



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES  
 JUNE 24, 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.

Deputy Mayor Barnett called the meeting to order at 7p.m.

**ROLL CALL ATTENDA**

<b>Roll Call</b>	<b><u>Present</u></b>	<b><u>Absent</u></b>		<b><u>Present</u></b>	<b><u>Absent</u></b>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
Muilenburg	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

**FLAG SALUTE**

Deputy Mayor Barnett led the salute to the flag.

**EXECUTIVE SESSION**

There was no executive session.

**COMMUNITY ANNOUNCEMENTS**

Councilmember Muilenberg made the following announcements: the Mountain Lakes Fire Department will hold a 5k Run on June 29<sup>th</sup> at 9am starting at 400 Boulevard; the Independence Day Fireworks will be held at Island Beach on July 2<sup>nd</sup> (rain date July 3<sup>rd</sup>); the boat and swim races will be held on July 13<sup>th</sup> at Island Beach at 10am (check-in at 9:30am).

**SPECIAL PRESENTATIONS**

There were no presentations.

**REPORTS OF BOROUGH ESTABLISHED BOARDS, COMMISSIONS AND COMMITTEES**

There were no reports.

**BOROUGH COUNCIL DISCUSSION ITEMS**

**2023 Annual Audit & Audit Corrective Action Plan**

Borough Manager Stern discussed the 2023 Annual Audit and the Corrective Action Plan. The only Auditor recommendation is for an adequate segregation of duties to be maintained with respect to the recording of treasury funds. Mr. Stern advised that this comment is common in smaller municipalities, and it is not cost effective to hire additional employees to segregate duties.

**PUBLIC COMMENT**

Deputy Mayor Barnett opened the meeting to the public.

Maciej Niedzwiecki expressed concern over receiving a hateful anti-gay letter and suggested that the Council fly a pride flag at Borough Hall to show support of the LBGTQ community.

Shawn Reilly expressed his outrage and heartbreak of the hateful homophobic letter Maciej Niedzwiecki received and requested that the Borough implement robust anti-discrimination policies, employ comprehensive diversity training in local government / schools, and create a zero-tolerance stance on hate.



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Laura Stuss – member and current Acting Board of Directors President of the Mountain Lakes Club advised that the club is facing eviction in September and requested that the Council create a subcommittee to help determine the future of the club and negotiate a community solution that can benefit all Borough residents.

Katie Mulvaney stated she was speaking on behalf of the Mountain Lakes / Boonton Township Social Justice Coalition and expressed support for the LGBTQ residents and encouraged the Council to advocate for policies / actions that advance and promote acceptance, belonging, and love.

Randi Shreeve expressed support of the LGBTQ community and invited everyone to the third annual Mountain Lakes Pride event that will be held next year.

Amanda Cali expressed support for resident Maciej Niedzwiecki and his husband Diego.

Deputy Mayor Barnett, Borough Manager Stern, Councilmembers Muilenburg, Menard, Cannon, and Korman responded to the public’s comment.

The Council agreed to re-form the Mountain Lakes Club subcommittee and suggested that the Mountain Lakes Club contact the Mountain Lakes Library (Deputy Mayor Barnett), Lakeland Hills YMCA (Councilmember Muilenburg), and the Mountain Lakes Historic Preservation Committee (Councilmember Korman).

**ATTORNEY’S REPORT**

Borough Attorney Oostdyk advised that the NJDEP required removal tree ordinance should be ready for introduction at the July Council meeting.

**MANAGER’S REPORT**

Borough Manager Stern reported the following: the majority of the Sunset Lake Dam project will be completed by June 30<sup>th</sup> and rainwater will refill the lake; the draft of the Highlands Council Consistency Report was emailed to all Councilmembers; the NJ Historic Preservation Trust has received a significant increase in the number of requests for grant funding; the Powerville Road Improvement project was awarded and a preconstruction meeting will be scheduled; the Coop paving projects will be finalized after the Coop inspects the roads, which should take place in the next week.

**RESOLUTIONS**

There were no resolutions.

**ORDINANCES TO INTRODUCE**

There were no ordinances to introduce.

**ORDINANCES TO ADOPT**

**9-24, Amending the Revised General Ordinances of the Borough of Mountain Lakes and Requiring the Registration of Foreclosing Mortgaged Property and Vacant Property**

Introduced: 6/10/24

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



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**PUBLIC COMMENT/HEARING**

Deputy Mayor Barnett opened the meeting to the public.

There was no one from the public wishing to speak.

Adopted: 6/24/24

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

**\*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**

**\*RESOLUTIONS**

- a. R126-24, Authorizing the Payment of Bills
- b. R127-24, Certifying Compliance with Requirements of Audit
- c. R128-24, Approving the Corrective Action Plan for the Borough of Mountain Lakes
- d. R129-24 Renewing Liquor Licenses for 2024-2025 Licensing Term
- e. R130-24, Cancelling Balance of 2023 American Rescue Plan Grant (Purchase of Fire Truck) To Fund Balance

**\*APPROVAL OF MINUTES**

6/10/24 (Regular)

**\*BOARD, COMMITTEE AND COMMISSION APPOINTMENTS**

**\*Approval of the Consent Agenda**

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

**Deputy Mayor Barnett and Councilmembers Cannon and Richter were absent at the 6/10/24 Council meeting and abstained from voting on the minutes.**



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**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**

Finance Advisory Committee (FAC) – Deputy Mayor Barnett reported that FAC reviewed and discussed the audit.

Economic Development Advisory Committee (EDAC) – Councilmember Richter reported that EDAC discussed whether the Borough should amend its ordinance to allow cannabis businesses and will be looking to schedule a date to attend a Council meeting for discussion. Mr. Oostdyk agreed to provide guidance to Council on the regulations and issues related to land use regarding cannabis legalization.

Shade Tree Commission – Councilmember Cannon reported that the commission discussed the tree removal ordinance that the NJDEP is requiring municipalities adopt.

Affordable Housing Committee – Councilmember Korman reported the following: the committee discussed the new affordable housing legislation and the value / lack of value of the Borough opting into the Highlands Council; a property owner has shown interest in the accessory apartment program and is in discussion with the Borough's administrative agent; there is a \$100,000 accessory apartment grant program included in the State's proposed budget.

Environmental Commission – Councilmember Korman reported that the commission is trying to locate grants for PFAS remediation.

Recreation Commission – Councilmember Muilenburg reported the following: the commission is finalizing the details of the swim and boat races being held at Island Beach on July 13<sup>th</sup>; the Recreation Director has been onboarding lifeguards; registration for the summer sailing program is open; the Borough beaches are open.

Woodlands Committee – Councilmember Muilenburg reported the following: the committee approved the West Shore Trail Bridge Boy Scout project; the committee is encouraging Mountain Lakes walkers to carry pruners to cut overgrown vegetation on the trails; the committee is investigating whether the White Trail bridge needs to be rebuilt; the committee is working with the Morris County Park Commission to draft a cooperation agreement for the design of the Red Trail.

Land Use Ordinance Subcommittee – Councilmember Richter reported that the committee is still waiting to receive the comprehensive memo regarding the overhaul of all of the Borough's zoning ordinances from the Borough Planner.

Historic Preservation Committee – Councilmember Menard reported that the archives have been moved into their space at the Community Church and the committee is planning to have shelves built by September 21<sup>st</sup>.

**PUBLIC COMMENT**

Deputy Mayor Barnett opened the meeting to the public.

There was no one from the public wishing to speak.



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**NEXT STEPS AND PRIORITIES**

Deputy Mayor Barnett reviewed the following next steps and priorities:

Next Step	Completed by	Completion date
Email Council Regulations & Issues Related to Land Use Regarding Cannabis Legalization	Borough Attorney	
Review Impact of Highlands Conformance on Borough Land Use Ordinances	Borough Planner	
Email Council Background & Legal Developments Related to Flying Flags on Municipal Property	Borough Attorney	
Determine Councilmembers to Serve on the Mountain Lakes Club Subcommittee	Borough Council	

**ADJOURNMENT at 8:29P.M.**

Motion made by Councilmember Richter, second by Councilmember Muilenburg to adjourn the meeting at 8:29p.m., with all members in favor signifying by "Aye".

Respectfully Submitted,

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Cara Fox, Borough Clerk

**BOROUGH OF MOUNTAIN LAKES MORRIS COUNTY, NEW JERSEY**

**ORDINANCE 9-24**

**AN ORDINANCE, AMENDING THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF MOUNTAIN LAKES AND REQUIRING THE REGISTRATION OF FORECLOSING MORTGAGED PROPERTY AND VACANT PROPERTY**

**WHEREAS**, the Borough Council desires to protect the public health, safety, and welfare of the citizens of the incorporated area of the Borough of Mountain Lakes and maintain a high quality of life for the citizens of the Borough through the maintenance of structures and properties in the Borough; and

**WHEREAS**, the Council recognizes properties subject to foreclosure action or foreclosed upon and vacant properties (hereinafter referred to as "Registrable Properties") located throughout the Borough lead to a decline in community and property value; create nuisances; lead to a general decrease in neighborhood and community aesthetic; create conditions that invite criminal activity; and foster an unsafe and unhealthy environment; and

**WHEREAS**, the Council has already adopted property maintenance codes to regulate building standards for the exterior of structures and the condition of the property as a whole; and

**WHEREAS**, the Council recognizes in the best interest of the public health, safety, and welfare a more regulated method is needed to discourage Registrable Property Owners and Mortgagees from allowing their properties to be abandoned, neglected or left unsupervised; and

**WHEREAS**, the Council has a vested interest in protecting neighborhoods against decay caused by Registrable Property and concludes that it is in the best interests of the health, safety, and welfare of its citizens and residents to impose registration requirements of Registrable Property located within the Borough to discourage Registrable Property Owners and Mortgagees from allowing their properties to be abandoned, neglected or left unsupervised.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Mountain Lakes, Morris County, New Jersey, as follows:

**Section 1.** The Revised General Ordinances of the Borough of Mountain Lakes are hereby amended by the addition of new Chapter 189 which shall be entitled "Registration of Foreclosing Mortgaged Property and Vacant Property," and shall read in its entirety as follows:

**CHAPTER 189**

**REGISTRATION OF FORECLOSING MORTGAGED PROPERTY AND VACANT PROPERTY**

**§189-1. PURPOSE AND INTENT.**

It is the purpose and intent of the Council to establish a process to address the deterioration, potential crime, and decline in value of Borough neighborhoods caused by property with foreclosing or foreclosed mortgages located within the Borough, and to identify, regulate, limit and reduce the number of these properties located within the Borough. It has been determined that Owner-occupied structures are generally better maintained when compared to vacant structures, even with a diligent off-site property Owner. Vacant structures or structures owned by individuals who are economically strained and unable to meet their mortgage obligations are often not properly or diligently maintained, which contribute to blight, declined property values, and have a negative impact on social perception of the residential areas where they are located. It is the Council's further intent to establish a registration program as a mechanism to help protect neighborhoods from becoming blighted through the lack of adequate maintenance of properties that are in Foreclosure or Foreclosed, and to provide a mechanism to avert foreclosure actions through timely intervention, education, or counseling of property Owners.

## **§189-2. DEFINITIONS.**

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

**Default** shall mean that the mortgagor has not complied with the terms of the mortgage on the property, or the promissory note, or other evidence of the debt, referred to in the mortgage.

**Enforcement Officer** shall mean any law enforcement officer, building official, zoning inspector, code enforcement officer, fire inspector, building inspector, or other person authorized by the Borough to enforce the applicable code(s).

**Evidence of Vacancy** shall mean any condition that on its own, or combined with other conditions present, would lead a reasonable person to believe that the property is vacant. Such conditions may include, but are not limited to: overgrown and/or dead vegetation; past due Utility notices and/or disconnected Utilities; accumulation of trash junk or debris; abandoned vehicles, auto parts and/or materials; the absence of furnishings and/or personal items consistent with habitation or occupancy; the presence of an unsanitary, stagnant swimming pool; the accumulation of newspapers, circulars, flyers and/or mail; statements by neighbors, passers-by, delivery agents or government agents; and/or the presence of boards over doors, windows or other openings in violation of applicable code.

**Foreclosure or Foreclosure Action** shall mean the legal process by which a Mortgagee, or other lien holder, terminates or attempts to terminate a property Owner's equitable right of redemption to obtain legal and equitable title to the Real Property pledged as security for a debt or the Real Property subject to the lien. The legal process is not concluded until the property obtained by the Mortgagee, lien holder, or their designee, by certificate of title, or any other means, is sold to a non-related bona fide purchaser in an arm's length transaction to satisfy the debt or lien.

**Mortgagee** shall mean the creditor, including but not limited to, trustees; mortgage servicing companies; lenders in a mortgage agreement; any agent, servant, or employee of the creditor; any successor in interest; or any assignee of the creditor's rights, interests or obligations under the mortgage agreement; or any other person or entity with the legal right to foreclose on the Real Property, excluding governmental entities.

**Owner** shall mean every person, entity, or Mortgagee, who alone or severally with others, has legal or equitable title to any Real Property as defined by this Chapter; has legal care, charge, or control of any such property; is in possession or control of any such property; and/or is vested with possession or control of any such property. The Property Manager shall not be considered the Owner.

**Property Manager** shall mean any party designated by the Owner as responsible for inspecting, maintaining and securing the property as required in this Chapter.

**Real Property** shall mean any residential or commercial land and/or buildings, leasehold improvements and anything affixed to the land, or portion thereof identified by a property parcel identification number, located in the Borough limits.

**Registrable Property** shall mean:

- a. Any Real Property located in the Borough, whether vacant or occupied, that is encumbered by a mortgage subject to an ongoing Foreclosure Action by the Mortgagee or Trustee, has been the subject of a Foreclosure Action by a Mortgagee or Trustee and a Judgement has been entered, or has been the subject of a Foreclosure sale where the title was transferred to the beneficiary of a mortgage involved in the Foreclosure and any properties transferred under a deed in lieu of foreclosure/sale. The designation of a "foreclosure" property as "registrable" shall remain in place until such time as the property is sold to a non-related bona fide purchaser in an arm's length transaction or the Foreclosure Action has been dismissed; or

- b. Any property that is vacant for more than thirty (30) days or any cancellation of Utility or Service, whichever occurs first.

**Registry** shall mean a web-based electronic database of searchable Real Property records, used by the Borough to allow Mortgagees and Owners the opportunity to register properties and pay applicable fees as required in this Chapter.

**Semi-Annual Registration** shall mean six (6) months from the date of the first action that requires registration, as determined by the Borough, or its designee, and every subsequent six (6) months. The date of the initial registration may be different than the date of the first action that required registration.

**Utilities and/or Services** shall mean any utility and/or service that is essential for a building to be habitable and/or perform a service necessary to comply with all Borough codes. This includes, but is not limited to, electrical, gas, water, sewer, lawn maintenance, pool maintenance, and snow removal.

**Vacant** shall mean any parcel of land in the Borough that contains any building or structure that is not lawfully occupied.

### **§189-3. APPLICABILITY AND JURISDICTION.**

This Chapter applies to Foreclosing, Foreclosed, and Vacant property within the Borough.

### **§189-4. ESTABLISHMENT OF A REGISTRY.**

Pursuant to the provisions of Section 189-5, the Borough, or its designee, shall establish a registry cataloging each Registrable Property within the Borough, containing the information required by this Chapter.

### **§189-5. INSPECTION AND REGISTRATION OF REAL PROPERTY UNDER FORECLOSURE.**

- (a) Any Mortgagee who holds a mortgage on Real Property located within the Borough shall perform an inspection of the property upon default by the mortgagor as evidenced by the filing of a Foreclosure Action.
- (b) Property inspected pursuant to subsection (a) above that remains in Foreclosure shall be inspected every thirty (30) days by the Mortgagee or Mortgagee's designee. If an inspection shows a change in the property's occupancy status the Mortgagee shall, within ten (10) days of that inspection, update the occupancy status of the property registration.
- (c) Within ten (10) days of the date any Mortgagee files a Foreclosure Action, the Mortgagee shall register the Real Property with the Borough Registry, and, at the time of registration, indicate whether the property is Vacant, and if so shall designate in writing a Property Manager to inspect, maintain, and secure the Real Property subject to the mortgage under a Foreclosure Action when legally possible. A separate registration is required for each property under a Foreclosure Action, regardless of whether it is occupied or vacant.
- (d) Initial registration pursuant to this section shall contain at a minimum the name of the Mortgagee, the mailing address of the Mortgagee, e-mail address, telephone number and name of the Property Manager and said person's address, e-mail address, and telephone number.
- (e) At the time of initial registration each registrant shall pay a non-refundable Semi-Annual Registration fee of five hundred dollars (\$500.00) for each property. Subsequent non-refundable Semi-Annual renewal registrations of properties and fees in the amount of five hundred dollars (\$500.00) are due within ten (10) days of the expiration of the previous registration. Said fees shall be used to offset the costs of: (1) registration and registration enforcement, (2) code enforcement

and mitigation related to Defaulted properties, (3) post-closing counseling and Foreclosure intervention limited to Owner-occupied persons in Default, which may not include cash and mortgage modification assistance, and (4) for any related purposes as may be adopted in the policy set forth in this Chapter. Said fees shall be deposited to a special account in the Borough's Department dedicated to the cost of implementation and enforcement of this Ordinance, and fulfilling the purpose and intent of this Chapter. None of the funds provided for in this section shall be utilized for the legal defense of Foreclosure Actions.

- (f) If the mortgage and/or servicing on a Registrable Property is sold or transferred, the new Mortgagee is subject to all the terms of this Chapter. Within ten (10) days of the transfer, the new Mortgagee shall register the property or update the existing registration. The previous Mortgagee(s) will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during that Mortgagee's involvement with the Registrable Property.
- (g) If the Mortgagee sells or transfers the Registrable Property in a non-arm's length transaction to a related entity or person, the transferee is subject to all the terms of this Chapter. Within ten (10) days of the transfer, the transferee shall register the property or update the existing registration. Any and all previous unpaid fees, fines, and penalties, regardless of who the Mortgagee was at the time registration was required, including, but not limited to, unregistered periods during the Foreclosure process, are the responsibility of the transferee and are due and payable with the updated registration. The previous Mortgagee will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during that Mortgagee's involvement with the Foreclosed Property.
- (h) If the Foreclosing or Foreclosed Property is not registered, or the registration fee is not paid within thirty (30) days of when the registration or renewal is required pursuant to this section, a late fee equivalent to ten percent (10%) of the Semi-Annual Registration fee shall be charged for every thirty-day period (30), or portion thereof, the property is not registered and shall be due and payable with the registration.
- (i) This section shall also apply to properties that have been the subject of a foreclosure sale where title is transferred to the Mortgagee as well as any properties transferred to the Mortgagee under a deed in lieu of foreclosure or by any other legal means.
- (j) Properties subject to this section shall remain subject to the Semi-Annual Registration requirement, and the inspection, security, and maintenance standards of this section as long as the property remains Registrable Property.
- (k) Failure of the Mortgagee and/or property Owner of record to properly register or to modify the registration to reflect a change of circumstances as required by this ordinance is a violation of this Chapter and shall be subject to enforcement by any of the enforcement means available to the Borough.
- (l) If any property is in violation of this Chapter the Borough may take the necessary action to ensure compliance with and/or place a lien on the property for the cost of the outstanding obligation and any additional cost incurred to the property into compliance.
- (m) Registration of foreclosure property does not alleviate the Mortgagee and/or Owner from obtaining all required licenses, permits and inspections required by applicable code or State Statutes. Acquisition of required licenses, permits, and inspections or registration of rental property does not alleviate the requirement for the property to be registered under this section. Mortgagee and/or Owner is expected to update the status of the property in the event of a Mortgagee managed rental.

**§189-6. INSPECTION AND REGISTRATION OF REAL PROPERTY THAT IS NOT SUBJECT TO A MORTGAGE IN FORECLOSURE.**

- (a) Any Owner of Vacant property located within the Borough shall within ten (10) days after the property becomes Vacant, register the Real Property with the Borough Registry.
- (b) Initial registration pursuant to this section shall contain at a minimum the name of the Owner, the mailing address of the Owner, e-mail address, and telephone number of the Owner, and if applicable, the name and telephone number of the Property Manager and said person's address, e-mail address, and telephone number.
- (c) At the time of initial registration each registrant shall pay a non-refundable Semi-Annual Registration fee of five hundred dollars (\$500.00) for each Vacant property. Subsequent non-refundable Semi-Annual renewal registrations of Vacant properties and fees in the amount of five hundred dollars (\$500.00) are due within ten (10) days of the expiration of the previous registration. Said fees shall be used to offset the costs of: (1) registration and registration enforcement, (2) code enforcement and mitigation related to Vacant properties, and (3) for any related purposes as may be adopted in the policy set forth in this Chapter. Said fees shall be deposited to a special account in the Borough's Department dedicated to the cost of implementation and enforcement of this Ordinance and fulfilling the purpose and intent of this Chapter.
- (d) If the property is sold or transferred, the new Owner is subject to all the terms of this Chapter. Within ten (10) days of the transfer, the new Owner shall register the Vacant property or update the existing registration. The previous Owner(s) will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during that Owner's involvement with the Vacant property.
- (e) If the Vacant property is not registered, or either the registration fee or the Semi-Annual Registration fee is not paid within thirty (30) days of when the registration or Semi-Annual Registration is required pursuant to this section, a late fee shall be equivalent to ten percent (10%) of the Semi-Annual Registration fee shall be charged for every thirty (30) day-period, or portion thereof, the property is not registered and shall be due and payable with the registration. This section shall apply to the initial registration and registrations required by subsequent Owners of the Vacant property.
- (f) Properties subject to this section shall remain subject to the Semi-Annual Registration requirement, and the inspection, security, and maintenance standards of this section as long as the property is Vacant.
- (g) Failure of the Owner to properly register or to modify the registration to reflect a change of circumstances as required by this ordinance is a violation of this Chapter and shall be subject to enforcement by any of the enforcement means available to the Borough.
- (h) If any property is in violation of this Chapter the Borough may take the necessary action to ensure compliance with and place a lien on the property for the cost of the outstanding obligation and any additional cost incurred to the property into compliance.
- (i) Properties registered as a result of this section are not required to be registered again pursuant to the Foreclosure mortgage property section.

#### **§189-7. MAINTENANCE REQUIREMENTS.**

- (a) Properties subject to this chapter shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspaper circulars, flyers, notices, except those required by federal, state or local law, discarded personal items including, but not limited to, furniture, clothing, large and small appliances, printed material, or any other items that give the appearance that the property is abandoned.

- (b) Registrable Property shall be maintained free of graffiti or similar markings by removal or painting over with an exterior grade paint that matches the color of the exterior structure.
- (c) Front, side, and rear yards, including landscaping, of Registrable Property shall be maintained in accordance with the applicable code(s) at the time registration is required.
- (d) Registrable yard maintenance shall include, but not be limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock or bark or artificial turf/sod. Acceptable maintenance of yards and/or landscape shall not include weeds, gravel, broken concrete, asphalt or similar material.
- (e) Maintenance shall include, but not be limited to, watering, irrigation, cutting and mowing of required ground cover or landscape and removal of all trimmings.
- (f) Pools and spas shall be maintained so the water remains free and clear of pollutants and debris and shall comply with the regulations set forth in the applicable code(s).
- (g) Failure of the Mortgagee, Owner, and transferees to properly maintain the property as required by this Chapter may result in a violation of the applicable code(s) and issuance of a citation or notice of violation in accordance with the applicable code of the Borough. Pursuant to a finding and determination by the Enforcement Official the Borough may take the necessary action to ensure compliance with this section.
- (h) In addition to the above, the property is required to be maintained in accordance with the applicable code(s) of the Borough.

**§189-8. SECURITY REQUIREMENTS.**

- (a) Properties subject to these Sections shall be maintained in a secure manner so as not to be accessible to unauthorized persons.
- (b) A “secure manner” shall include, but not be limited to, the closure and locking of windows, doors, gates and other openings of such size that may allow a child to access the interior of the property or structure. Broken windows, doors, gates, and other openings of such size that may allow a child to access the interior of the property or structure must be repaired. Broken windows shall be secured by re-glazing of the window.
- (c) If a property is Registrable, and the property has become vacant or blighted, a Property Manager shall be designated by the Mortgagee and/or Owner to perform the work necessary to bring the property into compliance with the applicable code(s), and the Property Manager must perform regular inspections to verify compliance with the requirements of this Chapter, and any other applicable laws.
- (d) In addition to the above, the property is required to be secured in accordance with the applicable code(s) of the Borough.
- (e) When a property subject to this Chapter becomes Vacant, it shall be posted with the name and twenty-four (24) hour contact telephone number of the Property Manager. The Property Manager shall be available to be contacted by the Borough Monday through Friday between 9:00 a.m. and 5:00 p.m., legal holidays excepted. The sign shall be placed in a window facing the street and shall be visible from the street. The posting shall be no less than eighteen (18) inches by twenty-four (24) inches and shall be of a font that is legible from a distance of forty-five (45) feet. The posting shall contain the following language with supporting information:

THIS PROPERTY IS MANAGED BY \_\_\_\_\_  
AND IS INSPECTED ON A REGULAR BASIS. \_\_\_\_\_  
THE PROPERTY MANAGER CAN BE CONTACTED \_\_\_\_\_  
BY TELEPHONE AT \_\_\_\_\_  
OR BY EMAIL AT \_\_\_\_\_

- (f) The posting required in subsection (e) above shall be placed on the interior of a window facing the street to the front of the property so that it is visible from the street, or secured to the exterior of the building/structure facing the street to the front of the property so that it is visible from the street or if no such area exists, on a stake of sufficient size to support the posting in a location that is at all times visible from the street to the front of the property but not readily accessible to vandals. Exterior posting shall be constructed of and printed with weather-resistant materials.
- (g) Failure of the Mortgagee and/or property Owner of record to properly inspect and secure a property subject to this Chapter, and post and maintain the signage noted in this section, is a violation and shall be subject to enforcement by any of the enforcement means available to the Borough. The Borough may take the necessary action to ensure compliance with this section, and recover costs and expenses in support thereof.

**§189-9. PROVISIONS SUPPLEMENTAL.**

The provisions of this Chapter are cumulative with and in addition to other available remedies. Nothing contained in this Chapter shall prohibit the Borough from collecting on fees, fines, and penalties in any lawful manner; or enforcing its codes by any other means, including, but not limited to, injunction, abatement, or as otherwise provided by law or ordinance.

**§189-10. PUBLIC NUISANCE.**

All Registrable Property is at risk of being a public nuisance and if vacant or blighted can constitute a public nuisance, the abatement of which pursuant to the police power is hereby declared to be necessary for the health, welfare, and safety of the residents of the Borough.

**§189-11. ADDITIONAL AUTHORITY.**

- (a) If the Enforcement Officer has reason to believe that a property subject to the provisions of this Chapter is posing a serious threat to the public health, safety, and welfare, the code Enforcement Officer may temporarily secure the property at the expense of the Mortgagee or Owner, and may bring the violations before the Borough Council as soon as possible to address the conditions of the property. Nothing herein shall limit the Borough from abating any nuisance or unsafe condition by any other legal means available to it.
- (b) The Code Enforcement official shall have the authority to require the Mortgagee or Owner affected by this section, to implement additional maintenance and/or security measures including, but not limited to, securing any and all doors, windows or other openings, employment of an on-site security guard or other measures as may be reasonably required to help prevent further decline of the property.
- (c) If there is a finding that the condition of the property is posing a serious threat to the public health, safety, and welfare, then the Borough Council may direct the Borough Administrator to abate the violations and charge the Mortgagee or Owner with the cost of the abatement.
- (d) If the Mortgagee or Owner does not reimburse the Borough for the cost of temporarily securing the property, or of any abatement directed by the Borough Council within thirty (30) days of the Borough sending the Mortgagee or Owner the invoice then the Borough may lien the property with such cost, along with an administrative fee as determined in the Borough's fee ordinance to recover



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

**RESOLUTION 126-24**

**“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 June 24, 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 June 24, 2024.

  
\_\_\_\_\_  
Cara Fox, Borough Clerk

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

### List of Bills - CLAIMS/CLEARING CHECKING ACCOUNT

Meeting Date: 06/24/2024 For bills from 06/07/2024 to 06/21/2024

Check#	Vendor	Description	Payment	Check Total
24086	4614 - ACME WATERPROOFING, INC	PO 29054 S & R/WATER DEPT: RECYCLING - BLANKET	1,250.00	
		PO 29054 S & R/WATER DEPT: RECYCLING - BLANKET	1,150.00	2,400.00
24087	3852 - ALEXANDER LAURENZI	PO 29174 SUMMER CONCERT JULY 11	750.00	750.00
24088	4051 - ALL TRAFFIC SOLUTIONS	PO 28877 POLICE: TRAFFIC MISC SOFTWARE	1,500.00	1,500.00
24089	206 - ALLEN PAPER & SUPPLY CO.	PO 29099 DPW / BH - DEPARTMENT SUPPLIES	561.59	561.59
24090	3861 - AMAZON CAPITAL SERVICES	PO 29051 ADMIN: ORDER# 111-9370237-4108243	14.83	
		PO 29124 POLICE: ORDER# 111-6636203-3030611	107.50	122.33
24091	189 - ANCHOR ACE HARDWARE	PO 28273 POLICE: MISC SUPPLIES - BLANKET	21.98	
		PO 28709 DPW - DEPARTMENT SUPPLIES - BLANKET	89.98	
		PO 29151 FIRE; MISC SUPPLIES-BLANKET	489.07	601.03
24092	3957 - ATLANTIC COAST RECYLING, LLC	PO 28978 SOLID WASTE - RECYCLING - BLANKET	507.53	507.53
24093	4585 - BIS DIGITAL, INC	PO 28410 MEETING RECORDING SOFTWARE	5,026.50	5,026.50
24094	3617 - BLOOMFIELD HEALTH DEPARTMENT	PO 29181 APRIL, MAY, JUNE 2024 PUBLIC HEALTH SER	6,746.01	6,746.01
24095	3303 - BOROUGH OF CHESTER (MCLOM)	PO 29093 REGISTRATION: INNOV. IN LEADERSHIP - C.	110.00	110.00
24096	3650 - CARA FOX	PO 29125 CELL PHONE REIMBURSEMENT JANUARY - JUNE	240.00	240.00
24097	4122 - CENTRAL SUPPLY, INC	PO 29126 DPW - DEPARTMENT SUPPLIES/EQUIPMENT & TO	34.95	34.95
24098	2196 - CHRISTINA WHITAKER	PO 28193 2024 QUATERLY HEALTH BENEFITS REIMBURSEM	598.65	598.65
24099	4150 - CLEARY GIACOBBE ALFIERIE JACOBS,	PO 29130 MAY 2024 LEGAL ATTORNEY SERVICES	734.40	734.40
24100	1481 - CORE & MAIN, LP	PO 28390 WATER OPERATING - EQUIPMENT - BLANKET	183.19	183.19
24101	519 - COUGAR PRESS	PO 29137 POLICE: BUSINESS CARDS	239.16	239.16
24102	4586 - CREATIVE MANAGEMENT, INC	PO 28870 DPW - DIESEL FUEL - BLANKET	949.06	949.06
24103	506 - DAN COMO & SONS, INC	PO 28873 PARKS/BEACHES - GENERAL MAINTENANCE - BL	363.00	
		PO 28955 SOLID WASTE: LEAF/BRUSH REMOVAL- BLANKET	1,120.00	1,483.00
24104	1170 - FERGUSON ENTERPRISES #501	PO 29171 BH: RENOVATIONS	25.14	25.14
24105	4459 - FIELDTURF USA, INC	PO 26842 TENNIS COURT PROJECT - COOP: ESCNJ/AEPA-	42,453.60	42,453.60
24106	2429 - GARDEN STATE FIREWORKS	PO 29164 FINAL PAYMENT FOR FIREWORKS	10,000.00	10,000.00
24107	876 - GARDEN STATE LABORATORIES, INC	PO 29179 WATER DEPARTMENT - TREATMENT OF WELLS	3,644.00	3,644.00
24108	4630 - GREG AMATO	PO 29195 BH: RENOVATIONS - REIMBURSEMENT	64.71	64.71
24109	196 - GRIFFITH-ALLIED TRUCKING, LLC	PO 28954 UNLEADED GASOLINE - MCCPC CONTRACT #1 -	1,917.86	1,917.86
24110	4498 - GZA GEOENVIRONMENTAL, INC	PO 27580 SUNSET LAKE DAM PROJECT: SOIL ENGINEERIN	23,243.75	23,243.75
24111	503 - HERBERT J. COHRS	PO 28194 2024 QUARTERLY HEALTH BENEFITS REIMBURSE	1,587.51	1,587.51
24112	911 - HOME DEPOT CREDIT SERVICES	PO 28987 DPW - DEPARTMENT SUPPLIES - BLANKET	168.72	168.72
24113	935 - HUB LAKES TREASURER	PO 29096 HUB LAKES MEN'S GOLF FEE	276.00	276.00
24114	935 - HUB LAKES TREASURER	PO 29097 HUB LAKES WOMEN'S GOLF FEE	216.00	216.00
24115	633 - JASON DIMICK	PO 29123 POLICE: FBIIAANJ MEMBERSHIP - JASON DIMI	60.00	60.00
24116	859 - JCP&L	PO 29158 ACCT#100 076 421 971/ BILL PRD: 5/07 to	415.03	
		PO 29159 MASTER ACCT#200 000 574 000/ BILL DATE:	37.09	
		PO 29160 M/A #200 000 020 764: BILL DATE: MAY 10,	25.97	
		PO 29168 MAST ACCT#200 000 054 011 BILL DATE: JUN	4.16	
		PO 29169 MAST ACCT# 200 000 021 275 / BILL DATE:	1,783.18	
		PO 29199 STREET LIGHTING - ASSORTED ACCOUNTS - MA	4,323.81	6,589.24
24117	859 - JCP&L	PO 29204 M/A #200 000 020 764: BILL DATE: JUNE 11	90.32	90.32
24118	1040 - JESCO, INC.	PO 29113 DPW - EQUIPMENT REPAIR - BLANKET	40.78	40.78
24119	3789 - JPMONZO, MUNICIPAL CONSULTING LLC.	PO 29076 FINANCE: WEBINAR JUNE 27, 2024 - MONICA	50.00	50.00
24120	1090 - KENVIL POWER MOWER	PO 28880 DPW - EQUIPMENT - BLANKET	43.39	43.39
24121	4529 - MAG ELECTRIC AND LIGHTING DESIGN, LLC	PO 27603 WATER: WELL #3	3,295.00	3,295.00
24122	4628 - MARSHALL E. COLLINS	PO 29167 REFUND COLLINS DISABLED VETERAN TAX	1,552.76	1,552.76
24123	4516 - MILLER ENERGY CO	PO 29036 WATER OPERATING - FLOWMETER - WELL #5 -	6,230.72	6,230.72
24124	3926 - MITCHELL STERN	PO 29194 REIMBURSEMENT - BORO HALL	1,031.99	1,031.99
24125	3797 - MONICA GOSCICKI	PO 29154 FINANCE: REIMBURSEMENT	178.61	178.61
24126	1311 - MORRIS CTY TREASURER	PO 29165 MORRIS COUNTY COMMUNICAITONS DISPATCH SE	26,447.42	26,447.42
24127	4598 - MORRISTOWN LUMBER & SUPPLY CO., LLC	PO 29197 BH: RENOVATIONS - SUPPLIES	78.00	78.00
24128	1394 - MTN. LAKES PUBLIC LIBRARY	PO 28695 MAY - DEC 2024 MTN LAKES PUBLIC LIBRARY	32,173.50	32,173.50
24129	4615 - NAPA AUTO PARTS	PO 29006 DPW - VEHICLE REPAIR/MAINTENANCE - BLANK	622.92	622.92
24130	4235 - NET2PHONE, INC.	PO 28267 2024 DEDICATED EFAX LINE - ACCT# 954962	32.67	32.67
24131	1553 - NEW JERSEY NATURAL GAS	PO 29198 MAY - JUNE 2024 SERVICE	860.12	860.12
24132	4624 - NICOLAS & ANGELINA BRIGHT	PO 29157 REFUND BRIGHT 29 OAK LANE BLOCK 80 LOT 4	12,714.24	12,714.24
24133	1522 - NISIVOCCIA & COMPANY LLP	PO 29155 FINANCE: 2023 ANNUAL AUDIT - CLIENT NO.	2,493.75	
		PO 29155 FINANCE: 2023 ANNUAL AUDIT - CLIENT NO.	2,493.75	
		PO 29155 FINANCE: 2023 ANNUAL AUDIT - CLIENT NO.	4,987.50	9,975.00
24134	1559 - NJ STATE ASSOC. OF CHIEFS OF POLICE	PO 28856 POLICE: 112TH ANNUAL TRAINING CONFERENCE	75.00	75.00
24135	2595 - NO JERSEY MUNICIPAL EMPLOYEE BENEFITS FU	PO 28815 2024 DENTAL PREMIUMS - GROUP 1624 - MAY	2,240.00	2,240.00
24136	4213 - OPTIMUM	PO 29211 APR - JULY 2024 BORO (TEMP SPACE) INTERN	126.94	126.94
24137	1714 - POWER PLACE, INC.	PO 28851 DPW - EQUIPMENT REPAIR - BLANKET	53.99	53.99
24138	4502 - QUALITY GRANITE & MARBLE	PO 29152 BH: QUARTZ COUNTERTOP	3,673.00	3,673.00
24139	1734 - READYREFRESH BY NESTLE	PO 28345 WATER DELIVERY: 2024 - ACCT# 0016496903	35.94	35.94
24140	417 - RONALD CARROLL	PO 28195 2024 QUARTERLY HEALTH BENEFITS REIMBURSE	1,677.17	1,677.17
24141	1935 - SPATIAL DATA LOGIC, INC	PO 29177 SDL SOFTWARE: LEAD ACTIVATION SET UP	250.00	250.00
24142	1937 - SPECTRUM COMMUNICATIONS	PO 28542 POLICE: 2024 DODGE DURANGO RETROFITTING	17,721.43	

## List of Bills - CLAIMS/CLEARING CHECKING ACCOUNT

Meeting Date: 06/24/2024 For bills from 06/07/2024 to 06/21/2024

Check#	Vendor	Description	Payment	Check Total
24143	2774 - STAPLES CONTRACT & COMMERCIAL, LLC	PO 28544 POLICE: DURANGO POLICE CAR RETROFIT - RE	20,607.06	<b>38,328.49</b>
		PO 29001 MIXED DEPTS: ORDER# 7632387766	25.40	
		PO 29001 MIXED DEPTS: ORDER# 7632387766	349.92	
24144	1916 - STICKEL, KOENIG, SULLIVAN & DRILL,	PO 29203 2nd QTR 2024 - PROFESSIONAL SERVICES - R	3,750.00	<b>3,750.00</b>
24145	1943 - STRUCTURAL STONE CO., INC.	PO 29170 BORO HALL: TESLA	68.25	<b>68.25</b>
24146	1981 - SUBURBAN DISPOSAL, INC	PO 29083 SOLID WASTE / RECYCLING COLLECTION - MAY	70,116.66	<b>70,116.66</b>
24147	4475 - THE HON COMPANY, LLC	PO 28957 POLICE: TABLE	1,625.22	<b>1,625.22</b>
24148	3729 - THOMAS DI CENZO	PO 29176 SUMMER CONCERT AUGUST 15	400.00	<b>400.00</b>
24149	1343 - TILCON NY, INC	PO 29055 S & R / WATER DEPT: RECYCLING OF ASPHALT	375.00	<b>375.00</b>
24150	4233 - TIMOTHY E WILLKE	PO 29175 SUMMER CONCERT AUGUST 1	300.00	<b>300.00</b>
24151	4088 - TURN OUT UNIFORMS, INC	PO 28876 POLICE: UNIFORM FOR SAMUEL PIERRE #179	192.00	<b>192.00</b>
24152	1736 - TWP OF PARSIPPANY - TROY HILLS	PO 28700 2024 SEWER MAINTENANCE CHARGES - APR - D	39,460.12	<b>39,460.12</b>
24153	2977 - UGI ENERGY SERVICES, INC.	PO 29209 CUST# J0001077, 1078, 1079 - MOUNTAIN LA	58.44	<b>58.44</b>
24154	1062 - UNITED SITE SERVICES	PO 29172 PORTA JOHNS: MAY - JUN 2024 - CUST ID# A	423.07	<b>423.07</b>
24155	4481 - VERIZON	PO 28816 DPW: 2024 INTERNET SERVICES ACCT# 457-15	41.58	
		PO 28816 DPW: 2024 INTERNET SERVICES ACCT# 457-15	28.71	
		PO 28816 DPW: 2024 INTERNET SERVICES ACCT# 457-15	28.71	<b>99.00</b>
24156	2135 - VERIZON WIRELESS	PO 29161 POLICE: VERIZON PHONE BILL ACCT# 882388	664.71	<b>664.71</b>
24157	832 - W.W. GRAINGER, INC	PO 28416 S & R - DEPARTMENTAL SUPPLIES - BLANKET	56.56	<b>56.56</b>
24158	4489 - WALLINGTON PLUMBING & HEATING SUPPLY CO.	PO 29192 BH: RENOVATIONS -	437.65	<b>437.65</b>
24159	4177 - WEINER LAW GROUP, LLP	PO 29133 MAY 2024 PROFESSIONAL SERVICES - PB	600.00	<b>600.00</b>
24160	152 - WHITE CAP, LP	PO 29196 BH: RENOVATIONS - STUCCO WORK	283.15	<b>283.15</b>
TOTAL				<b>374,197.05</b>

**Summary By Account**

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-192-18-001-000	CURRENT YEAR TAXES RECEIVED			14,267.00	
01-201-20-100-020	GENERAL ADMIN - OTHER EXPENSE	79.61			
01-201-20-110-020	MAYOR & COUNCIL - OTHER EXP'S	55.00			
01-201-20-130-020	FINANCE - OTHER EXPENSES	351.17			
01-201-20-135-020	ANNUAL AUDIT	4,987.50			
01-201-20-140-020	COMPUTER SERVICES	126.94			
01-201-20-155-020	LEGAL SERVICES - OTHER EXPENSE	734.40			
01-201-21-180-020	PLANNING BOARD - OTHER EXPENSE	1,214.51			
01-201-21-185-020	BD OF ADJUST - OTHER EXPENSES	4,296.04			
01-201-23-220-020	GROUP INSURANCE PLANS-EMPLOYEE	6,103.33			
01-201-25-240-020	POLICE DEPT - OTHER EXPENSES	3,820.86			
01-201-25-250-020	INTERLOCAL SERVICES: MC DISPATCH - OE	26,447.42			
01-201-25-255-020	FIRE DEPT - OTHER EXPENSES	489.07			
01-201-26-290-020	STREETS & ROADS - OTHER EXP.	6,800.07			
01-201-26-305-020	SOLID WASTE - OTHER EXPENSES	71,744.19			
01-201-26-310-020	BLDG & GROUNDS - MUNIC BLDG	35.94			
01-201-26-315-020	VEHICLE REPAIRS & MAINTENANCE	622.92			
01-201-27-330-020	BOARD OF HEALTH - OTHER EXP.	6,746.01			
01-201-28-370-020	PARKS & PLAYGROUNDS OTHER EXP.	11,942.00			
01-201-28-375-020	MAINT OF PARKS (BEACHES/LAKES)	786.07			
01-201-29-390-020	AID TO PUBLIC LIBRARY	32,173.50			
01-201-31-435-020	ELECTRICITY - ALL DEPARTMENTS	531.17			
01-201-31-436-020	ELECTRICITY - STREET LIGHTING	4,323.81			
01-201-31-437-020	NATURAL GAS	918.56			
01-201-31-440-020	TELECOMMUNICATIONS	937.38			
01-201-31-447-020	PETROLEUM PRODUCTS	2,866.92			
01-203-31-435-020	(2023) ELECTRICITY - ALL DEPARTMENTS		4.31		
01-260-05-100	DUE TO CLEARING			0.00	203,405.70
<b>TOTALS FOR</b>	<b>Current Fund</b>	<b>189,134.39</b>	<b>4.31</b>	<b>14,267.00</b>	<b>203,405.70</b>
02-200-40-700-530	LEAD GRANT ASSISTANCE PROGRAM			250.00	
02-260-05-100	DUE TO CLEARING			0.00	250.00
<b>TOTALS FOR</b>	<b>FEDERAL AND STATE GRANTS</b>	<b>0.00</b>	<b>0.00</b>	<b>250.00</b>	<b>250.00</b>

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
04-215-55-983-000	2017 CAPITAL ORDINANCE 05-17			238.13	
04-215-55-989-000	2020 CAPITAL ORD. 8-20 BORO HALL RENOV.			93.39	
04-215-55-992-000	2022 CAPITAL ORDINANCE 2-22			3,519.63	
04-215-55-994-000	2023 CAPITAL ORDINANCE 2-23			42,453.60	
04-215-55-996-000	2023 CAPITAL ORDINANCE 8-23			34,635.44	
04-215-55-997-000	CAPITAL ORD. 12-23			23,243.75	
04-215-55-998-000	2023 CAPITAL ORD. 13-23 BORO HALL RENOV.			5,503.79	
04-260-05-100	DUE TO CLEARING			0.00	109,687.73
<b>TOTALS FOR</b>	<b>General Capital</b>	<b>0.00</b>	<b>0.00</b>	<b>109,687.73</b>	<b>109,687.73</b>
05-201-55-520-520	Water Operating - Other Expenses	9,308.23			
05-201-55-527-000	Water - Capital Outlay	6,230.72			
05-203-55-520-520	(2023) Water Operating - Other Expenses		3,295.00		
05-260-05-100	DUE TO CLEARING			0.00	18,833.95
<b>TOTALS FOR</b>	<b>Water Operating</b>	<b>15,538.95</b>	<b>3,295.00</b>	<b>0.00</b>	<b>18,833.95</b>
07-201-55-520-520	Sewer Operating - Other Expenses	42,019.67			
07-260-05-100	DUE TO CLEARING			0.00	42,019.67
<b>TOTALS FOR</b>	<b>Sewer Operating</b>	<b>42,019.67</b>	<b>0.00</b>	<b>0.00</b>	<b>42,019.67</b>

Total to be paid from Fund 01	Current Fund	203,405.70
Total to be paid from Fund 02	FEDERAL AND STATE GRANTS	250.00
Total to be paid from Fund 04	General Capital	109,687.73
Total to be paid from Fund 05	Water Operating	18,833.95
Total to be paid from Fund 07	Sewer Operating	42,019.67
		<u>374,197.05</u>

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

Meeting Date: 06/24/2024 For bills from 06/07/2024 to 06/21/2024

Check#	Vendor	Description	Payment	Check Total
5067	1392 - MTN. LAKES POLICE ASSOCIATION	PO 29166 POLICE UNION DUES - JUNE 2024	300.00	300.00
	TOTAL			300.00

**Summary By Account**

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
12-101-01-001-001	PAYROLL AGENCY-CASH-PROVIDENT BANK			0.00	300.00
12-200-00-000-800	POLICE UNION DUES			300.00	
<b>TOTALS FOR</b>	<b>Payroll Agency Account</b>	0.00	0.00	300.00	300.00

Total to be paid from Fund 12 Payroll Agency Account

300.00

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300.00

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

Meeting Date: 06/24/2024 For bills from 06/07/2024 to 06/21/2024

Check#	Vendor	Description	Payment	Check Total
5407	3113 - PHILLIPS PREISS GRYGIEL LEHENY HUGH	PO 29202 Professional services May 2024 Escrow	1,440.00	1,440.00
5408	1916 - STICKEL, KOENIG, SULLIVAN & DRILL,	PO 29135 APR - MAY 2024 PROFESSIONAL SERVICES - E	513.00	513.00
5409	4177 - WEINER LAW GROUP, LLP	PO 29134 MAY 2024 PROFESSIONAL SERVICES - ESCROW	175.00	175.00
TOTAL				2,128.00

**Summary By Account**

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
17-101-01-001-002	Escrow - Developers - Checking			0.00	2,128.00
17-500-00-091-320	CORVELLI SERVICES LLC			120.00	
17-500-00-091-419	264 MORRIS AVE. LLC			1,833.00	
17-500-00-091-423	KING OF KINGS LUTHERAN CHURCH			175.00	
<b>TOTALS FOR</b>	<b>Developer's Escrow</b>	<b>0.00</b>	<b>0.00</b>	<b>2,128.00</b>	<b>2,128.00</b>

Total to be paid from Fund 17 Developer's Escrow

2,128.00

2,128.00

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

Meeting Date: 06/24/2024 For bills from 06/07/2024 to 06/21/2024

Check#	Vendor	Description	Payment	Check Total
5629	3619 - CAMELBACK MOUNTAIN RESORT	PO 29144 TEEN ADVENTURE - JULY 11 CAMELBEACH TRIP	1,650.00	1,650.00
5630	3619 - CAMELBACK MOUNTAIN RESORT	PO 29145 TEEN ADVENTURE - JULY 18 CAMELBEACH TRIP	1,920.00	1,920.00
5631	3619 - CAMELBACK MOUNTAIN RESORT	PO 29146 TEEN ADVENTURE - JULY 25 CAMELBEACH TRIP	1,920.00	1,920.00
5632	3611 - FLORHAM PARK ROLLER SKATING RINK	PO 29141 TEEN ADVENTURE - JULY 12 ROLLER SKATING	600.00	600.00
5633	3611 - FLORHAM PARK ROLLER SKATING RINK	PO 29142 TEEN ADVENTURE - JULY 19 ROLLER SKATING	635.00	635.00
5634	3611 - FLORHAM PARK ROLLER SKATING RINK	PO 29143 TEEN ADVENTURE - JULY 26 ROLLER SKATING	635.00	635.00
5635	3609 - JENKINSON'S PAVILION	PO 29138 TEEN ADVENTURE - JULY 9 TRIP JENKINSON'S	590.00	590.00
5636	3609 - JENKINSON'S PAVILION	PO 29139 TEEN ADVENTURE - JULY 16 TRIP JENKINSON'	660.00	660.00
5637	3609 - JENKINSON'S PAVILION	PO 29140 TEEN ADVENTURE - JULY 23 TRIP JENKINSON'	660.00	660.00
5638	4563 - LAURIE STEPPER	PO 29150 ICE CREAM FOR 100TH ICE CREAM SOCIAL - J	427.00	427.00
5639	4629 - METRO PRINTING & PROMOTIONS, LLC	PO 29153 SUMMER SAILING PROGRAM SHIRTS	1,517.20	1,517.20
5640	2611 - MJG PROMOTIONS, LLC	PO 29038 2024 SUMMER RECREATION STAFF AND YOUTH S	2,452.75	2,452.75
5641	1800 - ROMA PIZZERIA	PO 29163 RECREATION STAFF TRAINING PIZZA	155.55	155.55
5642	4617 - THE JAM CATS, LLC	PO 29066 FAMILY CONCERT FOR CENTENNIAL - 6/20/24	225.00	225.00
5643	4617 - THE JAM CATS, LLC	PO 29067 RECREATION: SUMMER SHOW - 7/9/2024	300.00	300.00
TOTAL				14,347.50

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
33-101-01-001-001	CASH - RECREATION			0.00	14,347.50
33-600-00-090-000	Recreation Trust Reserves			14,347.50	
<b>TOTALS FOR</b>	<b>Recreation Trust</b>	<b>0.00</b>	<b>0.00</b>	<b>14,347.50</b>	<b>14,347.50</b>

Total to be paid from Fund 33 Recreation Trust

14,347.50

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14,347.50



**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 June 24, 2024.

Cara Fox  
Cara Fox, Borough Clerk

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

**GROUP AFFIDAVIT FORM  
CERTIFICATION OF THE GOVERNING BODY**

STATE OF NEW JERSEY)

) SS.

COUNTY OF MORRIS )

We, members of the governing body of the Borough of Mountain Lakes, County of Morris, of full age, being duly sworn according to law, upon our oath depose and say:

1. We are duly elected (or appointed) members of the governing body of the Borough of Mountain Lakes in the County of Morris.
2. In the performance of our duties, and pursuant to N.J.A.C. 5:30-6.5, we have familiarized ourselves with the contents of the Annual Municipal Audit filed with the Clerk pursuant to N.J.S.A. 40A:5-6 for the year 2023.
3. We certify that we have personally reviewed and are familiar with, as a minimum, the sections of the Annual Report of Audit entitled "Comments and Recommendations."

(L.S.) <u>[Signature]</u>	(L.S.) <u>[Signature]</u>
(L.S.) <u>[Signature]</u>	(L.S.) <u>[Signature]</u>
(L.S.) <u>[Signature]</u>	(L.S.) <u>[Signature]</u>
(L.S.) <u>[Signature]</u>	(L.S.) <u>[Signature]</u>
(L.S.) <u>[Signature]</u>	(L.S.) <u>[Signature]</u>

Sworn to and subscribed before me this

22nd day of July 2024

Notary Public of New Jersey



Cara Fox  
Clerk

*The Municipal Clerk shall set forth the reason for the absence of signature of any members of the governing body.*

This certificate must be sent to the Division of Local Government Services, PO Box 803, Trenton NJ 08625-0803

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

**RESOLUTION 128-24**

**“RESOLUTION APPROVING THE CORRECTIVE ACTION PLAN FOR THE BOROUGH OF MOUNTAIN LAKES”**

**WHEREAS**, a Corrective Action Plan for the Audit Report Year 2023 has been prepared and filed by chief Financial Officer, Monica Gosicki, and

**WHEREAS**, said Plan has been reviewed by the Borough Council,

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the Borough of Mountain Lakes that the Corrective Action Plan for the Audit Report Year 2023 is accepted and approved for filing in the Borough Clerk’s Office.

XX

**CERTIFICATION:** I hereby certify the foregoing to be a true and correct copy of a resolution duly adopted by the Borough Council of Mountain Lakes, New Jersey, at a meeting held on June 24, 2024.

  
\_\_\_\_\_  
Cara Fox, Borough Clerk

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

**BOROUGH OF MOUNTAIN LAKES**  
**CORRECTIVE ACTION PLAN**  
**2023 AUDIT**

**Finding 2023-001**

*The Borough does not maintain an adequate segregation of duties with respect to the recording and treasury functions. Segregation of duties refers to separating those functions that place too much control over a transaction or class of transactions that would enable a person to perpetuate errors and prevent detection within a reasonable period of time. The Chief Financial Officer reviews and approves disbursements of funds, general ledger, and payroll and reconciles the bank accounts for the respective funds or accounts. This is due, in part, to the limited number of personnel of the Borough. Accordingly, management and the Borough Council should be aware of this situation and realize that the concentration of duties and responsibilities in a limited number of individuals is not desirable from a control point of view.*

**Recommendation of Auditor**

1. An adequate segregation of duties be maintained with respect to the recording and treasury functions.

**Explanation and Corrective Action:**

Given the size of the Borough's workforce in the Finance Department, the segregation of duties recommended is not practical. The finance employees' duties are separated as much as possible with only three employees. The cash receipts and disbursements are performed by separate employees and reviewed monthly by the Chief Financial Officer. Any new vendors that are added to our finance system by our Accounts Payable Clerk are reviewed by the Chief Financial Officer. All checks are manually signed by the Borough Manager. The Chief Financial Officer reconciles all bank accounts. For 2023 the Qualifying Purchasing Agent was approving all purchase orders and the Borough Manager was reviewing the trial balances for each account after they were reconciled monthly.

**Implementation Date:        June 13, 2024**



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

**RESOLUTION 130-24**

**“RESOLUTION CANCELLING BALANCE OF 2023 AMERICAN RESCUE PLAN GRANT (PURCHASE OF FIRE TRUCK)  
TO FUND BALANCE”**


**WHEREAS**, there is an appropriation from the U.S. Department of Treasury for the American Rescue Plan grant for purchase of fire truck in the amount of \$288,292.31 and,

**WHEREAS**, this appropriation, should be in the amount of \$288,292.30, creating a difference of \$.01 and,

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, that the difference of \$.01 appropriation be cancelled to current fund balance.

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 June 24, 2024.

  
\_\_\_\_\_  
Cara Fox, Borough Clerk

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