



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
 JUNE 23, 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 6:30p.m.

ROLL CALL ATTENDANCE

Roll Call	Present	Absent		Present	Absent
Cannon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tsai	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Howley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Muilenburg	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Menard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barnett	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheikh	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

FLAG SALUTE

Mayor Barnett led the salute to the flag.

EXECUTIVE SESSION

R119-25, Resolution to Enter an Executive Session – Potential Litigation & Attorney - Client Privilege (Approval of Executive Minutes)

Motion made by Deputy Mayor Muilenburg, second by Councilmember Cannon to go into Executive Session, with all members in favor signifying by "Aye."

COMMUNITY ANNOUNCEMENTS

Mayor Barnett encouraged everyone to read the weekly Borough eblast and made the following announcements: The Mountain Lakes Fire Department will hold a 5k Run on June 28th at 9am starting at West Shore Road. Police Chief Bennett will be hosting an e-bike safety presentation on June 30th at 7pm at Mountain Lakes High School Media Center. The Independence Day Fireworks will be held at Island Beach on July 3rd (rain date July 5th) at 9pm. The first summer concert will be held on June 6th at Island Beach at 7pm.

Councilmember Tsai reported that she personally witnessed the theft of "Pride" signs within the Borough and thanked the Mountain Lakes Police Department and Morris County Prosecutor's Office for their response to the incident. She expressed her support for all members of the community and encouraged the public to report any suspicious activity.

SPECIAL PRESENTATIONS

There were no presentations.

REPORTS OF BOROUGH ESTABLISHED BOARDS, COMMISSIONS AND COMMITTEES

There were no reports.

BOROUGH COUNCIL DISCUSSION ITEMS

June Council Meeting Schedule

The Council discussed and unanimously agreed to hold a single Council meeting in June (4th Monday), consistent with the scheduling practice for July, August, and December. Due to Memorial Day, the second meeting in May occurs on the following Wednesday, resulting in the first June meeting falling less than two weeks later. This condensed timeframe does not allow sufficient time for ordinance publication and coincides with a busy time for residents and parents.



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PUBLIC COMMENT

Mayor Barnett opened the meeting to the public.

There was no one from the public wishing to speak.

ATTORNEY'S REPORT

Borough Attorney Oostdyk had nothing to report.

MANAGER'S REPORT

Borough Manager Stern provided his report (attached).

RESOLUTIONS

R126-25, Endorsing the Housing Element and Fair Share Plan for 2025 through 2035 as Adopted by the Mountain Lakes Planning Board

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

ORDINANCES TO INTRODUCE

There were no ordinances to introduce.

ORDINANCES TO ADOPT

13-25, Amending Chapter 245 of the Revised General Ordinances of the Borough of Mountain Lakes and Establishing Highlands Council Regional Master Plan Conformance

Introduced: 5/28/25

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

PUBLIC COMMENT/HEARING

Mayor Barnett opened the meeting to the public.

There was no one from the public wishing to speak.



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
JUNE 23, 2025
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ**

Adopted:

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tsai	<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"/>
Barnett	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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**

- a. R120-25, Authorizing the Payment of Bills
- b. R121-25, Authorizing the Cancellation of Appropriations
- c. R122-25, Authorizing Change in Custodian of Petty Cash Fund
- d. R123-25, Authorizing the Sale of Surplus Personal Property No Longer Needed for Public Use on an Online Auction Website
- e. R124-25, Renewing Liquor Licenses for 2025-2026 Licensing Term
- f. R125-25, Appointing Jennifer Semler as Chief Financial Officer
- g. R127-25, Requesting Approval of Item of Revenue and Appropriation Under N.J.S.A. 40A: 4-87 for the Highlands Grant – Task 1: Housing Element and Fair Share Plan Ordinances \$18,000
- h. R128-25, Authorizing the Settlement of a Tax Appeal (Verizon New Jersey Inc. – Personal Property Tax)
- i. R129-25, Participation in a Cooperative Pricing System

***APPROVAL OF MINUTES**

- 3/24/25 (Executive)
- 5/28/25 (Regular)

***BOARD, COMMITTEE AND COMMISSION APPOINTMENTS**

- a. Mark Stuart to the Environmental Commission as Member with a term running through 12/31/27
- b. Peter Mills to the Historic Preservation Committee as Member with a term running through 12/31/28 (previously appointed)
- c. Wendy Navin to the Historic Preservation Committee as Member with a term running through 12/31/28

***Approval of the Consent Agenda**

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



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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
- Tax Collector

COUNCIL REPORTS

Planning Board – Mayor Barnett reported that the board amended the Master Plan to include the Highlands Element and the Affordable Housing and Fair Share Element. The board reviewed Ordinance 13-25, Establishing Highlands Council Regional Master Plan Conformance, and determined that the ordinance was consistent with the Borough's Master Plan.

Finance Advisory Committee – Councilmember Shiekh reported that the committee celebrated the Borough's Chief Financial Officer Monica Goscicki's retirement and Borough Manager Stern reported that the committee discussed capital bonding.

Shade Tree Commission - Councilmember Menard reported the following: The committee was disappointed that this year's Arbor Day celebration at Wildwood School only included one grade of students. The committee would like to establish a standardized measure for tree plantings along roadways. Borough Attorney Oostdyk advised that a uniform measure is not feasible, as road conditions vary.

Environmental Commission – Councilmember Howley reported that the commission plans to include information on battery disposal in an upcoming Borough email blast and also discussed the status of Highlands implementation.

Woodlands Committee – Deputy Mayor Muilenburg reported the following: The committee is collaborating with a Boy Scout on a boardwalk project along the Rattlesnake Meadow Trail. The Red Trail is currently being marked in preparation for the redesign project. The committee will be scheduling trail maintenance. The committee discussed beach tree disease.

PUBLIC COMMENT

Mayor Barnett opened the meeting to the public.

Cynthia Korman thanked the Council for all that they do and supports having one Council meeting in June.

Mayor Barnett thanked Ms. Korman for all her hard work on Council and with the Highlands Ordinance.

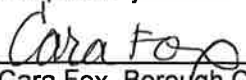
NEXT STEPS AND PRIORITIES

There were no next steps or priorities.

ADJOURNMENT at 7:26P.M.

Motion made by Councilmember Menard, second by Deputy Mayor Muilenburg to adjourn the meeting at 7:26p.m., with all members in favor signifying by "Aye".

Respectfully Submitted,



Cara Fox, Borough Clerk

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

ORDINANCE 13-25

**ORDINANCE AMENDING CHAPTER 245 OF THE REVISED GENERAL ORDINANCES OF THE
BOROUGH OF MOUNTAIN LAKES AND ESTABLISHING HIGHLANDS COUNCIL REGIONAL MASTER
PLAN CONFORMANCE**

WHEREAS, the Highlands Water Protection and Planning Act (“Highlands Act,” N.J.S.A. 13:20-1 et seq.) was enacted by the State Legislature on August 10, 2004 for the purpose of protecting, enhancing, and restoring the natural resources of the New Jersey Highlands Region, in particular the water resources, which provide drinking water to over 5 million New Jersey residents; and

WHEREAS, the Highlands Act created the Highlands Water Protection and Planning Council (the “Highlands Council”) and charged it with crafting a comprehensive master plan for the New Jersey Highlands Region; and

WHEREAS, the Highlands Regional Master Plan was adopted by the Highlands Council through the adoption of Resolution 2008-27 on July 17, 2008, and became effective on September 8, 2008 as the product of a long-term, participatory, and region-wide planning effort; and

WHEREAS, Section 15 of the Highlands Act provides for voluntary Plan Conformance where any municipality located wholly or partially in the Planning Area may at any time voluntarily revise and conform its local master plan and development regulations, as related to the development and use of land in the Planning Area, with the goals, requirements and provisions of the Regional Master Plan; and

WHEREAS, the Borough of Mountain Lakes is located in the Highlands Region with lands lying entirely within the Planning Area, as defined by section 7 of the Highlands Act; and

WHEREAS, the Borough Council of the Borough of Mountain Lakes has, on behalf of the municipality, petitioned the Highlands Council for Plan Conformance with respect to Borough lands located within the Planning Area of the Highlands Region; and

WHEREAS, the Petition filed with the Highlands Council contains proposed amendments to the municipal planning program, including amendments to the Environmental Resource Inventory, Master

Plan, and Land Use Ordinance, which together are intended to achieve conformance with the Regional Master Plan and provide immediate protections to vital Highlands Resources located within the Borough of Mountain Lakes; and

WHEREAS, the Borough Council finds that the proposed changes to the municipal planning program are of broad and significant effect, are vital to the protection of the Highlands resources of the municipal Highlands Area, and are compelling to the interests and general welfare of the community.

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

Section 1. Chapter 245, “Zoning,” of the Revised General Ordinances of the Borough of Mountain Lakes is hereby amended by the inclusion of new Article XV, “Highlands Council Regional Master Plan Conformance,” which shall read, in its entirety, as follows:

Article XV

Highlands Council Regional Master Plan Conformance

§245-147. Petition for Plan Conformance. The Borough of Mountain Lakes is located fully within that portion of the New Jersey Highlands Region defined by the Highlands Act as the “Planning Area” (see definitions). This Ordinance is enacted pursuant to Section 15.a. of the Highlands Water Protection and Planning Act (Highlands Act, N.J.S.A. 13:20-1 et seq.), which provides that a municipality may choose to conform its master plan, development regulations, and other regulations to the provisions of the Highlands Regional Master Plan, with respect to lands located within the Planning Area, and by Ordinance, petition the New Jersey Highlands Water Protection and Planning Council (Highlands Council) for Plan Conformance approval of such planning and regulatory documents.

By adoption of this Ordinance, the Borough Council of the Borough of Mountain Lakes establishes that the municipality shall conform its master plan, development regulations, and all other regulations applicable to the use and development of land within the Planning Area of the municipality, to achieve consistency with the goals, requirements, and provisions of the Highlands Regional Master Plan. Said conformance shall be in accordance with the provisions of Highlands Council approval of the municipality’s Petition for Plan Conformance, which was approved by Highlands Council Resolution No. 2024-33, adopted on December 12, 2024. Further, this Ordinance specifically reserves the right of the municipality as specified by the Highlands Act, with respect to the voluntary nature of Plan Conformance for the Planning Area.

§245-148. Highlands Council Review of Land Development Ordinance Amendments. Any amendment to the Borough of Mountain Lakes Land Development Regulations shall not be effective until deemed consistent with the Regional Master Plan or deemed not subject to review by the Highlands Council.

§245-149. Amendment to Land Development Regulations.

A. Establishment of Highlands Districts.

1. Highlands Planning Area
 - (i) In accordance with the delineation as set forth in the Highlands Act (C.13:30-7) the Borough of Mountain Lakes hereby establishes the Planning Area of the Highlands Region.
 - (ii) For purposes of this Ordinance, this Area shall henceforth be known and designated as the Borough of Mountain Lakes Highlands Area.
2. Highlands Land Use Capability Zones: In accordance with the Highlands RMP there are hereby established two primary Land Use Capability Zones (LUCZ) (the Protection Zone and Existing Community Zone) and two LUCZ sub-zones (Existing Community Zone–Environmentally Constrained Sub-Zone and Lake Community Sub-Zone).
3. Exhibits: The following exhibits are hereby adopted and a copy of Exhibits 1-5 as may be amended shall be kept on file in the office of the Borough Clerk
 - (a) Exhibit 1 entitled Highlands Area and Highlands Land Use Capability Zones depicting the municipality along with delineation of the Highlands Area and Highlands Land Use Capability Zones,
 - (b) Exhibit 2 entitled Forest Resources,
 - (c) Exhibit 3 entitled Highlands Open Water Buffers and Riparian Areas,
 - (d) Exhibit 4 entitled Net Water Availability, and
 - (e) Exhibit 5. entitled Wellhead Protection Areas.

B. Applicability.

The following Applications for Development involving lands located within the Borough of Mountain Lakes Highlands Area (as illustrated in Exhibit 1, “Borough of Mountain Lakes Highlands Area”) shall comply with the provisions of this ordinance:

1. For residential development, creates three (3) or more new dwelling units.
2. For non-residential development:
 - (a) Results in the ultimate disturbance of one (1) acre or more of land; or
 - (b) Produces a cumulative impervious surface area of one-quarter ($\frac{1}{4}$) acre, or more.
3. Introduces or expands on any of the following land uses/facilities:
 - (a) Landfills;
 - (b) Permanent storage or disposal of hazardous wastes, industrial or municipal sludge or radioactive materials, including solid waste landfills;
 - (c) Collection and transfer facilities for hazardous wastes, solid wastes that contain hazardous materials, and radioactive materials;
 - (d) Industrial treatment facility lagoons; or
 - (e) Any Major or Minor Potential Contaminant Source (as identified in Appendix A and Appendix B of this Ordinance, respectively) on lands located within 200 feet of the wellhead of any public community well or public non-community well, as these are defined herein.

All thresholds above shall be interpreted to apply cumulatively over time, beginning as of the effective date of this Ordinance. If or when any one of the thresholds is reached, the Ordinance shall apply to any and all development in excess of that threshold. Where an application proposes a mixed use, the thresholds in 2., for non-residential development shall apply to the whole of the project, while that in 1., shall apply to the residential component. For purposes of this Ordinance, the phrases “Application for Development,” “Highlands Area,” “residential development,” “ultimate disturbance,” and “cumulative impervious surface area” shall be defined as provided herein.

C. HIGHLANDS COUNCIL CALL-UP.

The municipality shall, within fifteen (15) calendar days of issuance of any decision under this ordinance, provide a copy of the decision to the Applicant and to the Highlands Council. The Highlands Council call-up review period shall expire 15 calendar days following the Highlands Council’s receipt of same. Any decision issued under this ordinance shall not be effective until the expiration of the call-up period, or upon notification that the Highlands Council is exercising its review authority and approval issued by the Highlands Council. Absent any notification from the Highlands Council within the 15-day timeframe, the decision shall be considered effective.

D. EXCLUSIONS AND EXEMPTIONS.

The following applications shall not be subject to the standards of this ordinance:

1. Any application for development as follows below shall not be subject to any provisions of this ordinance.
 - (a) The reconstruction, within the same footprint, of any building or other structure lawfully existing as of the effective date of this Ordinance, in the event of its destruction or partial destruction by fire, storm, natural disaster, or any other unintended circumstance.
 - (b) Any improvement or alteration to a building or other structure lawfully existing as of the effective date of this Ordinance, where such improvement or alteration is necessary for compliance with the provisions of the Americans with Disabilities Act, or to otherwise provide accessibility to the disabled.
 - (c) Any Agricultural or Horticultural Use or Development that would not result in either:
 - (i) An increase, since the date of enactment of the Highlands Act (August 10, 2004), either individually or cumulatively, of new agricultural impervious cover of greater than three percent (3%) to the total land area of a Farm Management Unit. Solar panels shall not be included in any calculation of agricultural impervious cover (all terms as defined in Section 4, below); or
 - (ii) Construction of three (3) or more residential dwelling units (including accessory dwelling units) served by individual on-site septic system(s).
2. Highlands Act Exemptions: Any application for development exempt from the provision of the Highlands Act (C.13:20-28) shall be exempt from all provisions of this ordinance (with the exception of Section XVI Affordable Housing). Demonstration of a Highlands Act exemption for an Application for Development involving lands located in the Highlands Area shall consist of one of the following:
 - (a) State Agency Determination. State Agency Determinations shall include a Highlands Exemption Determination issued by the Highlands Council for a Planning Area proposal, indicating that the proposal qualifies as a Highlands Act Exemption.

- (b) Municipal Determination. Pursuant to Borough of Mountain Lakes Ordinance #13-25, entitled “Ordinance Amending Chapter 245 of the Revised General Ordinances of the Borough of Mountain Lakes and Establishing Highlands Council Regional Master Plan Conformance,” effective as of June 23, 2025, for any application involving Highlands Act Exemptions #1, #2, #4, #5, #6, #7, or #8 indicating that the proposal qualifies as a Highlands Act Exemption.

E. Prohibited Uses. Any of the following uses are prohibited within the Highlands Area:

1. Landfills;
2. Facilities for the permanent storage or disposal of hazardous wastes, industrial or municipal sludge or radioactive materials, including solid waste landfills;
3. Collection and transfer facilities for hazardous wastes, solid wastes that contain hazardous materials, and radioactive materials; and
4. Industrial treatment facility lagoons.
5. Any principal or accessory use, or structure related or devoted to such use, which is designated by the Highlands Council as a Major or Minor Potential Contaminant Source (PCS) (see Appendix A and Appendix B is expressly prohibited from that portion of any Tier 1 Wellhead Protection Area lying within 200 feet of the wellhead as shown on Exhibit 2.

F. Highlands Open Waters.

1. Highlands Open Waters and Buffers: All Highlands Open Waters shall include a minimum 300-foot-wide protection buffer, as measured from the edge of the Highlands Open Waters feature indicated in Exhibit 3.
 - (a) No disturbances of Highlands Open Waters are permitted except where previously approved by the Highlands Council.
 - (b) Highlands Open Waters buffers shall be maintained in their undisturbed or pre-existing condition, unless a disturbance is approved in accordance with following:
 - (i) Where a NJDEP Letter of Interpretation (LOI) has been issued delineating the location of a wetland, the boundaries of said wetland as identified shall govern. However, the buffer shall be 300 feet irrespective of the buffer identified in the LOI.
 - (ii) With respect to any wetlands and other Highlands Open Waters features not mapped in Exhibit 3, each shall include a 300-foot wide protection buffer measured from a delineated wetlands line described in a LOI from a field-delineated boundary line for other features.
 - (iii) Any lawful pre-existing structure or improvement located within a Highlands Open Waters protection buffer area may remain and be maintained or rehabilitated, provided that the existing area of disturbance attributed to or associated with such structure or improvement shall not be increased.
 - (iv) Disturbances of Highlands Open Waters buffers located in the Existing Community Zone are permitted in previously disturbed areas as follows.
 - (1) Agricultural & Horticultural Land Uses. For purposes of Highlands Open Water buffer disturbances in the Existing Community Zone, existing agricultural and horticultural uses, whether or not under active management or operation, shall not be considered “previously disturbed” buffer areas with regard to uses for non-agricultural development.

- (2) Any disturbance in a previously disturbed buffer must be accompanied by the finding that there will be no net loss of functional value of the buffer. This may include the use of mitigation and restoration of the Highlands Open Water Buffer.
 - (a) If existing land uses create a human, natural or development barrier to the buffer, then the buffer may be considered to be developable.
- (3) Protection and Conservation Zone Standards: Disturbances of Highlands Open Waters buffers located in the Protection and Conservation Zone are permitted in previously disturbed areas but in no case shall the remaining buffer be reduced to less than 150 feet from the edge of Highlands Open Waters.
 - (a) Agricultural & Horticultural Land Uses. For purposes of Highlands Open Water buffer disturbances in the Protection and Conservation Zone, existing agricultural and horticultural uses, whether or not under active management or operation, shall not be considered “previously disturbed” buffer areas with regard to uses for non- agricultural development.
 - (b) Any proposed disturbances must demonstrate full utilization of the following performance standards in the listed order, to demonstrate the necessity of an encroachment into Highlands Open Waters buffers:
 - (i) avoid the disturbance of Highlands Open Waters buffers;
 - (ii) minimize impacts to Highlands Open Waters buffers; and
 - (iii) mitigate all adverse impacts to Highlands Open Waters buffers so that there is no net loss of the functional value of the buffer.
- 2. Riparian Area Standards: Disturbance of any portion of a Highlands Riparian Area in the Protection Zone is prohibited except for linear development, which shall be permitted only where it has been shown that there is no feasible alternative for the linear development outside of the Riparian Area.
 - (a) To address the “no feasible alternative for linear development” standard, the applicant shall demonstrate that there is no other location, design or configuration for the proposed linear development that would reduce or eliminate the disturbance of Riparian Area
 - (b) For proposed linear development that would provide access to an otherwise developable lot, the applicant shall show that:
 - (i) The proposed linear development is the only point of access for roadways or utilities to an otherwise developable lot; and
 - (ii) Shared driveways are used to the maximum extent possible to access multiple lots.
 - (iii) An alternative shall not be excluded from consideration under this subsection merely because it includes or requires an area not owned by the applicant that could reasonably be obtained, utilized, expanded, or managed in order to fulfill the basic purpose of the proposed linear development.

G. Critical Habitat.

1. Critical Wildlife Habitat

- (a) No disturbance is permitted in any Critical Wildlife Habitat as defined in Section XVII (Definitions) accept in accordance with the following:
- (b) A Critical Wildlife Habitat area may be disturbed where a Habitat Suitability Analysis conducted by a qualified professional has been submitted to the land use board, which shall review and confirm findings that:
 - (i) The nature of the site is such that it does not provide habitat for species of concern;
 - (ii) The species of concern are not present on the site during any critical part of their life cycle, do not depend upon the site for food, shelter or breeding, and the habitat or the site is either unsuitable or not critical to species’ recovery in the Region; or

- (iii) Existing land uses create a human, natural or development barrier to the use of the site by species of concern.
 - (iv) Avoidance of disturbance to species of concern can be achieved through adherence to commonly accepted, species-specific timing restrictions including but not limited limitations on the timing of tree clearing, site disturbance, and project development.
 - (c) Where disturbance of any Critical Wildlife Habitat has not been confirmed to be in accordance with the above standards, no disturbance shall be authorized without prior written approval of the Highlands Council.
2. Certified Vernal Pools
- (a) No disturbance is permitted in any 300-meter buffer of a certified vernal pool.
 - (b) A Critical Wildlife Habitat area may be disturbed where a Habitat Suitability Analysis conducted by a qualified professional has been submitted to the land use board which shall review and confirm findings that:
 - (i) The nature of the buffer is such that it does not provide habitat for species of concern;
 - (ii) The species of concern are not present within the buffer during any critical part of their life cycle, do not depend upon the site for food, shelter or breeding, and the habitat or the site is either unsuitable or not critical to species' recovery in the Region;
 - (c) Existing land uses present a human, natural or development barrier to the use of the buffer by species of concern; or
 - (d) Avoidance of disturbance to species of concern can be achieved through adherence to commonly accepted, species-specific timing restrictions including but not limited limitations on the timing of tree clearing, site disturbance, and project development.
3. No disturbance is permitted in any New Jersey Department of Environmental Protection Natural Heritage Priority Site.

H. Steep Slopes.

- 1. Disturbance of Severely Constrained and Moderately Constrained Slopes is prohibited, with the exception of that required in connection with a linear development. Such linear development, however, shall be permitted only in the event that there is no feasible alternative for such development outside of the Severely Constrained or Moderately Constrained Slopes.
- 2. To address the “no feasible alternative for linear development” standard, the applicant shall demonstrate that there is no other location, design or configuration for the proposed linear development that would reduce or eliminate the disturbance of Severely Constrained or Moderately Constrained Slopes. For proposed linear development that would provide access to an otherwise developable lot, the applicant shall in addition, show that:
 - (a) The proposed linear development is the only point of access for roadways or utilities to an otherwise developable lot; and
 - (b) Shared driveways are used to the maximum extent possible to access multiple lots.
 - (c) An alternative shall not be excluded from consideration under this subsection merely because it includes or requires an area not owned by the applicant that could reasonably be obtained, utilized, expanded, or managed in order to fulfill the basic purpose of the proposed linear development.
- 3. The reviewing municipal authority shall not approve any application pursuant to this subsection if, after review of the information submitted to support an approval, it finds that there is a reasonable alternative to the proposed linear development.

I. Prime Groundwater Recharge Areas.

1. Disturbance of Prime Ground Water Recharge Area (PGWRA) [or Municipally Important Groundwater Recharge Area (MIGWRA)] by any regulated development is prohibited and shall be permitted only upon a finding by the reviewing board that the proposal complies with the provisions of this subsection.
2. Development shall not occur in PGWRA [MIGWRA] unless either, the entirety of the subject property is located within a Prime Ground Water Recharge Area and thus cannot be avoided, or the disturbance represents the only viable alternate means to avoid Critical Habitat, Highlands Open Waters buffers, Vernal Pool Buffers, Moderately Constrained Steep Slopes, or Severely Constrained Steep Slopes, to the extent that these resources are also present upon the subject property.
3. Where total avoidance is not feasible, total recharge area disruption (i.e., alteration of natural recharge patterns or volumes) shall not exceed 15% of the PGWRA [MIGWRA] located within the affected parcels, placed where feasible on those parts of the PGWRA [MIGWRA] having the lowest relative recharge rates and the least potential for aquifer recharge based upon site analysis.
4. Low Impact Development practices shall be used in the design of the development proposal to reduce total recharge disruption to the minimum feasible, within the 15% cap.
5. Any development application involving disturbance of a PGWRA [MIGWRA] shall be accompanied by a mitigation plan, providing for an equivalent of 125% of pre-construction recharge volumes for that portion of the PGWRA [MIGWRA] that will be disturbed. The recharge mitigation shall occur within the following areas, in order of priority: (1) the same development site to the maximum extent feasible; (2) the same HUC14 subwatershed; or (3) where no feasible option exists in the same HUC14 subwatershed, an interrelated HUC14 subwatershed approved by the Highlands Council.

J. Septic Density.

1. Nothing herein shall be deemed to apply to the replacement or repair of an existing septic system.
2. Planning Area. All development proposing new or increased demand for septic system capacity in the Planning Area shall be regulated in accordance with this subsection. The following are gross septic density requirements and shall not modify any minimum lot size requirements contained in the Mountain Lakes land development ordinance. Every development shall provide for a minimum acreage for each dwelling unit (or equivalent) as noted below.
 - (a) Septic System Density Allowances. Septic system density (gross acres per septic system) shall not exceed the following allowances, for each Highlands Zone:
 - (i) Existing Community Zone: 11 acres/septic system
 - (ii) Protection Zone: 20 acres/septic system
 - (b) These allowances indicate the minimum acreage required per septic system, where that system is designed for a one-family household generating a maximum flow of 300 gallons of wastewater per day. The resulting acreage shall be applied as the minimum average acreage necessary to support every 300 gallons of daily wastewater flow generated by any proposed use where the unit/square footage figures below shall be applied as 300 gallon- per-day equivalents.
 - (c) Equivalent Yields. The following unit/square footage figures shall be applied as 300 gallon-per-day equivalents:
 - (i) Residential Uses (All Types, except as provided below) – 1 dwelling unit
 - (ii) Deed-Restricted Senior Citizen Residential Units, or Mobile Home Parks with dwelling units less than 500 square feet in size – 1.5 dwelling units
 - (iii) Office and Commercial Uses – 2,400 square feet of floor area
 - (iv) Industrial (Including Warehousing/Distribution) Uses – 18,182 square feet of floor area (Excluding Process Wastewater Flow)

- (v) Specific Non-Residential Uses by Facility Type – In lieu of iii., or iv., above, 300 gallon-per-day equivalents may be computed based on the average sewage volumes provided in N.J.A.C. 7:9A-7.4.]

K. New or Extended Water and Wastewater Infrastructure

1. Planning Area – Protection Zone and Environmentally-Constrained Sub-Zones. New, expanded or extended public water supply systems, public wastewater collection and treatment systems, and community on-site wastewater treatment facilities are prohibited unless approved through a waiver to address a documented threat to public health and safety, for a Highlands Redevelopment Area or Takings Waiver (RMP Policies 7G1 and 7G2) or to serve a cluster development that meets the requirements of RMP Objective 2J4b.
2. Planning Area – Existing Community Zone (excluding Environmentally-Constrained Sub-Zone) and Lake Community Sub-Zone. Expansion or creation of public water supply systems, public wastewater collection and treatment systems, and community on-site wastewater treatment facilities are permitted: to serve lands which are appropriate for designated TDR Receiving Zones, infill development, or redevelopment; to address public health and safety; or to serve new areas for development.

L. Net Water Availability

1. Water Conservation Requirements. All development proposals shall incorporate, as applicable, the following water conservation measures to promote sound resource use, reduce supply deficits, and reduce the need for additional utility infrastructure:
 - (a) Provide automatic controls based on rain sensors (or soil moisture) for all new and replacement lawn irrigation systems, as required by the electrical subcode at N.J.A.C. 5:23-3.16;
 - (b) Design all non-potable irrigation water uses to ensure that only the necessary amounts of water are used to achieve optimum plant growth, to the maximum extent practicable;
 - (c) Provide for internal recycling or beneficial reuse of reclaimed water in new commercial development projects, to the maximum extent practicable;
 - (d) Rely on stormwater for irrigation purposes to the maximum extent practicable, including but not limited to methods recommended by the U.S. Green Building Council through its Leadership in Energy and Environmental Design (LEED) program;
 - (e) Reduce water losses to the maximum extent practicable, in the rehabilitation of on-site water supply utility infrastructure, through such means as application of American Water Works Association/International Water Association water loss analysis methods (AWWA Manual M-36 or most recent version).
2. The following shall apply for any development application proposing a new or increased use of potable or non-potable water averaging 6,000 gallons per day or more, derived from: a) any groundwater source in a Highlands Area HUC14 subwatershed, whether through a public community or non-community water supply system well, a non-public well, or an individual private well; or b) any surface water source in a Highlands Area HUC14 subwatershed that is not associated with a safe yield determined by the NJDEP through a water allocation permit.
 - (a) Where a Highlands Council-approved Water Use and Conservation Management Plan has been adopted, any development application involving the use of water derived from a subwatershed(s) with a deficit net water availability as shown in the Exhibit 4 shall be regulated fully in accordance with the requirements of such Plan.
 - (b) Absence of Water Use and Conservation Management Plan: No application shall be deemed complete or considered for review by the applicable Board until or unless the Highlands

Council has determined that the proposed water use will not exceed the remaining Net Water Availability for the source HUC14 subwatershed(s).

M. Forest Resources.

1. All portions of the Highlands Area identified as Forest Area are found in Exhibit 5.
2. Any disturbance of more than $\frac{1}{4}$ acre within the Total Forest Area shall be permitted only upon a finding by the reviewing board that the following requirements have been satisfactorily addressed:
 - (a) Demonstration that the proposed disturbance can neither be avoided nor reduced in extent, while adequately providing for a proposed use that otherwise addresses the requirements of this Ordinance;
 - (c) Incorporation of Low Impact Development techniques appropriate to the activity or development project proposed;
 - (d) For any proposed disturbance of one half ($\frac{1}{2}$) acre or more, other than that associated with the maintenance of a legally pre-existing use or structure (expressly excluding the expansion of any such use or structure), submission, approval and implementation of a Forest Mitigation Plan designed to minimize the extent of such disturbance, protect forest areas adjacent or proximate to the disturbance area, and mitigate for loss of trees or other forest vegetation removed during the course of such disturbance; and
 - (e) Notwithstanding the preceding provisions, in the case of any proposed disturbance that by definition constitutes deforestation; submission, approval and implementation of a Forest Mitigation Plan designed to minimize the extent of deforestation, protect forest areas to remain, and restore or mitigate for forest area loss.
3. Forest Impact Report Required. Where disturbance of 1 acre or more of Forest Area as shown on Exhibit 5 is proposed, a Forest Impact Report shall be prepared including the following:
 - (a) A map of Forest Area located on or within 500 feet of the subject property, as provided in Exhibit 5.
 - (b) A map indicating any Forest Area to be disturbed.
 - (c) A determination of whether the disturbance area qualifies as a Forest under the NJDEP Highlands Area Rules, at N.J.A.C. 7:38-3.9(c). This shall be the Confirmed Forest area.
 - (d) An analysis of the effects (direct and indirect) of the disturbance upon the Confirmed Forest Area.
 - (e) All Forest Impact Reports must be prepared by a State of New Jersey Approved Forester or other qualified professional.
4. Forest Mitigation Plan. Where the Forest Impact Report confirms that disturbance of 1 acre or more of Confirmed Forest Area will occur, a Forest Mitigation Plan shall be prepared in accordance with the following.
 - (a) All Forest Mitigation Plans must be prepared by a State of New Jersey Approved Forester or other qualified professional. A Forest Mitigation Plan must include each of the components listed herein.
 - (b) Mitigation Priority Area Map. Priority Areas are forested locations within the site having the highest ecological value to be targeted for conservation, restoration, or mitigation, including such areas as:
 - (i) Highlands Open Waters and Buffers
 - (ii) Riparian Areas, including Floodplains and Floodprone Areas
 - (iii) Critical Habitat
 - (iv) Steep Slopes and Ridgelines

- (v) Core Forests and Contiguous Forest Patches
 - (vi) Forest Protection Plan. A plan incorporating pre-construction and construction best management practices to ensure the well-being of forest areas adjacent or proximate to the disturbance area.
 - (vii) Mitigation Description.
- (c) A description of the proposed forest restoration, tree planting plan or other mitigation initiative proposed to provide equivalent or enhanced forest ecosystem benefit in consideration of the extent and type of disturbance or deforestation that would result if the use or activity is approved.
 - (d) Planting Plan indicating the specific plantings proposed, including size, species, quantity, location, separation distances, planting details, deer and pest management protections, and maintenance plans.
 - (e) Maintenance Agreement. A minimum 5-year maintenance agreement that outlines care-taking responsibilities of the applicant once the proposed planting has been completed. The maintenance agreement must include monitoring of newly planted stands, provide for protection devices in working order for 5 years, and ensure at least a 75% survival rate after 5 years.

N. Affordable Housing

1. Any development consisting of newly constructed residential units shall reserve for occupancy at least 20 percent (20%) of the residential units constructed for low-or moderate-income households.
2. Development exempt from the Highlands Act is not exempt from the 20% reservation requirement.
3. A minimum of 13% of the total units residential units reserved for low- or moderate-income households should be designated for very low-income households pursuant to section 7 of P.L.2008, c.46 (C.52:27D-329.1).
4. No density bonus or presumptive density increase over existing zoning shall be required to be granted by the municipality for the construction of the affordable housing units on site. Density bonuses or presumptive density increases may be provided through Fair Share Plans and associated implementing ordinances to address affordable housing needs of the municipality where inclusionary housing projects are selected as a compliance mechanism by the municipality.
5. Municipalities shall provide for the local review of any proposed affordable units provided by requiring the submission of an Affordable Housing Production Plan in accordance with the following:
 - (a) An Affordable Housing Production Plan detailing all issues related to the affordable units shall be submitted to the municipality's Development Review Board at the time application is made for any development requiring affordable housing pursuant to this ordinance.
 - (b) The Affordable Housing Production Plan shall be a condition of the completeness determination and is hereby added to the submission requirements checklist for any new residential development or major residential subdivision.
 - (c) The Affordable Housing Production Plan shall include at a minimum the anticipated bedroom distribution, income split, anticipated administrative entity, tenure, estimated rent or sales prices, maintenance obligations and any other information pertinent to the creation and long-term support of the affordable housing units.
 - (d) The Affordable Housing Production Plan shall include a phasing plan detailing the proposed time frames for the construction and occupation of the affordable housing units.
 - (e) All Affordable Housing Production Plans shall be the subject of review by the municipality's Planning or Land Use Board for consistency with these guidelines, the RMP, and the municipalities certified Housing Element and Fair Share Plan.
 - (f) Compliance with the RMP, the Fair Housing Act and the Affordable Housing Production Plan shall be a condition of any local approval.

6. Any approval shall be accompanied by a development agreement between the applicant, the municipality, and any other party principal to the provision and/or the administration of the affordable housing units.
 - (a) The development agreement shall detail the responsibilities of all parties and shall include the phasing plan for the construction and occupancy of the affordable housing units.
 - (b) The cost of the construction of the units may be required to be covered by appropriate performance and/or maintenance guarantees to ensure the construction of the units.
7. Where it has been determined that the provision of some or all affordable housing units on-site would not be consistent with the RMP (i.e., regarding septic system density or resource protection), the units may be provided off-site within the municipality wherever feasible.

O. Waivers and Exceptions

In addition to any variance relief required under the Municipal Land Use Law, relief from sections V. (Prohibited Uses), XI. (Septic Density) and XII. (New or Extended Water and Wastewater Infrastructure) of this Ordinance shall require issuance of a Highlands Act waiver. Highlands Act waivers may be issued only by the NJDEP or the Highlands Council in accordance with the respective rules and criteria established by each agency in accordance with the provisions of the NJDEP Highlands Area Rules, the Highlands Act and the Highlands Regional Master Plan. The issuance of a Highlands Act Waiver shall in no case be construed to alter or obviate the requirements of any other applicable State or local laws, rules, regulations, development regulations, or ordinances.

P. Definitions

For the purpose of this Ordinance, the following terms, phrases, words, and their derivations shall have the meanings stated herein unless their use in the text of this Ordinance clearly demonstrates a different meaning. When not inconsistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word “shall” is always mandatory and not merely directory.

Application for Development – means the application form and all accompanying documents required by ordinance for approval of a subdivision plat, site plan, planned development, conditional use, zoning variance, or direction of the issuance of a permit pursuant to section 25 or section 27 of P.L.1975, c.291 (C.40:55D-34 or C.40:55D-36).

Critical Wildlife Habitat - means within the Planning Area, Critical Wildlife Habitat consists of those areas within NJDEP’s Landscape Project Version 3.3 (or more recent version as amended) that are Landscape Rank 3 through 5. In addition, it includes areas that are designated Landscape Rank 2 and have a Highlands Conservation Rank of Critically Significant or Significant. Within the Preservation Area, Critical Wildlife Habitat consists of those areas within Landscape Rank 2 through 5, including all Highlands Conservation Ranks. Parcel level mapping may be found on the Highlands Council’s interactive map available through the Highlands Council website.

Development – means the division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any building or other structure, or of any mining excavation or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission may be required pursuant to the MLUL.

Disturbance – means the placement of impervious surface, the exposure or movement of soil or bedrock, or the clearing, cutting, or removing of vegetation.

Disturbance, Ultimate – means the total existing or proposed area of disturbance of a lot, parcel, or other legally designated (or otherwise legally recognized) tract or subdivision of land, for the purpose of, and in connection with, any human activity, property improvement, or development, including the surface area of all buildings and structures, all impervious surfaces, and all associated land disturbances such as excavated, filled, and graded areas, and all lawn and landscape areas. Ultimate disturbance shall not include areas of prior land disturbance which at the time of evaluation: a) contain no known man-made structures (whether above or below the surface of the ground) other than such features as old stone rows or farm field fencing; and b) consist of exposed rock outcroppings, or areas which, through exposure to natural processes (such as weathering, erosion, siltation, deposition, fire, flood, growth of trees or other vegetation) are no longer impervious or visually obvious, or ecologically restored areas which will henceforth be preserved as natural areas under conservation restrictions.

Forest – means a biological community as determined by the method set forth under the NJDEP Highlands Rules, at N.J.A.C. 7:38-3.9.

Highlands Council – means the New Jersey Highlands Water Protection and Planning Council.

Highlands Act – means the Highlands Water Protection and Planning Act, P.L. 2004, c.120, as amended, codified in part at N.J.S.A. 13:20-1 et seq.

Highlands Area – means that portion of the municipality for which the land use planning and regulation are, or are intended or proposed to be, in conformance with the Highlands Regional Master Plan.

Highlands Open Waters – means all springs, streams including intermittent streams, wetlands, and bodies of surface water, whether natural or artificial, located wholly or partially within the boundaries of the Highlands Region, but not including swimming pools. Highlands Open Waters include seeps, lakes, ponds, and vernal pools; all categories (including springs, streams, and wetlands) as described and identified in Figure 3 or subsequently identified or modified by a Letter of Interpretation issued by the New Jersey Department of Environmental Protection.

Highlands Region – means all that area within the boundaries of the municipalities listed in subsection a. of section 7 of the Highlands Act.

Impervious Surface – means any structure, surface, or improvement that reduces or prevents absorption of stormwater into land, including, but not limited to, porous paving, paver blocks, gravel, crushed stone, decks, patios, elevated structures, and other similar structures, surfaces, or improvements.

Impervious Surfaces, Cumulative – means the total area of all existing or proposed impervious surfaces situated or proposed to be situated within the boundary lines of a lot, parcel, or other legally recognized subdivision of land, expressed either as a measure of land area such as acreage, or square feet, or as a percentage of the total lot or parcel area.

Major Potential Contaminant Sources (PCS) – means land uses and activities determined by the Highlands Council to pose a major risk of ground water contamination (see Appendix A).

Minor Potential Contaminant Sources (PCS) – means land uses and activities determined by the Highlands Council to pose a minor risk of ground water contamination (see APPENDIX B).

Municipal Land Use Law (MLUL) – means the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.

Natural Heritage Priority Site - means any of the 95 NJDEP Natural Heritage Priority Sites, including habitat for documented threatened and endangered plant species, and lands that include unique or regionally significant ecological communities and other significant natural sites and features.

NJDEP – means the New Jersey Department of Environmental Protection

NJDEP Highlands Area Rules – means the regulations established by the NJDEP to implement requirements of the Highlands Act, titled “Highlands Water Protection and Planning Act Rules,” and codified at N.J.A.C. 7:38-1 et seq.

Planning Area – means lands within the Highlands Region not within the Preservation Area (N.J.S.A. 13:20-7).

Plan Conformance – means the process by which a municipality revises the master plan, development regulations and other regulations related to the development and use of land to conform them with the goals, requirements, and provisions of the Regional Master Plan in accordance with the Highlands Plan Conformance Procedures.

Preservation Area – means that portion of the Highlands Region so designated by subsection b. of section 7 of the Highlands Act.

Prime Ground Water Recharge - means those lands designated in the Regional Master Plan as being within a HUC14 subwatershed that most efficiently provide, in the aggregate, 40 percent of total drought recharge volume for the HUC14 subwatershed.

Qualified Environmental Professional - means someone who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions.

Regional Master Plan (RMP) – means the Highlands Regional Master Plan or any revision thereof adopted by the Highlands Council pursuant to N.J.S.A. 13:20-8.

Residential Development – means development dedicated to the creation of new dwelling units or the improvement or expansion of existing dwelling units, whether by new construction or conversion of existing building areas or portions thereof, to dwelling use, including any type of residential structure whether a single-family home (including group home), duplex, townhouse, apartment or any other form of multi-family housing construction. For purposes of this ordinance, residential development shall include property improvements associated with and either, required in support of or customarily accessory to, the residential use, including but not limited to porches, patios, decks, driveways, garages, storage sheds, swimming pools, tennis courts, drywells, utility facilities, septic systems, yard grading and retaining walls.

Riparian Area - means areas adjacent to and hydrologically interconnected with Highlands Open Waters rivers and streams consisting of flood prone areas, wetlands, soils that are hydric, alluvial, or have a shallow depth to ground water, and including wildlife passage corridors within 300 feet of surface Highlands Open Waters features.

Slopes, Moderately Constrained – means all forested non-Riparian Area lands having a slope of 15% to less than 20%.

Slopes, Severely Constrained – means all lands having slopes of 20% or greater and all lands within Riparian Areas having slopes of 10% and greater.

Structure – means a combination of materials to form a construction for occupancy, use or ornamentation whether installed on, above, or below the surface of a parcel of land.

Vernal Pool - means a NJDEP-certified vernal pool plus a 300-meter-wide protection buffer surrounding the perimeter of each such pool. Vernal Pools consist of confined, ephemeral wet depressions that support distinctive, and often endangered, species that are specially adapted to periodic extremes in water pool levels.

Appendix A: MAJOR POTENTIAL CONTAMINANT SOURCES

Land uses and activities determined by the Highlands Council (based on New Jersey Safe Drinking Water Act regulations at N.J.A.C. 7:10 and NJDEP regulations) to be Major Potential Contaminant Sources include those listed below.

1. Underground fuel and chemical storage and oil tanks regulated by NJDEP under provisions of the Underground Storage of Hazardous Substances Act (N.J.S.A. 58:10A-21 et seq.).
2. Above-ground storage facility for a hazardous substance or waste with a cumulative capacity greater than 2,000 gallons.
 3. Automotive service center (repair & maintenance).
 4. Dry cleaning processing facility.
 5. Road salt storage facility.
 6. Cemetery.
 7. Highway maintenance yard.
 8. Truck, bus, locomotive maintenance yard.
 9. Site for storage and maintenance of heavy construction equipment and materials.
10. Site for storage and maintenance of equipment and materials for landscaping, excluding household storage and maintenance of such equipment.
11. Livestock operation containing 300 or more Animal Units (AU) [1 AU= 1000 pounds of live animal weight] as defined by the NJ Department of Agriculture in its Criteria and Standards for Animal Waste Management, at NJAC 2:91.
 12. Quarrying and/or mining facility.
 13. Asphalt and/or concrete manufacturing facility.
 14. Junkyard/auto recycling and scrap metal facility.
15. Residential or agricultural motor fuel in NJDEP exempted underground storage tanks (i.e., under 1,000 gallons).

Appendix B: MINOR POTENTIAL CONTAMINANT SOURCES

Land uses and activities determined by the Highlands Council (based on New Jersey Safe Drinking Water Act regulations at N.J.A.C. 7:10 and NJDEP regulations) to be Minor Potential Contaminant Sources include the following:

1. Underground storage of hazardous substances or waste of less than 50 gallons.
2. Underground heating oil storage tank with a capacity of less than 2,000 gallons.
3. Sewage treatment facility regulated by a NJPDES permit granted under NJAC 7:14A.
4. Industrial waste line.
5. Septic system disposal field.
6. Facility requiring a ground water discharge permit issued by the NJDEP pursuant to N.J.A.C 7:14A et seq.
7. Stormwater retention-recharge basin on an industrial property receiving runoff from surfaces other than roof areas.
8. Dry well on an industrial property receiving runoff from surfaces other than roof areas.
9. Waste oil collection, storage and recycling facility.
10. Agricultural chemical bulk storage and mixing or loading facility including crop dusting facilities.
11. Above-ground storage of hazardous substances or waste in quantities of less than 2,000 gallons.
12. Livestock operation containing 8 or more Animal Units (AU) [1 AU= 1000 pounds of live animal weight] or those receiving 142 or more tons of animal waste per year as defined by the NJ Department of Agriculture pursuant to its Criteria and Standards for Animal Waste Management, at NJAC 2:91.

Exhibit 1: Highlands Area and Highlands Land Use Capability Zones Mountain Lakes Borough

Land Use Capability Zones

- Protection Zone
- Existing Community Zone

Land Use Capability Sub-Zones

- Existing Community Environmentally Constrained Sub-Zone
- Lake Community Sub-Zone

Parcel Boundaries

Lakes Greater Than 10 Acres

Municipal Boundary

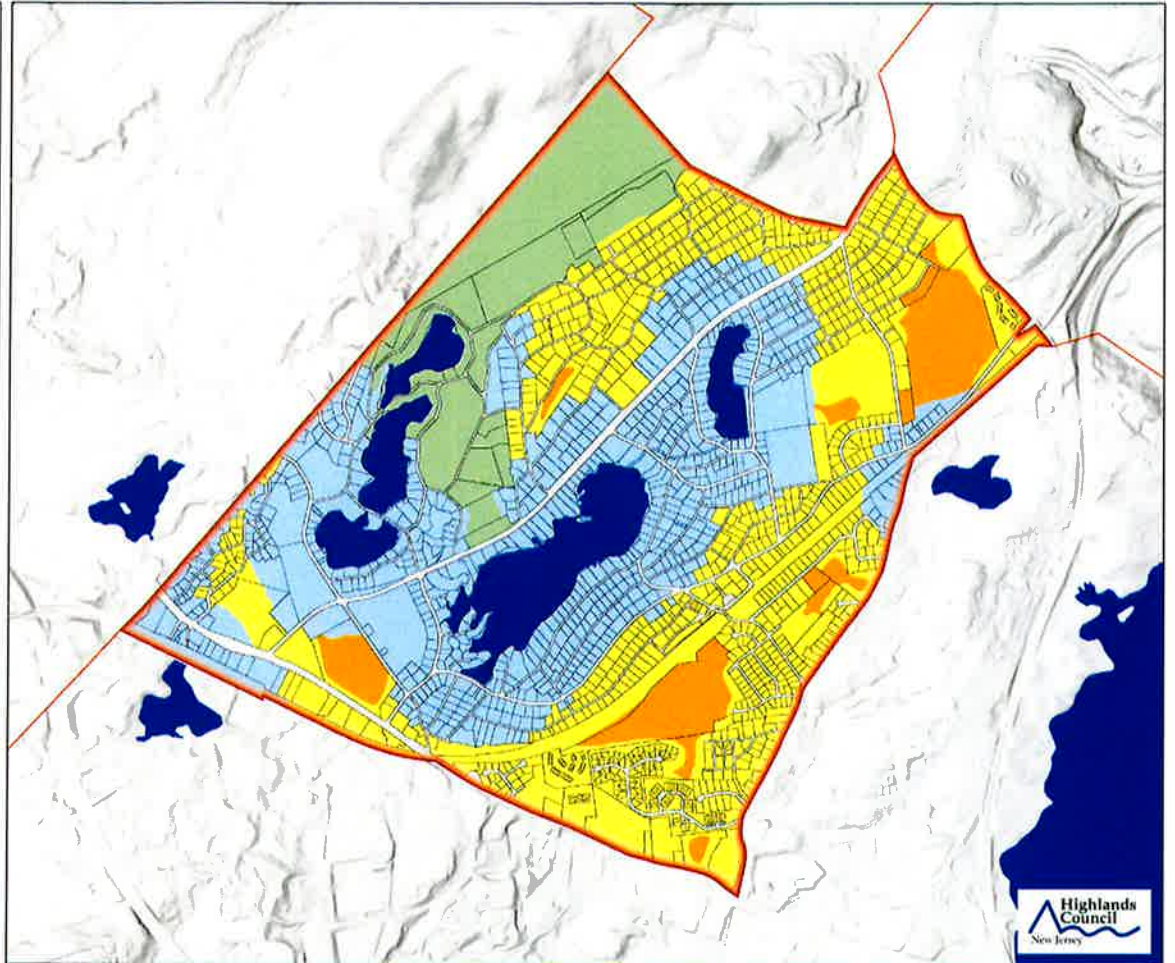
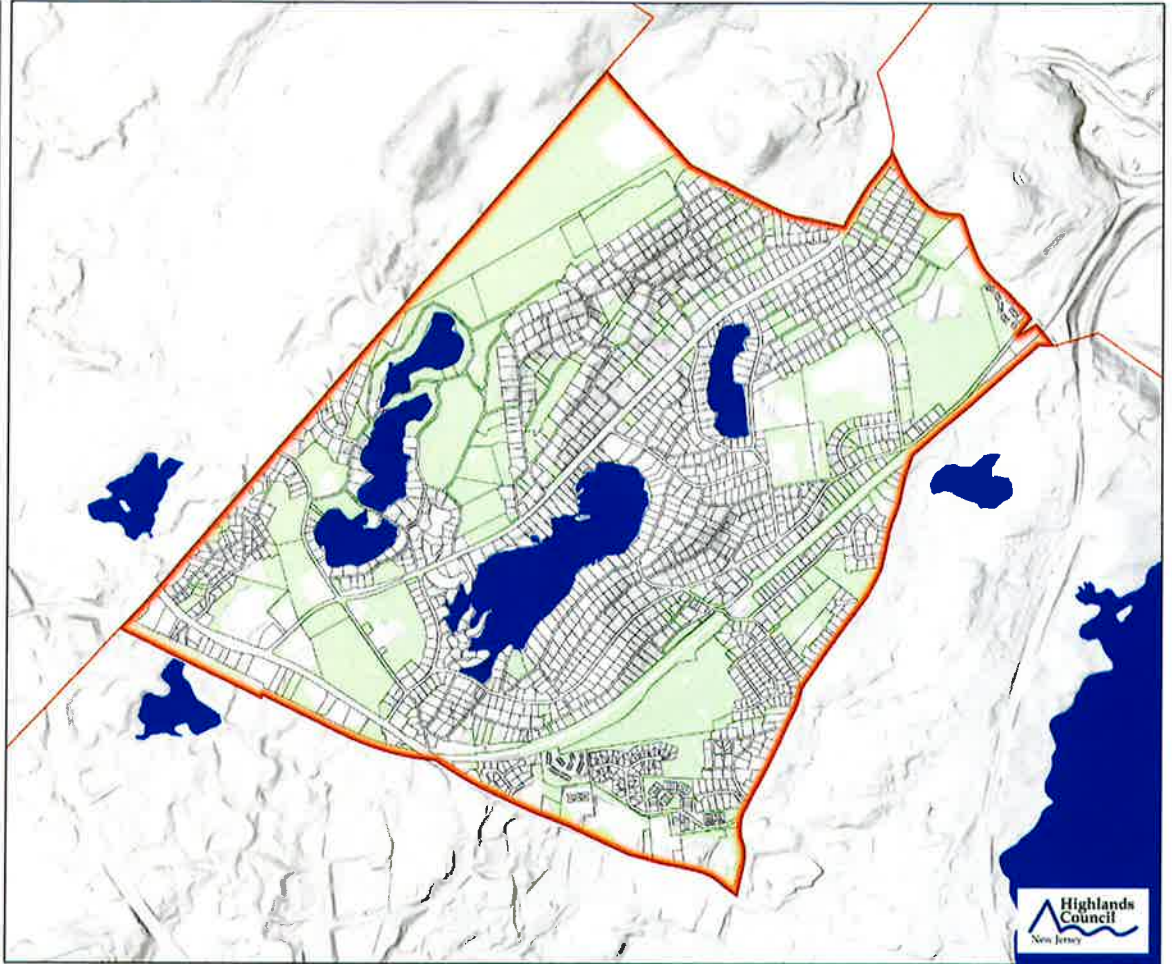







Exhibit 2: Forest Resources Mountain Lakes Borough

- Total Forest Area
- Parcel Boundaries
- Lakes Greater Than 10 Acres
- Municipal Boundary

0 0.25 0.5 Miles



**Exhibit 3: Highlands Open Water Buffers and Riparian Areas
Mountain Lakes Borough**

-  Riparian Area
-  Highlands Open Water Protection Area
-  Parcel Boundaries
-  Lakes Greater Than 10 Acres
-  Municipal Boundary

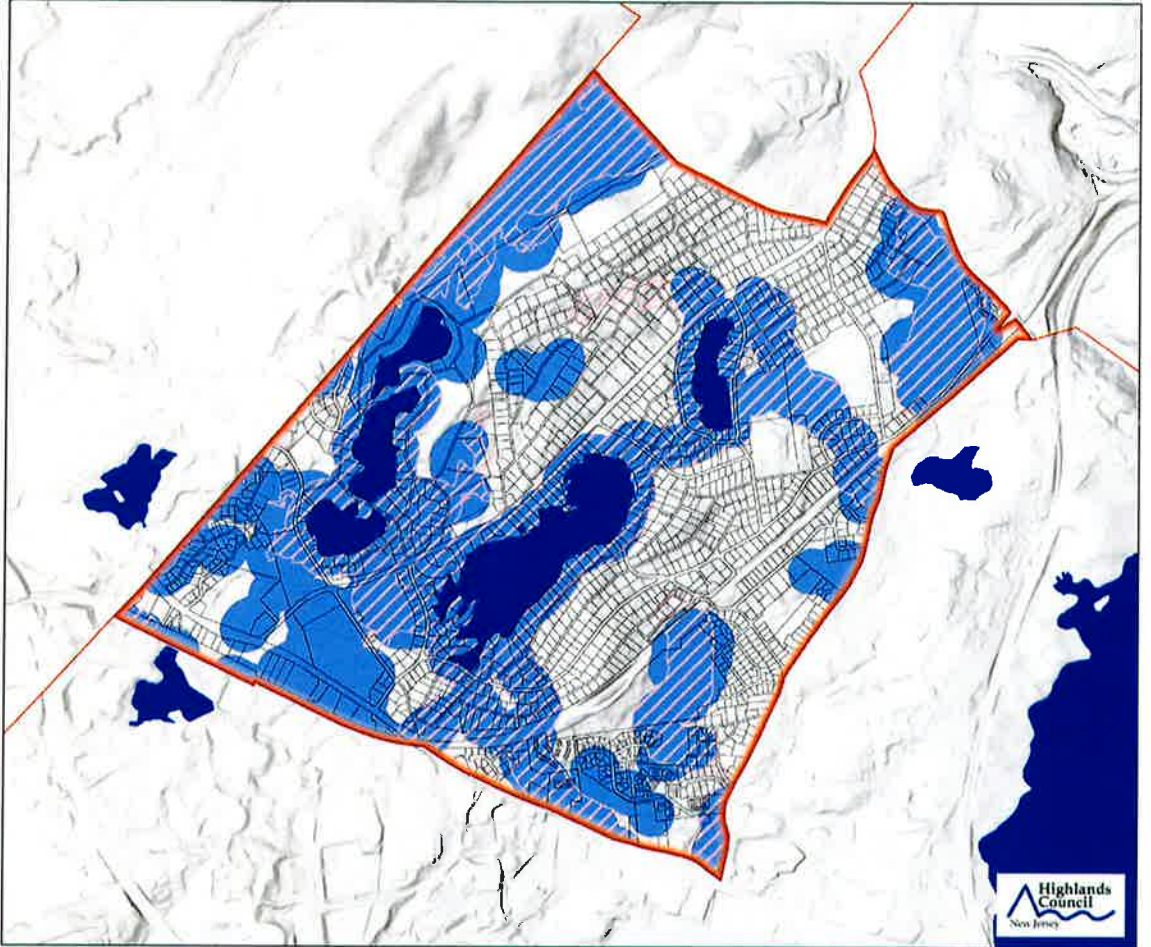


Exhibit 4: Net Water Availability Mountain Lakes Borough

Net Water Availability by HUC14 Subwatershed (MGD)

- 0.09 - 0.39
- 0.04 - 0.09
- 0.00 - 0.04
- 0.09 - 0.00
- 0.99 - (-0.10)
- 7.11 - (-1.00)
- Parcel Boundaries
- Lakes Greater Than 10 Acres
- Municipal Boundary

* Indicates updated data was used in for this HUC.

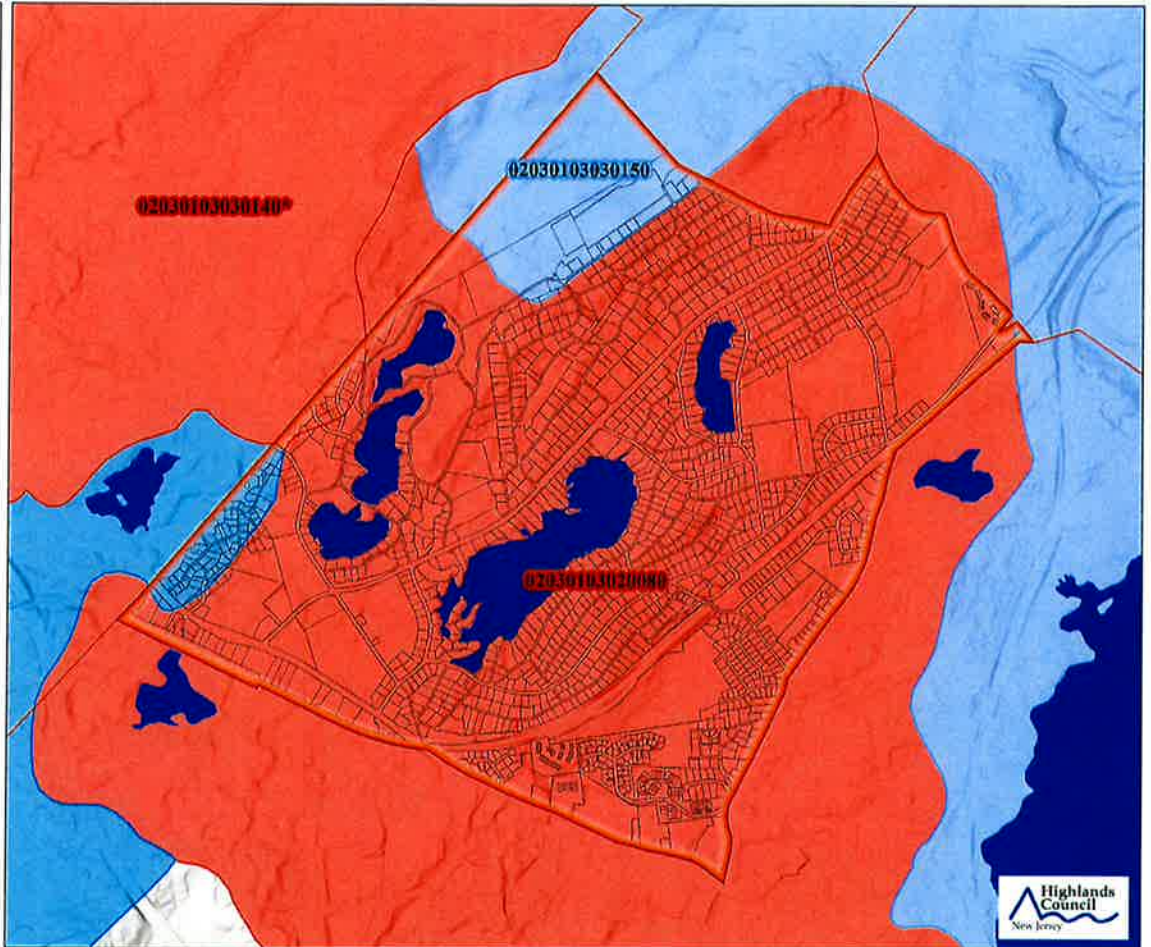
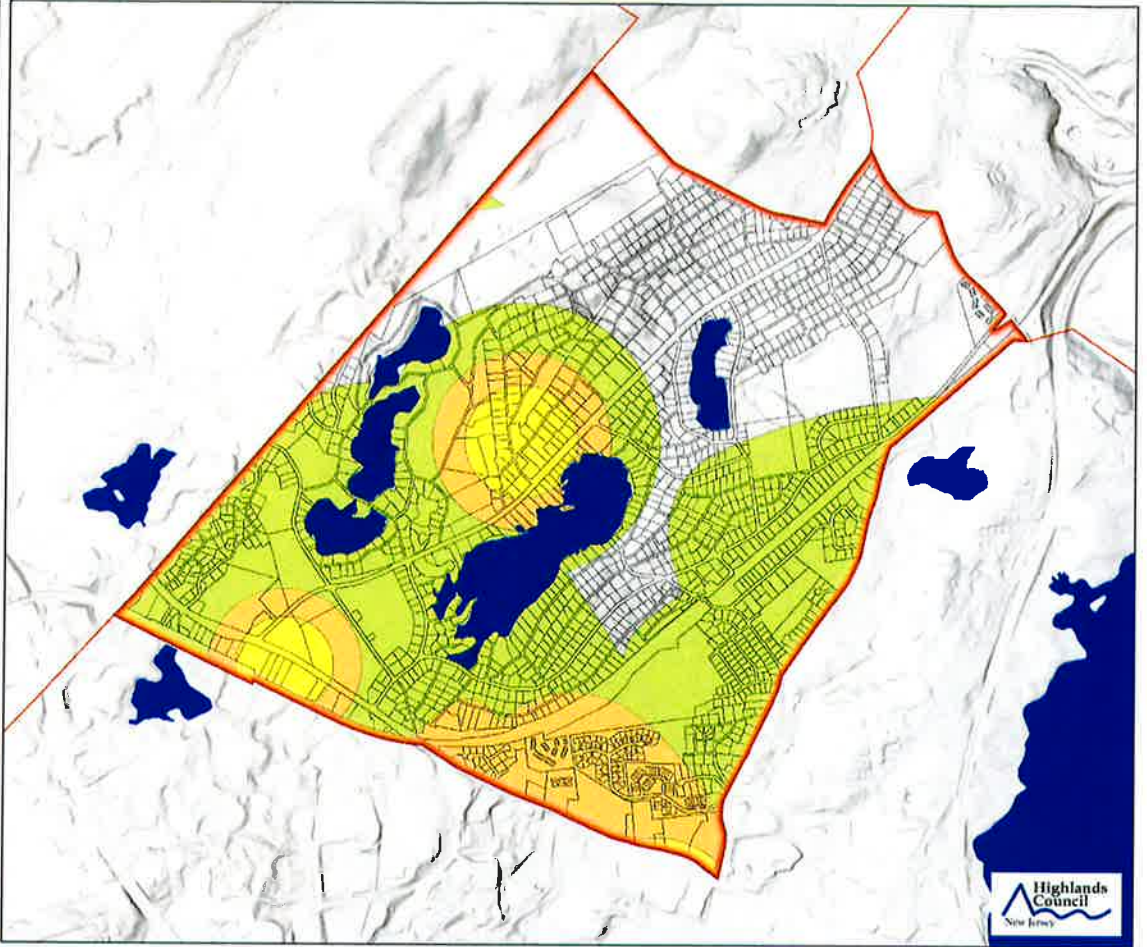


Exhibit 5: Wellhead Protection Areas Mountain Lakes Borough

Wellhead Protection Areas

- Tier 1 (2 - Year)
- Tier 2 (5 - Year)
- Tier 3 (12 - Year)

- Parcel Boundaries
- Lakes Greater Than 10 Acres
- Municipal Boundary



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

RESOLUTION 120-25

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 June 23, 2025 and on file and available for public inspection in the Office of the Treasurer and approved by him for payment, be paid.

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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 23, 2025.



Cara Fox, Borough Clerk

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

List of Bills - CLAIMS/CLEARING CHECKING ACCOUNT

Meeting Date: 06/23/2025 For bills from 05/23/2025 to 06/19/2025

Check#	Vendor	Description	Payment	Check Total
25694	4744 - ABIGAIL SIDMONS	PO 30976 REIMBURSEMENT FOR FINGERPRINTS	57.73	57.73
25695	219 - ACCESS	PO 31024 ADMIN: CUST# 156NFY04790 - MAY 2025	540.29	540.29
25696	4614 - ACME WATERPROOFING, INC	PO 30089 WATER OPERATING - REMOVAL OF SPOILS FROM	3,600.00	
		PO 30161 WATER OPERATING - REMOVAL OF SPOILS FROM	250.00	3,850.00
25697	2426 - AGL WELDING SUPPLY CO.	PO 30428 DPW - EQUIPMENT & TOOLS - BLANKET	97.77	97.77
25698	3861 - AMAZON CAPITAL SERVICES	PO 30912 WATER OPERATING: ORDER# 111-2508857-5497	1,379.47	
		PO 30944 POLICE: ORDER# 111-7338950-8608227	79.99	
		PO 30957 WATER: ORDER# 111-4000748-3048226	29.98	
		PO 30963 POLICE: ORDER# 111-3106416-6363424	94.94	
		PO 31036 RECREATION: ORDER# 111-9486975-0323408	22.90	1,607.28
25699	4708 - AMPT STUDIO, LLC	PO 30851 SUMMER RECREATION STAFF, CIT, AND CAMPER	2,398.00	2,398.00
25700	189 - ANCHOR ACE HARDWARE	PO 30303 DPW - DEPARTMENT SUPPLIES - BLANKET	623.79	623.79
25701	189 - ANCHOR ACE HARDWARE	PO 30972 FIRE DEPT: MAY INVOICES - ACCT# 100224	90.90	
		PO 30991 POLICE: MAY SUPPLIES - ACCT# 100049	86.32	177.22
25702	102 - ANDERSON & DENZLER ASSOC., INC	PO 31025 MAY 2025 PROFESSIONAL SERVICES	4,526.40	
		PO 31025 MAY 2025 PROFESSIONAL SERVICES	189.20	
		PO 31025 MAY 2025 PROFESSIONAL SERVICES	283.80	
		PO 31025 MAY 2025 PROFESSIONAL SERVICES	676.00	5,675.40
25703	4148 - ATAK TRUCKING, INC.	PO 30950 PARKS/BEACHES - GENERAL MAINTENANCE - BL	980.07	980.07
25704	3957 - ATLANTIC COAST RECYLING, LLC	PO 30792 SOLID WASTE - RECYCLING - 2025 - BLANKET	550.15	550.15
25705	2662 - BEDNAR LANDSCAPE SERVICES, INC	PO 30869 PROPERTY CLEANUP - 190 LAUREL HILL	14,160.00	14,160.00
25706	556 - BOB'S CUSTOM DOCKS, INC.	PO 30931 FIREWORKS BARGE REPLACEMENT	30,000.00	30,000.00
25707	3303 - BOROUGH OF CHESTER (MCLOM)	PO 31018 CLERK: LEAGUE SEMINAR - 6/18/25- CARA FO	55.00	55.00
25708	3828 - BOROUGH OF MADISON	PO 31059 IT BILLING FOR APRIL 2025	1,148.26	1,148.26
25709	4745 - BRANDON PECARIFIC	PO 31007 REIMBURSEMENT FOR FINGERPRINTS	57.73	57.73
25710	4368 - BUY WISE AUTO PARTS, INC.	PO 30866 POLICE: VEHICLE REPAIR BLANKET	26.88	26.88
25711	542 - CAIN & SONS FIRE EQUIPMENT, INC	PO 30971 FIRE DEPT: ANNUAL INSPECTION	264.25	264.25
25712	3619 - CAMELBACK RESORT	PO 31072 TEEN ADVENTURE - ADDITIONAL CAMELBEACH T	35.00	35.00
25713	3650 - CARA FOX	PO 31004 REIMBURSEMENT: IIMC CONFERENCE	1,283.77	1,283.77
25714	4645 - CARDIO PARTNERS, INC	PO 30951 AED ADULT AND PEDIATRIC PADS	349.18	349.18
25715	2196 - CHRISTINA WHITAKER	PO 30334 2025 QUARTERLY HEALTH BENEFITS REIMBURSEM	679.70	679.70
25716	4748 - CHRISTOPHER NIELSEN	PO 31032 REIMBURSEMENT FOR FINGERPRINTS	57.73	57.73
25717	4090 - CLEAN MAT SERVICES, LLC	PO 30750 2025 FLOOR MAT SERVICE / DPW APR - DEC -	210.66	210.66
25718	4150 - CLEARY GIACOBEE ALFIERIE JACOBS,	PO 31041 MAY 2025 LEGAL ATTORNEY SERVICES - LABOR	945.00	945.00
25719	455 - CONDURSOS GARDEN CENTER	PO 30933 BLDG/GROUNDS: MEMORIAL DAY FLOWERS - BLA	516.75	516.75
25720	4257 - CONNOR GRADY	PO 30992 POLICE: UNIFORM REIMBURSEMENT - CONNOR G	160.00	160.00
25721	1481 - CORE & MAIN, LP	PO 31040 WATER OPERATING - MAINTENANCE - WATER ME	3,341.98	3,341.98
25722	2396 - COUNTY WELDING SUPPLY CO.	PO 30429 DPW - EQUIPMENT & TOOLS - BLANKET	36.00	36.00
25723	506 - DAN COMO & SONS, INC	PO 30996 SOLID WASTE: LEAF/BRUSH REMOVAL- BLANKET	1,160.00	1,160.00
25724	576 - DAVE'S TIRE, LLC	PO 30981 DPW - VEHICLE REPAIR & MAINTENANCE CONTR	291.00	291.00
25725	4695 - DAVID LECKE	PO 31002 REIMBURSEMENT FOR MUSEUM ADMISSION - LAK	35.00	35.00
25726	4713 - EZ DOCK INNOVATIONS	PO 30380 SUNSET LAKE DOCK	7,179.00	7,179.00
25727	3480 - FASTSIGNS	PO 30962 LAWN SIGNS - DOG WASTE	204.48	204.48
25728	2517 - FIREFIGHTER ONE, LLC	PO 30695 FIRE DEPT: Hydro Testing Cylinders	1,435.00	
		PO 31014 FIRE DEPT: KEVLAR HEAD HARNESS	430.11	
		PO 31064 FIRE DEPT: ANNUAL TESTING	760.00	2,625.11
25729	3611 - FLORHAM PARK ROLLER SKATING RINK	PO 31045 TEEN ADVENTURE - ROLLER SKATING JULY 7	705.00	705.00
25730	3611 - FLORHAM PARK ROLLER SKATING RINK	PO 31046 TEEN ADVENTURE - ROLLER SKATING JULY 14	1,275.00	1,275.00
25731	3611 - FLORHAM PARK ROLLER SKATING RINK	PO 31047 TEEN ADVENTURE - ROLLER SKATING JULY 21	925.00	925.00
25732	653 - GANNET NEW YORK/NEW JERSEY LOCALIQ	PO 30391 PLANNING/ZONING - 2025 ADVERTISING - BLA	76.54	
		PO 30993 CLERK: ADVERTISING	533.52	610.06
25733	876 - GARDEN STATE LABORATORIES, INC	PO 30538 WATER OPERATING - TREATMENT OF WELLS - B	144.00	144.00
25734	863 - GRAPH-TEX	PO 30973 LAKER FUTURE LACROSSE APPAREL	1,707.55	1,707.55
25735	196 - GRIFFITH-ALLIED TRUCKING, LLC	PO 30965 DPW - UNLEADED GASOLINE - MCCPC CONTRACT	2,655.43	2,655.43
25736	3991 - GRM INFORMATION MANAGEMENT SERVICES	PO 30749 2025 ARCHIVE STORAGE ACCT 01QA0220 - 20	503.46	503.46
25737	4134 - HOGWASH CARWASH, INC	PO 31001 POLICE: CAR WASHES	20.25	20.25
25738	911 - HOME DEPOT CREDIT SERVICES	PO 30663 DPW - BUILDING MAINTENANCE - BLANKET - 1	27.91	
		PO 30845 DPW - DEPARTMENT SUPPLIES - 18-FLEET-002	348.00	375.91
25739	4209 - HUNTER CARRIER SERVICES	PO 30909 ADMIN: 2025 PHONES - ACCT BOML- BLANKET	1,088.44	1,088.44
25740	4670 - HUTCHINS HVAC, INC	PO 30969 BORO HALL: THERMOSTATS	725.00	
		PO 31060 HVAC SYSTEM - POLICE DEPT	500.00	1,225.00
25741	859 - JCP&L	PO 31078 ACCT#100 076 421 971/ BILL PRD: 5/6 - 6/	333.07	
		PO 31079 MAST ACCT# 200 000 021 275 / BILL DATE:	2,809.40	3,142.47
25742	859 - JCP&L	PO 31081 MASTER ACCT#200 000 574 000/ BILL DATE:	41.72	
		PO 31082 MAST ACCT#200 000 054 011 BILL DATE: JUN	4.73	46.45
25743	3609 - JENKINSON'S PAVILION	PO 31048 TEEN ADVENTURE - JENKINSON'S JULY 8	567.00	567.00
25744	3609 - JENKINSON'S PAVILION	PO 31049 TEEN ADVENTURE - JENKINSON'S JULY 15	1,216.00	1,216.00
25745	3609 - JENKINSON'S PAVILION	PO 31050 TEEN ADVENTURE - JENKINSON'S JULY 22	784.00	784.00
25746	1040 - JESCO, INC.	PO 30644 DPW - EQUIPMENT REPAIR - BLANKET	65.75	65.75

List of Bills - CLAIMS/CLEARING CHECKING ACCOUNT

Meeting Date: 06/23/2025 For bills from 05/23/2025 to 06/19/2025

Check#	Vendor	Description	Payment	Check Total
25747	4319 - JMS PRINTING, LLC	PO 30934 VOTER PARKING SIGNS	490.00	490.00
25748	1090 - KENVIL POWER MOWER	PO 30643 DPW - EQUIPMENT REPAIR - BLANKET	161.94	
		PO 30862 S & R: LAWNMOWER - ESCNJ CO-OP #65MCESSC	14,556.73	14,718.67
25749	4537 - LEXIPOL, LLC	PO 31028 POLICE: TRAINING	1,767.57	1,767.57
25750	4743 - LORELEI WOODLEE	PO 30975 REIMBURSEMENT FOR FINGERPRINTS	57.73	57.73
25751	4749 - LUDVIG LARSEN	PO 31042 REIMBURSEMENT FOR FINGERPRINTS	57.73	57.73
25752	4529 - MAG ELECTRIC AND LIGHTING DESIGN, LLC	PO 29596 VOLLEYBALL COURT TIMER AND LIGHTS	475.00	475.00
25753	1438 - MAIN POOL & CHEMICAL COMPANY	PO 30679 WATER OPERATING - TREATMENT OF WELLS - B	750.00	750.00
25754	2790 - MC PUBLIC SAFETY TRAINING ACADEMY	PO 30997 POLICE: TRAINING - DAVID BROWN	100.00	100.00
25755	1338 - MGL PRINTING SOLUTIONS, LLC	PO 30877 ENVELOPES FOR PFOA MAILING AND ADMIN.- M	120.00	
		PO 30877 ENVELOPES FOR PFOA MAILING AND ADMIN.- M	169.00	
		PO 30918 BOAT REGISTRATION LABELS	281.00	570.00
25756	4700 - MONICA GOSCICKI - PETTY CASH	PO 31075 JUNE 2025 - REIMBURSE PETTY CASH	29.68	29.68
25757	1295 - MORRIS COUNTY MUNICIPAL UTILITIES	PO 31043 SOLID WASTE DISPOSAL - MAY 2025	12,181.95	12,181.95
25758	1309 - MORRIS CTY TAX COLL/TREAS ASSN	PO 31003 TAX DEPARTMENT - 6/18/25 LUNCHEON - MONI	80.00	
		PO 31011 FINANCE: WORK TOGETHER BANK SVCS. - LUNC	40.00	120.00
25759	1311 - MORRIS CTY TREASURER	PO 31057 MORRIS COUNTY COMMUNICATIONS DISPATCH SE	26,447.42	26,447.42
25760	2766 - MOTOROLA SOLUTIONS, INC.	PO 31052 POLICE: BODY CAM SERVICE/ SOFTWARE	10,128.00	10,128.00
25761	1392 - MOUNTAIN LAKES POLICE ASSOCIATION	PO 31000 POLICE: PBA REIMBURSEMENT FOR UNIFORMS M	515.10	515.10
25762	1371 - MTN. LAKES BOARD OF EDUCATION	PO 31044 ARBITER FACILITIES SCHEDULER ANNUAL FEE	1,207.50	1,207.50
25763	1371 - MTN. LAKES BOARD OF EDUCATION	PO 31051 JULY 2025 MTN LAKES SCHOOL DISTRICT GENE	2,207,005.34	2,207,005.34
25764	1394 - MTN. LAKES PUBLIC LIBRARY	PO 30659 2025 APR - DEC MTN LAKES PUBLIC LIBRARY	33,460.41	33,460.41
25765	4615 - NAPA AUTO PARTS	PO 30640 DPW - VEHICLE REPAIR & MAINTENANCE - BLA	85.87	85.87
25766	479 - NEW JERSEY HILLS MEDIA GROUP	PO 30392 ZBOA/PLANNING BRD - 2025 - BLANKET ACCT	51.15	51.15
25767	1559 - NJ STATE ASSOC. OF CHIEFS OF POLICE	PO 30793 POLICE: CONFERENCE REGISTRATION 2025 - S	465.00	
		PO 30802 POLICE: 113TH ANNUAL TRAINING CONFERENCE	485.00	950.00
25768	1754 - NORTHEAST COMMUNICATIONS, INC.	PO 30998 POLICE: RADIO/MIC REPAIR	98.00	
		PO 31070 FIRE DEPT: Replace Rescue 1 antenna	582.15	680.15
25769	2500 - NORTON SEWER AND DRAIN	PO 30892 WATER OPERATING - MISC - BLANKET	300.00	300.00
25770	2727 - ONE CALL CONCEPTS, INC.	PO 31023 ACCT# 12-BML / 2025 MAY - DECEMBER BLAN	348.30	348.30
25771	1676 - PHYLLIS DEERING	PO 31020 SHADE TREE: REIMBURSEMENT - TREE ORDER#	225.00	225.00
25772	1714 - POWER PLACE, INC.	PO 30680 DPW - EQUIPMENT REPAIR - BLANKET	18.48	18.48
25773	4600 - PROSHRED NORTHERN NEW JERSEY	PO 30935 ADMIN: SHREDDING SERVICES ACCT# 30-00000	120.00	120.00
25774	3028 - REINER GROUP, INC	PO 30947 FIREHOUSE HEATERS	9,325.00	9,325.00
25775	4079 - ROBERT GRIGGS PLUMBING & HEATING, LLC	PO 30970 DPW - BUILDING MAINTENANCE	1,269.36	1,269.36
25776	417 - RONALD CARROLL	PO 30336 2025 QUARTERLY HEALTH BENEFITS REIMBURSE	1,985.84	1,985.84
25777	3500 - RUTGERS UNIVERSITY	PO 30995 RECYCLING COORDINATOR COURSES - MAYA ADA	299.00	299.00
25778	285 - SHAWN BENNETT	PO 31026 POLICE: REIMBURSEMENT FOR SHAWN BENNETT	100.00	100.00
25779	2774 - STAPLES CONTRACT & COMMERCIAL, LLC	PO 30926 POLICE: ORDER# 7657853453	116.82	
		PO 30968 ADMIN: ORDER# 7658309886	370.53	487.35
25780	2774 - STAPLES CONTRACT & COMMERCIAL, LLC	PO 30983 DPW: ORDER# 7658933627	52.51	52.51
25781	3944 - STEVEN M. GLUCK	PO 30974 CONSTRUCTION: REIMBURSEMENT	774.53	774.53
25782	1981 - SUBURBAN DISPOSAL, INC	PO 30785 SOLID WASTE / RECYCLING COLLECTION - BLA	71,949.99	71,949.99
25783	3489 - SWANK MOTION PICTURES, INC	PO 31071 MOVIE NIGHT LICENSING - 2025	510.00	510.00
25784	4578 - T-MOBILE	PO 31034 DATA SERVICE FOR IPADS - APRIL & MAY	213.70	213.70
25785	4152 - TARGET SOLUTIONS LEARNING, LLC	PO 30999 POLICE: GUARDIAN	1,363.60	1,363.60
25786	4591 - TIGRIS	PO 30765 LAKES MANAGEMENT: 2025 MARCH-DECEMBER SE	6,810.00	6,810.00
25787	603 - TOWNSHIP OF DENVILLE	PO 31056 2nd QTR 2025 SHARED MUNICIPAL COURT SERV	16,197.75	16,197.75
25788	4646 - TOWNSHIP OF MT. OLIVE	PO 30726 INTER-LOCAL HEALTH SERVICES AGREEMENT 20	9,125.00	9,125.00
25789	1536 - TREAS, STATE OF NJ - D.O.H.	PO 31017 MAY 2025 DOG LICENSE FEES	2.40	2.40
25790	2079 - TREASURER, STATE OF NEW JERSEY	PO 31016 JANUARY - MARCH 2025 MARRIAGE LICENSE F	100.00	100.00
25791	4088 - TURN OUT UNIFORMS, INC	PO 30014 POLICE: UNIFORM - BARBARA GIULIANO	22.99	
		PO 31054 POLICE: UNIFORM PURCHASES - CONNOR GRADY	369.95	392.94
25792	1736 - TWP OF PARSIPPANY - TROY HILLS	PO 30656 2025 SEWER MAINTENANCE CHARGES - APR - D	41,226.06	41,226.06
25793	3822 - ULINE, INC	PO 30990 POLICE: FURNITURE MISC.	799.10	799.10
25794	1062 - UNITED SITE SERVICES	PO 31019 PORTA JOHNS: MAY EVENT - LAKE DRIVE- CUS	330.00	
		PO 31077 PORTA JOHNS: MAY/JUNE 2025 - CUST ID# AC	1,287.30	1,617.30
25795	2102 - UNIVAR SOLUTIONS, USA	PO 30678 WATER OPERATING - TREATMENT OF WELLS - B	1,945.01	1,945.01
25796	4480 - VERIZON	PO 30767 BOROWIDE: 2025 INTERNET SERVICES: ACCT 3	199.30	199.30
25797	4481 - VERIZON	PO 30768 DPW: 2025 INTERNET SERVICES ACCT# 457-15	45.78	
		PO 30768 DPW: 2025 INTERNET SERVICES ACCT# 457-15	31.61	109.00
		PO 30768 DPW: 2025 INTERNET SERVICES ACCT# 457-15.	31.61	
25798	4177 - WEINER LAW GROUP, LLP	PO 31015 MAY 2025 PROFESSIONAL SERVICES - PB	1,200.00	1,200.00
25799	2161 - WELDON QUARRY CO., LLC	PO 30715 S & R - POTHOLE REPAIR - BLANKET	240.21	240.21
TOTAL				2,579,592.95

List of Bills - CLAIMS/CLEARING CHECKING ACCOUNT

Meeting Date: 06/23/2025 For bills from 05/23/2025 to 06/19/2025

Check#	Vendor	Description	Payment	Check Total	
Summary By Account					
ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-100-020	GENERAL ADMIN - OTHER EXPENSE	1,666.80			
01-201-20-120-020	MUNICIPAL CLERK - OTHER EXP'S	2,313.62			
01-201-20-130-020	FINANCE - OTHER EXPENSES	69.88			
01-201-20-140-020	COMPUTER SERVICES	947.40			
01-201-20-145-020	TAX COLLECTOR - OTHER EXPENSES	80.00			
01-201-20-155-020	LEGAL SERVICES - OTHER EXPENSE	945.00			
01-201-20-165-020	ENGINEERING SERVICES	676.00			
01-201-21-180-020	PLANNING BOARD - OTHER EXPENSE	1,308.78			
01-201-21-185-020	BD OF ADJUST - OTHER EXPENSES	18.91			
01-201-22-195-020	UNIFORM CONST - OTHER EXPENSES	1,000.83			
01-201-23-220-020	GROUP INSURANCE PLANS-EMPLOYEE	2,665.54			
01-201-25-240-020	POLICE DEPT - OTHER EXPENSES	7,021.80			
01-201-25-250-020	INTERLOCAL SERVICES: MC DISPATCH - OE	26,447.42			
01-201-25-251-020	INTERLOCAL SERVICES: DENVILLE COURT - OE	16,197.75			
01-201-25-255-020	FIRE DEPT - OTHER EXPENSES	2,980.26			
01-201-26-290-020	STREETS & ROADS - OTHER EXP.	31,704.23			
01-201-26-300-020	SHADE TREE COMMISSION - O/E	225.00			
01-201-26-305-020	SOLID WASTE - OTHER EXPENSES	85,524.30			
01-201-26-306-020	Recycling Tax	317.79			
01-201-26-310-020	BLDG & GROUNDS - MUNIC BLDG	2,180.24			
01-201-26-315-020	VEHICLE REPAIRS & MAINTENANCE	985.90			
01-201-28-370-020	PARKS & PLAYGROUNDS OTHER EXP.	1,486.73			
01-201-28-375-020	MAINT OF PARKS (BEACHES/LAKES)	9,407.37			
01-201-29-390-020	AID TO PUBLIC LIBRARY	33,460.41			
01-201-31-435-020	ELECTRICITY - ALL DEPARTMENTS	337.80			
01-201-31-440-020	TELECOMMUNICATIONS	1,088.44			
01-201-31-447-020	PETROLEUM PRODUCTS	2,655.43			
01-201-42-114-020	SHARED SERVICES - HEALTH SERVICES	9,125.00			
01-203-25-240-020	(2024) POLICE DEPT - OTHER EXPENSES		22.99		
01-207-55-000-000	LOCAL SCHOOL TAXES PAYABLE			2,207,005.34	
01-260-05-100	DUE TO CLEARING			0.00	2,449,966.96
01-290-55-000-002	DUE TO NJ - MARRIAGE LIC. FEES			100.00	
TOTALS FOR	Current Fund	242,838.63	22.99	2,207,105.34	2,449,966.96
02-200-40-700-340	Clean Communities Grant	299.00			
02-200-40-700-490	AMERICAN RESCUE PLAN	3,850.00			
02-200-40-700-560	RECREATON GRANT	4,526.40			
02-260-05-100	DUE TO CLEARING			0.00	8,675.40
TOTALS FOR	FEDERAL AND STATE GRANTS	8,675.40	0.00	0.00	8,675.40
04-215-55-992-000	2022 CAPITAL ORDINANCE 2-22			10,128.00	
04-215-56-803-000	2025 CAPITAL ORDINANCE 8-25			39,325.00	
04-260-05-100	DUE TO CLEARING			0.00	49,453.00
TOTALS FOR	General Capital	0.00	0.00	49,453.00	49,453.00
05-201-55-520-520	Water Operating - Other Expenses	11,532.55			
05-260-05-100	DUE TO CLEARING			0.00	11,532.55
TOTALS FOR	Water Operating	11,532.55	0.00	0.00	11,532.55
07-201-55-520-520	Sewer Operating - Other Expenses	41,488.59			
07-260-05-100	DUE TO CLEARING			0.00	41,488.59
TOTALS FOR	Sewer Operating	41,488.59	0.00	0.00	41,488.59

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
13-260-05-100	DUE TO CLEARING			0.00	2.40
13-295-56-000-000	DOG LICENSE FEES-DUE STATE NJ			2.40	
TOTALS FOR	Animal Trust	0.00	0.00	2.40	2.40
33-260-05-100	DUE TO CLEARING			0.00	18,474.05
33-600-00-090-000	Recreation Trust Reserves			18,474.05	
TOTALS FOR	Recreation Trust	0.00	0.00	18,474.05	18,474.05

Total to be paid from Fund 01 Current Fund	2,449,966.96
Total to be paid from Fund 02 FEDERAL AND STATE GRANTS	8,675.40
Total to be paid from Fund 04 General Capital	49,453.00
Total to be paid from Fund 05 Water Operating	11,532.55
Total to be paid from Fund 07 Sewer Operating	41,488.59
Total to be paid from Fund 13 Animal Trust	2.40
Total to be paid from Fund 33 Recreation Trust	18,474.05
	2,579,592.95

Checks Previously Disbursed

25679	DIRECT ENERGY BUSINESS	Multiple:	3,555.63	6/09/2025
25680	DIRECT ENERGY BUSINESS	Multiple:	1,040.52	6/09/2025
25681	GEESE CHASERS NORTH JERSEY, LLC	PO# 30834 PARKS: 2025 GOOSE MANAGEMENT ANNUA	1,175.00	6/09/2025
25682	JCP&L	Multiple:	986.36	6/09/2025
25683	JCP&L	PO# 31022 ACCT# 100 050 702 156 - BILL PRD:	6.65	6/09/2025
25684	MTN. LAKES BOARD OF EDUCATION	PO# 30984 JUNE 2025 MTN LAKES SCHOOL DISTRIC	2,153,145.30	6/09/2025
25685	NJ DEPT OF LABOR -WORKFORCE DEVELOPMENT	PO# 30977 3RD QTR 2024 UNEMPLOYMENT	13,867.86	6/09/2025
25686	OPTIMUM	PO# 30758 DPW: 2025 INTERNET SERVICES ACCT#	12.94	6/09/2025
25687	OPTIMUM	PO# 30759 DPW: 2025 INTERNET SERVICES ACCT#	161.44	6/09/2025
25688	T-MOBILE	PO# 30518 WATER: T-MOBILE ACCT - 999393642 -	31.15	6/09/2025
25689	TMS, INC	PO# 30189 ADMIN: 2025 DNS HOSTING / ACCT# GT	30.00	6/09/2025
25690	UGI ENERGY SERVICES, INC.	PO# 30979 CUST# J0001077, 1078, 1079 - MOUNT	335.89	6/09/2025
25691	VERIZON	PO# 30689 ADMIN: ACCT# 357-361-129-0001-26 -	251.10	6/09/2025
25692	ALEXANDER IAQUINTA	PO# 31030 JR LAKER WRESTLING TRAINING	1,000.00	6/17/2025
25693	JAMES FRANCO	PO# 31031 PAYMENT FOR JR LAKER WRESTLING TRA	1,000.00	6/17/2025
			2,176,599.84	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 Current Fund	2,157,462.14	2,449,966.96	4,607,429.10
Fund 02 FEDERAL AND STATE GRANTS		8,675.40	8,675.40
Fund 04 General Capital		49,453.00	49,453.00
Fund 05 Water Operating	3,240.13	11,532.55	14,772.68
Fund 07 Sewer Operating	29.71	41,488.59	41,518.30
Fund 13 Animal Trust		2.40	2.40
Fund 14 Unemployment Trust	13,867.86		13,867.86
Fund 33 Recreation Trust	2,000.00	18,474.05	20,474.05

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
	BILLS LIST TOTALS	2,176,599.84	2,579,592.95	4,756,192.79	

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

Payroll Agency Account

Meeting Date: 06/23/2025 For bills from 05/23/2025 to 06/19/2025

Check#	Vendor	Description	Payment	Check Total
5097	1392 - MOUNTAIN LAKES POLICE ASSOCIATION	PO 31058 POLICE UNION DUES - MAY 2025	550.00	550.00
	TOTAL			550.00

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
12-101-01-001-001	PAYROLL AGENCY-CASH-PROVIDENT BANK			0.00	550.00
12-200-00-000-800	POLICE UNION DUES	550.00			
TOTALS FOR	Payroll Agency Account	550.00	0.00	0.00	550.00

Total to be paid from Fund 12 Payroll Agency Account

550.00

550.00

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

Developer's Escrow

Meeting Date: 06/23/2025 For bills from 05/23/2025 to 06/19/2025

Check#	Vendor	Description	Payment	Check Total
5457	3985 - KING OF KINGS LUTHERAN CHURCH	PO 31085 ESCROW REFUND	8,509.08	8,509.08
5458	4750 - NOUVELLE, LLC	PO 31086 REFUND ESCROW	3,080.50	3,080.50
TOTAL				11,589.58

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
17-101-01-001-002	Escrow - Developers - Checking			0.00	11,589.58
17-500-00-091-413	NOUVELLE, LLC - INSPECTON FEES			3,080.50	
17-500-00-091-423	KING OF KINGS LUTHERAN CHURCH			8,509.08	
TOTALS FOR	Developer's Escrow	0.00	0.00	11,589.58	11,589.58

Total to be paid from Fund 17 Developer's Escrow

11,589.58

11,589.58

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

RESOLUTION 121-25

RESOLUTION AUTHORIZING THE CANCELLATION OF APPROPRIATIONS

WHEREAS, the Sunset Lake Dam loan balance as listed in the Current Appropriations in the 2025 Municipal Budget will not be expended:

WHEREAS, it is necessary to formally cancel the unexpended balance totaling \$60,522.39 from the appropriations indicated below to the current fund balance:

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 Chief Financial Officer (CFO) is hereby authorized and directed to cancel the unexpended balance totaling \$60,522.39 from the appropriations indicated.

<u>APPROPRIATION</u>	<u>Amount Canceled</u>
Current – St. of NJDEP Sunset Lake Dam Loan	\$60,522.39

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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 23, 2025.

Cara Fox
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			

**BOROUGH OF MOUNTAIN LAKES
COUNTY OF MORRIS**

RESOLUTION 122-25

RESOLUTION AUTHORIZING CHANGE IN CUSTODIAN OF PETTY CASH FUND

WHEREAS, Monica Gosicki was custodian of the Administration Department Petty Cash Fund, and

WHEREAS, in accordance with N.J.S.A. 40:5-21, the Borough of Mountain Lakes is changing custodians to Monika Strama; and

WHEREAS, Monika Strama is bonded in the amount of \$50,000 by virtue of a surety bond.

NOW THEREFORE, BE IT RESOLVED, that the Borough of Mountain Lakes, County of Morris hereby authorizes such action effective 7/1/25, and this resolution will be filed with the Division of Local Government Services, New Jersey Department of Community Affairs for approval.

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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 23, 2025.

Cara Fox
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			

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

RESOLUTION 123-25

RESOLUTION AUTHORIZING THE SALE OF SURPLUS PERSONAL PROPERTY NO LONGER NEEDED FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE

WHEREAS, the Borough Manager in conjunction with the various department managers has determined that the property described on Schedule A attached hereto and incorporated herein is no longer needed for public use; and

WHEREAS, the Local Unit Technology Pilot Program and Study Act (P.L. 2001, c. 30) authorizes the sale of surplus personal property no longer needed for public use through the use of an online auction service; and

WHEREAS, the Borough of Mountain Lakes intends to utilize the online auction services of "GovDeals – online government auctions" ("GovDeals") located at "www.govdeals.com"; and

WHEREAS, the sales are being conducted pursuant to the Division of Local Government Services' Local Finance Notice 2008-9 & 2008-21R; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Mountain Lakes, that the Borough is hereby authorized to sell the surplus personal property as indicated on Schedule A on an online auction website located at "www.municibid.com"; and

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded by the Borough Clerk to the Director, Division of Local Government Services; and

BE IT FURTHER RESOLVED, by the Mayor and Council of the Borough of Mountain Lakes that pursuant to N.J.S.A. 40A:11-36, the Borough Clerk shall cause to be placed in the official newspaper of the Borough a notice of public auction of the above mentioned tangible personal property to be held within 30 days of the date of approval of this resolution.

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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 23, 2025.

Cara Fox
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			

SCHEDULE "A"

2014 Ford F-550 Vin# 1FDUF5HY6EEA60684

2008 Ford F-550 Vin# 1FDAF57R98ED27771

2008 Ford F-350 Vin# 1FTWF31578EC58678

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

RESOLUTION R124-25

RESOLUTION RENEWING LIQUOR LICENSES FOR 2025-2026 LICENSING TERM

BE IT RESOLVED, that the Borough Council of the Borough of Mountain Lakes, in the County of Morris, State of New Jersey, does hereby approve the renewal of the liquor licenses named below for the licensing term of July 1, 2025 (as per Alcoholic Beverage Control Director’s Order) through June 30, 2026:

PLENARY RETAIL CONSUMPTION LICENSES

<u>License #</u>	<u>Licensee & Location</u>	<u>Trading As</u>
1425-33-003-006	Mansion at ML LLC	Mansion at Mountain Lakes
1425-33-004-008	Shkempi Restaurant, Inc.	Barka
1425-33-005-003	Hapgoods LLC	Hapgoods LLC

PLENARY RETAIL DISTRIBUTION LICENSES

1425-44-001-016	Krishna Wine & Liquor Inc.	NONE
1425-44-002-003	Mountain Lakes Liquor LLC	El Dorado Winehouse

CLUB LICENSES

1425-31-006-001	Mountain Lakes Club	Mountain Lakes Club
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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 June 23, 2025.

Cara Fox
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			

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

RESOLUTION 125-25

RESOLUTION APPOINTING JENNIFER SEMLER AS CHIEF FINANCIAL OFFICER

WHEREAS, N.J.S.A. 40A:9-140.10 provides that in every municipality there shall be a chief financial officer appointed by the governing body for a term of four years beginning on January 1 of the year in which they are appointed; and

WHEREAS, Monica Goscicki, who is retiring, was appointed Chief Financial Officer for the Borough of Mountain Lakes initially on June 13, 2016 to fill an unexpired term and was reappointed twice to four-year terms and obtained tenure after the second reappointment; and

WHEREAS, N.J.S.A. 40A:9-140.13 requires that a person appointed chief financial officer of a municipality hold a municipal finance officer certification issued by the State of New Jersey; and

WHEREAS, Jennifer Semler holds the necessary certification; and

WHEREAS, the Borough Council wishes to appoint Jennifer Semler as Chief Financial Officer for a four-year term which shall run until December 31, 2028.

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 Jennifer Semler is hereby appointed Chief Financial Officer of the Borough of Mountain Lakes for a term commencing on July 1, 2025 and expiring December 31, 2028.

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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 23, 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			

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

RESOLUTION 126-25

RESOLUTION OF THE BOROUGH OF MOUNTAIN LAKES ENDORSING THE HOUSING ELEMENT AND FAIR SHARE PLAN FOR 2025 THROUGH 2035 AS ADOPTED BY THE MOUNTAIN LAKES PLANNING BOARD

WHEREAS, the New Jersey Supreme Court, through its rulings in Southern Burlington County NAACP v. Mount Laurel, 67 13 N.J. 151 (1975) and Southern Burlington County NAACP 14 v. Mount Laurel, 92 N.J. 158 (1983), determined that every municipality in New Jersey has a constitutional obligation to provide through its land use regulations a realistic opportunity for its fair share of its region's present and prospective needs for housing for low- and moderate-income families; and

WHEREAS, on March 20, 2024, Governor Murphy signed P.L. 2024, c.2. into law, establishing a new framework for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et al.); and

WHEREAS, N.J.S.A. 52:27D-304.1(f)(2)(a), participating municipalities must adopt a housing element and fair share plan on or before June 30, 2025; and

WHEREAS, on May 29, 2025, the Borough of Mountain Lakes Planning Board adopted the "Housing Element and Fair Share Plan for 2025-2035, Borough of Mountain Lakes, NJ", dated May 2025, prepared by Elizabeth Leheny, P.P., A.I.C.P., of Phillips Preiss Grygiel Leheny Hughes LLC said adoption having occurred after hearing as duly noticed pursuant to N.J.S.A. 40:55D-13 (a copy of the Resolution and Fourth Round Housing Element & Fair Share Plan are appended hereto as Schedule A); and

WHEREAS, pursuant to Administrative Directive No. 14-12 of the Superior Court, the Housing Element and Fair Share Plan must not only be adopted by the Planning Board but also adopted by the governing body of the Borough; and

WHEREAS, the Borough Council of the Borough of Mountain Lakes has reviewed the action of the Mountain Lakes Borough Planning Board and the Fourth Round Housing Element & Fair Share Plan as prepared and finds that the plan is consistent with the goals and objectives of the Borough of Mountain Lakes's Master Plan and that the adoption and implementation of the Housing Element and Fair Share Plan are in the public interest and protect the public health, safety and promote the general welfare.

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, as follows:

1. That it hereby endorses and adopts the Fourth Round Housing Element & Fair Share Plan as appended hereto as Schedule A and as adopted by the Borough of Mountain Lakes Planning Board.
2. A notice of this endorsement and a copy of this Resolution, the adopted Housing Element and Fair Share Plan and all supporting documentation shall be made available for public inspection at the Borough of Mountain Lakes Municipal Clerk's Office during the normal business hours.
3. The Borough Council hereby authorizes and directs its professionals to file with the Court the Housing Element & Fair Share Plan, accompanying Resolutions and any and all documents that are deemed necessary and required pursuant to P.L. 2024, c. 2 and such other law.

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

RESOLUTION 128-25

RESOLUTION AUTHORIZING THE SETTLEMENT OF A TAX APPEAL (VERIZON NEW JERSEY INC. – PERSONAL PROPERTY TAX)

WHEREAS, a tax appeal has been filed in the Tax Court of New Jersey captioned “Verizon New Jersey, Inc. v. Borough of Mountain Lakes” challenging the 2012-2025 personal property tax assessments on Verizon properties; and

WHEREAS, the Plaintiff and the Tax Assessor have agreed to a settlement of this tax appeal as set forth in a proposed Stipulation of Settlement attached hereto; and

WHEREAS, the Borough Council finds that it is in the best interest of the Borough to approve the proposed settlement.

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 Attorney is authorized to execute a Stipulation of Settlement in settlement of all pending tax appeals captioned “Verizon New Jersey, Inc. v. Borough of Mountain Lakes”; and be it further,

BE IT FURTHER RESOLVED, that the Tax Collector is hereby authorized to process any refund required as a result of the settlement of this tax appeal.

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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 June 23, 2025.

Cara Fox
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			

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

RESOLUTION 129-25

RESOLUTION FOR MEMBER PARTICIPATION IN A COOPERATIVE PRICING SYSTEM

WHEREAS, N.J.S.A. 40A:11-11 (5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, the Monmouth-Ocean Educational Services Commission (MOESC), hereinafter referred to as the "Lead Agency " has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services;

WHEREAS, on June 23, 2025 the governing body of the Borough of Mountain Lakes, County of Morris, State of New Jersey, pursuant to N.J.A.C 5:34-7.6 (a), duly considered participation in a Cooperative Pricing System for the provision and performance of goods and services.

NOW, THEREFORE BE IT RESOLVED as follows:

TITLE

This resolution shall be known and may be cited as the Cooperative Pricing Resolution of the Monmouth-Ocean Educational Services Commission (MOESC),

AUTHORITY

Pursuant to the provisions of N.J.S.A. 40A:11-11(5) and N.J.A.C 5:34-7.6 (a), the Borough of Mountain Lakes is hereby authorized to enter into a Cooperative Pricing Agreement with Monmouth-Ocean Educational Services Commission (MOESC), the Lead Agency.

CONTRACTING UNIT

The Lead Agency shall comply with the Public School Contracts Law (N.J.S.A. 18A:18A-1 et seq.) and all other provisions of the revised statutes of the State of New Jersey.

EFFECTIVE DATE

This resolution shall take effect immediately upon passage.

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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 23, 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			