



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
APRIL 28, 2025
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ**

CALL TO ORDER AND OPEN PUBLIC MEETINGS ACT STATEMENT

This meeting is being held in compliance with Public Law 1975, Chapter 231, Sections 4 and 13, as notice of this meeting has been reported to The Citizen, the Morris County Daily Record, and The Star Ledger on January 9, 2025 and posted in the municipal building.

Mayor Barnett called the meeting to order at 7:02p.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"/>		Tsai	<input type="checkbox"/>
Howley	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Muilenburg	<input type="checkbox"/>
Menard	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Barnett	<input type="checkbox"/>
Sheikh	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

FLAG SALUTE

Mayor Barnett led the salute to the flag.

EXECUTIVE SESSION

There was no executive session.

COMMUNITY ANNOUNCEMENTS

Chief Bennett announced that the Borough has made an arrest from the recent Lookout Road burglary.

SPECIAL PRESENTATIONS

There were no special presentations.

REPORTS OF BOROUGH ESTABLISHED BOARDS, COMMISSIONS AND COMMITTEES

There were no reports.

BOROUGH COUNCIL DISCUSSION ITEMS

Continued Discussion - Highlands Regional Master Plan Conformance

Mayor Barnett provided an overview of the Borough’s multi-year evaluation regarding voluntary conformance with the Highlands Regional Master Plan (RMP). The Mayor presented the recommendation from the current Borough Council Subcommittee—comprising Mayor Barnett, Deputy Mayor Muilenburg, and Councilmember Howley—to proceed with conformance to the Highlands RMP.

The potential benefits of aligning with the Highlands RMP include access to grant funding, planning and technical expertise, support for affordable housing planning, and the protection of natural resources. Potential drawbacks encompass development restrictions and administrative responsibilities; however, these are considered minimal since few properties in the Borough are subject to Highlands standards, most land is already developed or protected, and existing zoning largely aligns with the goals of the Highlands RMP.

Should the Borough later determine that conformance imposes unacceptable development limitations or becomes administratively burdensome, it retains the option to opt out by rescinding any ordinances adopted to align local regulations with the Highlands RMP. Importantly, if the Borough chooses to opt out, it will not be required to return any grant funding received for completed work.

New Jersey Highlands Council representative Maryjude Haddock-Weiler (Planning Manager) and Borough Planner Liz Leheny (via Zoom) attended the meeting. The Council asked them questions and they answered them. After a discussion, the Council decided to support the subcommittee’s recommendation to include a Highlands element in the Borough’s Master Plan and adopt an ordinance for Highlands Regional Master Plan conformance.



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PUBLIC COMMENT

Mayor Barnett opened the meeting to the public.

Steve Shaw requested that the Borough not conform to the Highlands Regional Master Plan and suggested that the Council read the Highlands Council legislation.

Sandy Batty, Dan Gates, Mimi Kaplan, and Cynthia Korman expressed support for the Borough joining the Highland's Council.

Joanne Barkauskas thanked the Borough Council for working with the Board of Education on the turf field project.

Jim Murphy expressed concern over the Borough joining the Highlands Council and requested that the Council not rush into joining.

Mountain Lakes Planning / Zoning Administrator Cindy Shaw asked questions about the administrative and procedural impact that joining the Highlands Council would have on the Borough.

Kelly McCormick – asked questions about wetlands delineation and the procedural impacts on Route 46 redevelopment.

Dan Happer – expressed concern over the Borough joining the Highland's Council and questioned how it would impact permit acquisition and costs.

Lucas Stelling – expressed concern about the administrative burden of joining the Highlands Council and skepticism about the long-term benefits.

The Council, New Jersey Highlands Council representative Maryjude Haddock-Weiler, and Borough Planner Liz Leheny responded to the public's comments.

ATTORNEY'S REPORT

Mr. Oostdyk provided an update on the affordable housing plan and litigation requirements and advised the following:

The Borough timely filed its declaratory judgment action to participate in the fourth round (2025-2035) affordable housing planning process under the amended New Jersey Fair Housing Act. The Borough's prospective housing obligation for the fourth round was finalized in March and was reduced from 267 units to 190. The Borough Planner is preparing a Fair Share Plan and an amendment to the Master Plan Housing Element, which must be adopted by June 30th. The Planner has determined that a vacant land adjustment is appropriate, impacting the Borough's Realistic Development Potential (RDP). If the Borough adopts the Highlands conformance ordinance and utilizes the Highlands buildout analysis to determine available land, the RDP will be zero units; otherwise, it will be 11 units. The unmet need remains at 190 units. To address the unmet need, the Planner recommends continuing to use overlay zoning on Route 46, including 49 Bloomfield Avenue, along with the existing mandatory affordable housing set-asides currently in our ordinances. A proposed schedule has been developed with the Borough Planner, Borough Land Use Administrator, Borough Manager, and Borough Clerk as follows:

- May 22: Planning Board hearing on the Fair Share Housing Plan, Housing Plan Element Amendment, and Highlands Conformance Master Plan amendment
- May 28: Introduction of the Highlands Conformance ordinance by the Council
- May 29: Planning Board Special Meeting to determine Master Plan consistency of Highlands Conformance ordinance
- June 23: Council adoption of the Highlands Conformance ordinance and resolution accepting the Fair Share Housing Plan



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Any ordinances implementing the Fair Share Housing Plan (including Route 46 overlay zoning and updates to the affordable housing procedures ordinance) will be drafted but not adopted until litigation approval is finalized. However, the timeline may be adjusted to adopt the overlay zoning ordinance for 49 Bloomfield Avenue separately, as the property owners have requested action.

MANAGER’S REPORT

Mr. Stern had nothing to 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. *R109-25, Authorizing the Payment of Bills*
- b. *R110-25, Authorizing the Borough Manager to Contract with Bednar Landscape Services for the Abatement of Property Maintenance Violations at 190 Laurel Hill Road and Place a Lien on Block 55, Lot 5 for Costs Incurred in the Remediation of Property Maintenance Violations on this Vacant Property*

***APPROVAL OF MINUTES**

4/14/25 (Regular)

***BOARD, COMMITTEE AND COMMISSION APPOINTMENTS**

***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"/>
Howley	<input 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"/>
Sheikh	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tsai	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Muilenburg	<input checked="" 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"/>

Mayor Barnett was absent at the 4/14/25 Council meeting and abstained from voting on the minutes.

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

- Construction Department
- Department of Public Works
- Fire Department
- Health Department



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- Police Department
- Recreation Department
- Code Enforcement/Property Maintenance
- Tax Collector

COUNCIL REPORTS

Woodlands Committee – Deputy Mayor Muilenburg reported the following: The committee applied for a grant to construct an archery range. The committee is looking to purchase a weed whacker capable of clearing Rattlesnake Trail. The committee is working with the NJ Forest Fire Service to perform a controlled burn. The committee discussed potential Eagle Scout projects.

PUBLIC COMMENT

Mayor Barnett opened the meeting to the public.

Cynthia Korman advised that the Highlands Council offers grant funding to help alleviate the administrative burden for the Borough.

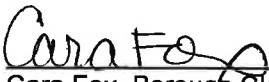
NEXT STEPS AND PRIORITIES

There were no next steps or priorities.

ADJOURNMENT at 8:57P.M.

Motion made by Councilmember Howley, second by Councilmember Cannon to adjourn the meeting at 8:57p.m., with all members in favor signifying by "Aye".

Respectfully Submitted,



Cara Fox, Borough Clerk

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

RESOLUTION 109-25

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 **April 28, 2025** 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 April 28, 2025.



Cara Fox, Borough Clerk

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

List of Bills - CLAIMS/CLEARING CHECKING ACCOUNT

Meeting Date: 04/28/2025 For bills from 04/11/2025 to 04/24/2025

Check#	Vendor	Description	Payment	Check Total
25483	124 - AC DAUGHTRY, INC.	PO 30718 DPW - CENTRAL STATION MONITORING - BLANK	327.99	327.99
25484	456 - ACRISURE NJ PARTNERS INSURANCE SERVICES,	PO 30777 2025 VOL FIREARMS INS. ACCIDENT & SICKNE	1,896.00	1,896.00
25485	2237 - ACUITY SPECIALITY PRODUCTS, INC.	PO 30660 DPW - DEPARTMENT SUPPLIES	184.85	184.85
25486	3861 - AMAZON CAPITAL SERVICES	PO 30626 DPW: 111-7946981-2584233 111-6698517-2	34.98	
		PO 30696 FIRE DEPT: ORDER# 111-8480306-6338607	117.60	
		PO 30705 DPW: ORDER# 111-2769194-4309010	13.28	
		PO 30720 TRACK: ORDER# 111-7841601-6706656	16.99	182.85
25487	191 - ASSOC OF NJ ENVIRONMENTAL COMM	PO 30773 2025 MEMBERSHIP DUES	450.00	450.00
25488	3957 - ATLANTIC COAST RECYCLING, LLC	PO 30794 SOLID WASTE - RECYCLING - DEC 2024	1,113.93	1,113.93
25489	3828 - BOROUGH OF MADISON	PO 30811 IT BILLING FOR MARCH2025	800.33	800.33
25490	4368 - BUY WISE AUTO PARTS, INC.	PO 30315 DPW - VEHICLE REPAIR & MAINTENANCE - BLA	71.39	
		PO 30639 DPW - VEHICLE REPAIR & MAINTENANCE - BLA	115.44	
		PO 30741 POLICE: VEHICLE REPAIRS - 2021 FORD EXP	99.18	286.01
25491	3619 - CAMELBACK RESORT	PO 30691 TEEN ADVENTURE - CAMELBACK RESORT	7,595.00	7,595.00
25492	440 - CDW GOVERNMENT	PO 30507 POLICE: COMPUTER MISC. - PD PRINTER	336.86	336.86
25493	3411 - CENTRAL POLY-BAG CORP	PO 30638 DPW - CUSTODIAL SUPPLIES	2,804.40	2,804.40
25494	4135 - CGP&H, LLC	PO 30787 MARCH 2025 PROFESSIONAL SERVICES	364.00	364.00
25495	1481 - CORE & MAIN, LP	PO 30572 WATER OPERATING - WATER SYSTEM REPAIRS -	147.44	
		PO 30685 WATER OPERATING - DEPARTMENTAL SUPPLIES	111.00	
		PO 30685 WATER OPERATING - DEPARTMENTAL SUPPLIES	723.00	981.44
25496	506 - DAN COMO & SONS, INC	PO 30629 SOLID WASTE: LEAF/BRUSH REMOVAL- BLANKET	560.00	560.00
25497	576 - DAVE'S TIRE, LLC	PO 30782 POLICE: VEHICLE REPAIR - STATE BID 73200	508.00	508.00
25498	652 - DOVER BRAKE AND CLUTCH CO. INC	PO 30641 DPW - VEHICLE REPAIR & MAINTENANCE - BLA	350.58	350.58
25499	876 - GARDEN STATE LABORATORIES, INC	PO 30797 WATER OPERATING - TREATMENT OF WELLS	2,309.00	2,309.00
25500	4605 - GEESE CHASERS NORTH JERSEY, LLC	PO 28849 PARKS: GOOSE MANAGEMENT ANNUAL MAINTENAN	1,150.00	1,150.00
25501	196 - GRIFFITH-ALLIED TRUCKING, LLC	PO 30719 DPW - UNLEADED GASOLINE - MCCPC CONTRACT	6,073.17	6,073.17
25502	911 - HOME DEPOT CREDIT SERVICES	PO 30561 WATER OPERATING - DEPARTMENTAL SUPPLIES	165.61	
		PO 30663 DPW - BUILDING MAINTENANCE - BLANKET - 1	303.46	469.07
25503	935 - HUB LAKES TREASURER	PO 30760 HUB LAKES 2025 LEAGUE FEES	1,242.00	1,242.00
25504	3306 - IBS OF NORTHERN JERSEY	PO 30803 SEWER OPERATING- PUMPING STATION - BLANK	186.55	186.55
25505	3817 - IL TORRENTE PIZZA	PO 30562 WATER OPERATING - MEALS - BLANKET	221.82	221.82
25506	859 - JCP&L	PO 30756 ACCT#100 151 758 974 - BILL PRD: 2/22 -	902.55	
		PO 30757 ACCT#100 075 505 725 - BILL PRD: 2/20 -	9.14	
		PO 30775 M/A #200 000 054 011/ BILL DATE: MAR 26,	293.66	
		PO 30776 ACCT#100 076 421 971/ BILL PRD: MAR 6 to	267.85	1,473.20
25507	859 - JCP&L	PO 30789 MASTER ACCT#200 000 574 000/ BILL DATE:	42.65	
		PO 30790 MAST ACCT#200 000 054 011 BILL DATE: APR	4.73	
		PO 30807 ACCT#100 154 666 612/ BILL PRD: 2/21 -4/	9.85	
		PO 30808 STREET LIGHTING - ASSORTED ACCOUNTS - MA	4,575.34	
		PO 30809 MAST ACCT# 200 000 021 275 / BILL DATE:	3,126.06	7,758.63
25508	859 - JCP&L	PO 30810 M/A #200 000 020 764: BILL DATE: APRIL 1	86.56	86.56
25509	1338 - MGL PRINTING SOLUTIONS, LLC	PO 30622 WATER/SEWER: BILLS WITH PRESORT LABEL	519.00	
		PO 30622 WATER/SEWER: BILLS WITH PRESORT LABEL	600.00	1,119.00
25510	3167 - MORRIS COUNTY MUNICIPAL JOINT INSUR. FUN	PO 30699 FY2025 2ND INSTALLMENT	59,596.05	
		PO 30699 FY2025 2ND INSTALLMENT	5,609.04	
		PO 30699 FY2025 2ND INSTALLMENT	4,907.91	70,113.00
25511	1295 - MORRIS COUNTY MUNICIPAL UTILITIES	PO 30740 SOLID WASTE DISPOSAL - MARCH 2025	11,324.05	11,324.05
25512	1394 - MTN. LAKES PUBLIC LIBRARY	PO 30659 2025 APR - DEC MTN LAKES PUBLIC LIBRARY	33,460.41	33,460.41
25513	4235 - NET2PHONE, INC.	PO 30295 2025 DEDICATED EFAX LINE - ACCT# 954962	32.67	32.67
25514	1553 - NEW JERSEY NATURAL GAS	PO 30806 MAR - APR 2025 SERVICE	2,032.41	2,032.41
25515	1522 - NISIVOCIA & COMPANY LLP	PO 30778 FINANCE: PERFORMANCE OF ANNUAL AUDIT - 2	9,000.00	
		PO 30778 FINANCE: PERFORMANCE OF ANNUAL AUDIT - 2	4,500.00	
		PO 30778 FINANCE: PERFORMANCE OF ANNUAL AUDIT - 2	4,500.00	18,000.00
25516	3683 - NJMMA	PO 30804 MINI-CONFERENCE REGISTRATION - MITCHELL	20.00	20.00
25517	2595 - NORTH JERSEY MUNICIPAL EMPLOYEE BENEFITS	PO 30772 2025 DENTAL PREMIUMS - GROUP 1624 - MAY-	2,923.00	2,923.00
25518	2968 - OPTIMUM	PO 30758 DPW: 2025 INTERNET SERVICES ACCT# 07876-	12.94	12.94
25519	2968 - OPTIMUM	PO 30759 DPW: 2025 INTERNET SERVICES ACCT# 07876-	161.44	161.44
25520	1713 - POLICE PIPES & DRUMS OF MORRIS COUNTY, N	PO 30751 2025 MOUNTAIN LAKES MEMORIAL DAY PARADE	2,000.00	2,000.00
25521	1714 - POWER PLACE, INC.	PO 30680 DPW - EQUIPMENT REPAIR - BLANKET	215.24	215.24
25522	4600 - PROSHRED NORTHERN NEW JERSEY	PO 30788 ADMIN: SHREDDING SERVICES ACCT# 30-00000	120.00	120.00
25523	4025 - RUTGERS UNIVERSITY-NEWARK	PO 30795 EMPA REGISTRATION - CARA FOX	2,817.00	2,817.00
25524	285 - SHAWN BENNETT	PO 30791 POLICE: REIMBURSEMENT	150.20	150.20
25525	2774 - STAPLES CONTRACT & COMMERCIAL, LLC	PO 30681 POLICE: ORDER# 7910285545	222.15	222.15
25526	1981 - SUBURBAN DISPOSAL, INC	PO 30764 SOLID WASTE / RECYCLING COLLECTION MARCH	71,249.99	71,249.99
25527	434 - THE COMMUNITY CHURCH OF ML	PO 30700 RENTAL SPACE FOR HPC - MAY 2025	500.00	500.00
25528	4591 - TIGRIS	PO 30765 LAKES MANAGEMENT: 2025 MARCH-DECEMBER SE	15,870.00	15,870.00
25529	603 - TOWNSHIP OF DENVILLE	PO 30698 TAX BILL: 2Q25 PROPERTY TAXES - TOWPATH	1,218.15	1,218.15
25530	1536 - TREAS, STATE OF NJ - D.O.H.	PO 30812 MARCH 2025 DOG LICENSE FEES	46.80	46.80
25531	2801 - TREE KING, INC	PO 30125 S & R - TREE REMOVAL - MCCPC CONTRACT #1	4,395.00	4,395.00

List of Bills - CLAIMS/CLEARING CHECKING ACCOUNT

Meeting Date: 04/28/2025 For bills from 04/11/2025 to 04/24/2025

Check#	Vendor	Description	Payment	Check Total
25532	1736 - TWP OF PARSIPPANY - TROY HILLS	PO 30656 2025 SEWER MAINTENANCE CHARGES - APR - D	42,992.00	42,992.00
25533	2977 - UGI ENERGY SERVICES, INC.	PO 30805 CUST# J0001077, 1078, 1079 - MOUNTAIN LA	2,558.20	2,558.20
25534	2115 - USDA APHIS, GENERAL	PO 30766 APHIS - CUST# 6001777 GOOSE MANAGEMENT T	982.13	982.13
25535	4481 - VERIZON	PO 30293 DPW: 2025 INTERNET SERVICES ACCT# 457-15	41.58	
		PO 30293 DPW: 2025 INTERNET SERVICES ACCT# 457-15	28.71	
		PO 30293 DPW: 2025 INTERNET SERVICES ACCT# 457-15	28.71	
		PO 30768 DPW: 2025 INTERNET SERVICES ACCT# 457-15	31.61	
		PO 30768 DPW: 2025 INTERNET SERVICES ACCT# 457-15	31.61	
		PO 30768 DPW: 2025 INTERNET SERVICES ACCT# 457-15	45.78	208.00
25536	4480 - VERIZON	PO 30767 BOROWIDE: 2025 INTERNET SERVICES: ACCT 3	192.97	192.97
25537	2135 - VERIZON WIRELESS	PO 30786 POLICE: PHONE/WIFI ETC. ACCT# 882388054-	684.89	684.89
25538	4177 - WEINER LAW GROUP, LLP	PO 30771 MARCH 2025 PROFESSIONAL SERVICES - PB	600.00	600.00
TOTAL				325,933.88

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-100-020	GENERAL ADMIN - OTHER EXPENSE	2,957.00			
01-201-20-135-020	ANNUAL AUDIT	9,000.00			
01-201-20-140-020	COMPUTER SERVICES	593.13			
01-201-21-180-020	PLANNING BOARD - OTHER EXPENSE	600.00			
01-201-21-181-020	HISTORIC PRESERVAT'N COMMITTEE	500.00			
01-201-23-210-020	INSURANCE - LIABILITY	35,830.55			
01-201-23-215-020	WORKERS COMPENSATION	25,661.50			
01-201-23-220-020	GROUP INSURANCE PLANS-EMPLOYEE	2,923.00			
01-201-25-240-020	POLICE DEPT - OTHER EXPENSES	1,109.38			
01-201-25-255-020	FIRE DEPT - OTHER EXPENSES	117.60			
01-201-26-290-020	STREETS & ROADS - OTHER EXP.	4,110.96			
01-201-26-305-020	SOLID WASTE - OTHER EXPENSES	82,838.63			
01-201-26-306-020	Recycling Tax	295.41			
01-201-26-315-020	VEHICLE REPAIRS & MAINTENANCE	1,179.57			
01-201-27-335-020	ENVIRONMENTAL COMM - OTHER EXP	450.00			
01-201-28-370-020	PARKS & PLAYGROUNDS OTHER EXP.	1,242.00			
01-201-28-375-020	MAINT OF PARKS (BEACHES/LAKES)	16,852.13			
01-201-29-390-020	AID TO PUBLIC LIBRARY	33,460.41			
01-201-30-420-020	CELEBRATION OF PUBLIC EVENTS - O/E	2,000.00			
01-201-31-435-020	ELECTRICITY - ALL DEPARTMENTS	1,564.49			
01-201-31-436-020	ELECTRICITY - STREET LIGHTING	4,575.34			
01-201-31-437-020	NATURAL GAS	4,590.61			
01-201-31-440-020	TELECOMMUNICATIONS	717.56			
01-201-31-447-020	PETROLEUM PRODUCTS	6,073.17			
01-203-26-290-020	(2024) STREETS & ROADS - OTHER EXP.		4,395.00		
01-203-26-305-020	(2024) SOLID WASTE - OTHER EXPENSES		1,113.93		
01-203-28-375-020	(2024) MAINT OF PARKS (BEACHES/LAKES)		1,150.00		
01-260-05-100	DUE TO CLEARING			0.00	245,901.37
TOTALS FOR	Current Fund	239,242.44	6,658.93	0.00	245,901.37
04-215-55-991-000	2021 CAPTIAL ORDINANCE 10-21			147.44	
04-260-05-100	DUE TO CLEARING			0.00	147.44
TOTALS FOR	General Capital	0.00	0.00	147.44	147.44
05-201-55-520-520	Water Operating - Other Expenses	18,572.85			
05-260-05-100	DUE TO CLEARING			0.00	18,572.85
TOTALS FOR	Water Operating	18,572.85	0.00	0.00	18,572.85
07-201-55-520-520	Sewer Operating - Other Expenses	53,289.43			
07-260-05-100	DUE TO CLEARING			0.00	53,289.43
TOTALS FOR	Sewer Operating	53,289.43	0.00	0.00	53,289.43

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
13-260-05-100	DUE TO CLEARING			0.00	46.80
13-295-56-000-000	DOG LICENSE FEES-DUE STATE NJ			46.80	
TOTALS FOR	Animal Trust	0.00	0.00	46.80	46.80
20-260-05-100	Due to Clearing			0.00	364.00
20-300-60-000-000	RESERVE FOR AFFORDABLE HOUSING			364.00	
TOTALS FOR	AFFORDABLE HOUSING	0.00	0.00	364.00	364.00
33-260-05-100	DUE TO CLEARING			0.00	7,611.99
33-600-00-090-000	Recreation Trust Reserves			7,611.99	
TOTALS FOR	Recreation Trust	0.00	0.00	7,611.99	7,611.99

Total to be paid from Fund 01 Current Fund	245,901.37
Total to be paid from Fund 04 General Capital	147.44
Total to be paid from Fund 05 Water Operating	18,572.85
Total to be paid from Fund 07 Sewer Operating	53,289.43
Total to be paid from Fund 13 Animal Trust	46.80
Total to be paid from Fund 20 AFFORDABLE HOUSING	364.00
Total to be paid from Fund 33 Recreation Trust	7,611.99
	<hr/>
	325,933.88

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

Meeting Date: 04/28/2025 For bills from 04/11/2025 to 04/24/2025

Check#	Vendor	Description	Payment	Check Total
5453	102 - ANDERSON & DENZLER ASSOC., INC	PO 30770 MARCH 2025 PROFESSIONAL SERVICES - ESCRO	1,792.73	1,792.73
	TOTAL			1,792.73

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
17-101-01-001-002	Escrow - Developers - Checking			0.00	1,792.73
17-500-00-091-412	TFJ MOUNTAIN LAKES, LLC			657.53	
17-500-00-091-420	PRIME REAL ESTATE MANAGEMENT LLC ILLYAS SARWARI			1,135.20	
TOTALS FOR	Developer's Escrow	0.00	0.00	1,792.73	1,792.73

Total to be paid from Fund 17 Developer's Escrow

1,792.73

1,792.73

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

RESOLUTION 110-25

RESOLUTION AUTHORIZING THE BOROUGH MANAGER TO CONTRACT WITH BEDNAR LANDSCAPE SERVICES FOR THE ABATEMENT OF PROPERTY MAINTENANCE VIOLATIONS AT 190 LAUREL HILL ROAD AND PLACE A LIEN ON BLOCK 55, LOT 5 FOR COSTS INCURRED IN THE REMEDIATION OF PROPERTY MAINTENANCE VIOLATIONS ON THIS VACANT PROPERTY

WHEREAS, the Borough Property Maintenance Ordinance and the Vacant Property Ordinance require that natural vegetation, landscaping, lawns, hedges and bushes, and debris shall not be allowed to become overgrown and unsightly where exposed to public view or create a nuisance or unsafe condition; and

WHEREAS, the property located at Block 55 Lot 5 (190 Laurel Hill Road) in the Borough of Mountain Lakes is presently a vacant parcel that has not been maintained in accordance with the Borough Ordinances; and

WHEREAS, the owner of these premises has failed to address the property maintenance violation after repeated notice to do so; and

WHEREAS, Chapter 189 of the Borough Code provides that if there is a finding that the condition of vacant 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 owner with the cost of the abatement; and

WHEREAS, the Borough Council finds that the failure to have abated the extensive property maintenance violations on the property constitutes a serious threat to the public health, safety, and welfare; and

WHEREAS, the Borough received quotes to perform necessary maintenance to the property and the lowest quote was from Bednar Landscaping Services.

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 Borough Manager is hereby authorized to retain the services of an outside vendor to abate the property maintenance violations at 190 Laurel Hill Road; and be it further

RESOLVED that a contract be awarded to Bednar Landscape Service in an amount not to exceed \$20,000.00 to complete the property maintenance abatement; and be it further

RESOLVED that the invoice for the property maintenance shall be forwarded to the property owner and if unpaid within 30 days thereafter a lien in the amount of the costs for abatement not to exceed \$20,000.00 is hereby placed upon Block 55, Lot 5 (190 Laurel Hill Road, Mountain Lakes, New Jersey), to reimburse the Borough for the remediation of property maintenance violations; and be it finally

RESOLVED that the Borough Clerk shall present this Resolution to the Tax Collector who shall proceed to collect the foregoing as provided by law.

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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 April 28, 2025.

Cara Foy
Cara Fox, Borough Clerk

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