mountain Lakes
Contract Review Checklist**

Vendor / Professional: Associated Appraisal Group Inc

Service Provided: State Tax Court Appraisal Services

Item	Applicability	Standard	Reviewed	Verified
Attorney Review	All Contracts	Confirmation that agreement has been reviewed by Borough Attorney	✓	✓
Financial Impact	All Contracts	Has the economic impact of the transaction been evaluated?	✓	✓
Insurance	All Contracts	Proof of Insurance As Required BY RFP, Specifications, or Contract	✓	✓
Invoice Process	All Contracts	Consistent with local public contracts law and Borough procedure	✓	✓
Iran Investment Disclosure	All Contracts	Disclosure of Investments Activities in Iran	✓	✓
Non-Collusion	All Contracts	Non-Collusion Affidavit Signed	✓	✓
Non-Performance	All Contracts	Provision addressing consequences for non-performance / breach of agreement	N/A	n/a
Payment Terms	All Contracts	Do standard payment terms apply?	✓	✓
Standard Agreement	All Contracts	Agreement Provided	✓	✓
Term	All Contracts	1-year professional services, 2-year goods / services, or statutory exemption	✓	✓
Termination	All Contracts	Right to terminate where appropriate	✓	✓
Affirmative Action Form	Goods & Services; Professional Services	Employee Information Report Provided	✓	✓
Business Entity / Corporate Disclosure	Goods & Services; Professional Services	Disclosure Affidavit Provided	✓	✓
Business Registration	Goods & Services; Professional Services	Copy of Registration Provided	✓	✓
Confidentiality	Goods & Services; Professional Services	Contract provisions where appropriate	N/A	n/a
Renewal	Goods & Services; Professional Services	Provision concerning renewal included where appropriate	N/A	n/a
Political Contribution Disclosure	Professional Services	Disclosure Language In Contract Form; Form Completed	✓	✓
Qualifications	Professional Services	Proof of professional licenses / certifications	N/A	n/a
Debarment	Public Works	Vendor Not Currently On State Debarment List	✓	✓

Reviewed by: Carra Fox **Date:** 11/5/24

Verified by: [Signature] **Date:** 11/5/24

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

RESOLUTION 159-24

RESOLUTION AUTHORIZING THE REDEMPTION OF TAX TITLE LIEN 24-00001

WHEREAS, the Tax Collector has received payment for the redemption of **TAX TITLE LIEN NO.24-00001**, representing 2023 property and/or Water and Sewer Utility charges on **Block 106 Lot 2 (60 MIDVALE ROAD)**, and assessed to VVRN Midvale Properties LLC; and

WHEREAS, reimbursement is now required to be made to the following lien holder for the required redemption amounts as shown below:

**To: CHRISTIANA T C/F CE1/FIRST TRUST
 PO Box5021
 Philadelphia,PA 19111-5021**

Redemption Amount: Tax Title Lien #24-00001	\$10,333.39
Tax Premium	<u>\$55,000.00</u>
Total from Current Fund:	\$65,333.39

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 Treasurer is authorized to prepare the necessary check as stated above and to forward same to lien holder.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Borough Chief Financial Officer and 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 November 13, 2024.

Cara Fox, Borough Clerk

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

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

RESOLUTION 160-24

RESOLUTION AUTHORIZING THE REDEMPTION OF TAX TITLE LIEN 2021-001

WHEREAS, the Tax Collector has received payment for the redemption of **TAX TITLE LIEN NO.2021-001**, representing 2020 property and/or Water and Sewer Utility charges on **Block 126 Lot 7 (2 YORKE ROAD)**, and assessed to David & Connie Yoon; and

WHEREAS, reimbursement is now required to be made to the following lien holder for the required redemption amounts as shown below:

To: **PRO CAP 8, LLC**
 PO Box 774
 Fort Washington, PA 19034 – 0774

Redemption Amount: Tax Title Lien #2021-001	\$90,170.80
Tax Premium	<u>\$78,000.00</u>
Total from Current Fund:	\$168,170.80

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 Treasurer is authorized to prepare the necessary check as stated above and to forward same to lien holder.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Borough Chief Financial Officer and 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 November 13, 2024.

Cara Fox, Borough Clerk

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

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

RESOLUTION 161-24

**RESOLUTION AUTHORIZING CHANGE ORDER #1 REDUCING FINAL PAYMENT IN THE CONTRACT BETWEEN THE
BOROUGH OF MOUNTAIN LAKES AND STATELINE FABRICATORS LLC IN CONNECTION WITH THE BOROUGH
HALL RENOVATION PROJECT**

WHEREAS, the Borough of Mountain Lakes and Stateline Fabricators LLC entered into a Contract for material and labor in conjunction with the Borough Hall Renovation Project; and

WHEREAS, it has been determined that certain changes to this Contract are necessary; and

WHEREAS, the details of the proposed Change Order are as follows:

Original Contract Amount: \$109,850.00
Net Extras and deductions (17,127.21)
Revised Contract Amount including this Change Order: \$92,722.79

WHEREAS, Stateline Fabricators LLC has submitted a Change Order #1 to the Contract price for the reduction and, after the change order, is \$8,251.54 as final payment; and

WHEREAS, this Change Order is a reduction from the authorized contract amount and Stateline Fabricators LLC has provided the Borough with a Release of Claim upon final payment.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, in the County of Morris and State of New Jersey, that the following Change Order and Final Payment are hereby approved in the Contract between the Borough of Mountain Lakes and Stateline Fabricators LLC :

Original Contract Amount: \$109,850.00
Net Extras and deductions (17,127.21)
Revised Contract Amount including this Change Order: \$92,722.79
Previously Paid: \$84,471.25
Final Payment \$8,251.54

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 November 13, 2024.

Cara Fox, Borough Clerk

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

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

RESOLUTION 162-24

**RESOLUTION TO AUTHORIZE THE ESTABLISHMENT OF A "DEDICATION BY RIDER" TO THE BUDGET OF THE
BOROUGH OF MOUNTAIN LAKES FOR ABANDONED & VACANT PROPERTY CODE ENFORCEMENT**

WHEREAS, N.J.S.A. 40A:4-39 provides for the insertions of a "Dedication by Rider" in the budget of any local unit which dedicates revenues anticipated during the fiscal year from revenues, subject to written prior consent of the Director of the Division of Local Government Services, when the revenue is not subject to reasonably accurate estimate in advance; and

WHEREAS, under N.J.S.A. 40:48-2.12s provides for fees and penalties assessed by the municipality for abandoned and vacant property code enforcement.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, in the County of Morris and State of New Jersey, that all revenue received by the Borough of Mountain Lakes be placed in a specific trust fund and such trust fund shall be considered a "Dedication by Rider" to the budget of the local unit, pursuant to N.J.S.A. 40:48:-2.12s, for the sole purpose stated above.

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 November 13, 2024.

Cara Fox, Borough Clerk

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



**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