



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES  
AUGUST 25, 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 7p.m.

**ROLL CALL ATTENDANCE**

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

**FLAG SALUTE**

Mayor Barnett led the salute to the flag.

**EXECUTIVE SESSION**

There was no executive session.

**COMMUNITY ANNOUNCEMENTS**

Mayor Barnett announced that long-time Laker and former Borough Beach Director Dede Conlan passed away and a memorial service will be held at St. John's Masonic Lodge on August 29<sup>th</sup> at 4pm.

**SPECIAL PRESENTATIONS**

There were no presentations.

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

There were no reports.

**BOROUGH COUNCIL DISCUSSION ITEMS**

**Second Quarter 2025 Current Budget Report; Second Quarter 2025 Water Budget Report & Second Quarter 2025 Sewer Budget Report; Trust Balances; Capital Account Balances**

Chief Financial Officer Jennifer Semler provided a detailed memo of the second quarter current fund budget, second quarter water and sewer budgets, trust balances and capital account balances. Mayor Barnett advised that the reports were thoroughly reviewed by the Finance Advisory Committee.

**E-Bike Safety**

The Council discussed growing concerns regarding e-bike safety and agreed that, in addition to ongoing public education efforts, the matter will be referred to both the Shared Services Committee and the Traffic/Safety Committee for further review. Council also committed to engaging with State legislators to explore broader solutions.

Borough Attorney Oostdyk agreed to provide Councilmembers with copies of adopted e-bike ordinances from other New Jersey municipalities for reference.

**PUBLIC COMMENT**

Mayor Barnett opened the meeting to the public.

There was no one from the public wishing to speak.



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**ATTORNEY'S REPORT**

Mr. Oostdyk had nothing to report.

**MANAGER'S REPORT**

Borough Manager Stern provided his report (attached). The Council asked Mr. Stern questions, and he answered them.

**RESOLUTIONS**

There were no resolutions.

**ORDINANCES TO INTRODUCE**

There were no ordinances to introduce.

**ORDINANCES TO ADOPT**

There were no ordinances to adopt.

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**\*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. *R137-25, Authorizing the Payment of Bills*
- b. *R138-25, Requesting Approval of Item of Revenue and Appropriation Under N.J.S.A. 40A: 4-87 for the FY2026 Highlands Protection Fund – Plan Conformance Funding Grants - \$112,200.00*
- c. *R139-25, Authorizing the Award of Contract for Boulevard Walkway Resurfacing Project – Phase 2*
- d. *R140-25, Choosing Not to Renew the Existing Site Leases, to Assume Ownership of the Tower at 400 Boulevard, and to Authorize the Issuance of a Request for Proposal for the Available Tower Elevations and Ground Space*
- e. *R141-25, Authorizing the Award of Contract to Alden Bailey Restoration for the Mountain Lakes Train Station Exterior Restoration*
- f. *R142-25, Authorizing the Issuance of Not Exceeding \$6,334,483 Bond Anticipation Notes of the Borough of Mountain Lakes*
- g. *R143-25, Authorizing a Professional Services Agreement for Lake and Watershed Management Plan Between the Borough of Mountain Lakes and Princeton Hydro, LLC*
- h. *R144-25, Amending Personnel Policy and Procedure Manual*

**\*APPROVAL OF MINUTES**

*7/28/25 (Regular)*

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

- a. *Lucy Edwards and Avni Kaushal to the Health Commission as student members (previously appointed)*
- b. *Grace Fu and Helen Han to the Historic Preservation Committee as student members (previously appointed)*
- c. *Nora Lin to the Green Team as student member*
- d. *Kelsey Dages and Scott Minitier to the Lakes Management Committee as student members*



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**\*Approval of the Consent Agenda**

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

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

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

**COUNCIL REPORTS**

Finance Advisory Committee – Mayor Barnett reported the following: The committee welcomed new Borough Chief Financial Officer(CFO) Jen Semler. The committee reviewed the 2<sup>nd</sup> quarter reports in detail and confirmed that reserves are in good standing. Given that most tax appeals have been resolved, the committee will consider reallocating funds from the Tax Appeal Reserve to the Capital Improvement Fund for next year’s budget. The Borough’s Bond Anticipation Note (BAN) sale is scheduled for October 10<sup>th</sup>. The committee endorsed the CFO’s recommendation, made in consultation with the Borough Auditor and Bond Counsel, to engage a financial advisor to manage and oversee the BAN sale. Upcoming FAC discussions will include developing a formal debt policy and reviewing the Borough’s long-term capital plan. The September meeting will be cancelled if the long term capital plan is not ready for committee review.

Zoning Board – Councilmember Howley reported that the board is reviewing new member applications.

Environmental Commission – Councilmember Howley reported that the commission welcomed a new member and reviewed the grant awarded to the Borough by the Highlands Council. The commission also discussed plans to issue an e-blast aimed at educating residents on proper battery disposal practices.

Recreation Commission – Councilmember Tsai recognized Recreation Director Laurie Stepper for all her hard work with the summer programs and reported the following: The commission is preparing for upcoming events including, Halloween porch decorating contest, Diwali celebration event, and Fall Fest being held on October 12<sup>th</sup>. The commission will be reviewing the rack and ring program. There has been an increase in nonresident attempts to access Borough beaches following a news article that named Mountain Lakes an underrated picnic destination in New Jersey.

~~Police Chief Bennett advised anyone with concerns about non-resident beach use should contact police dispatch directly and also noted that beach patrol operations will be re-evaluated during next year’s budget discussions.~~

**PUBLIC COMMENT**

Mayor Barnett opened the meeting to the public.

There was no one from the public wishing to speak.



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**NEXT STEPS AND PRIORITIES**

There were no next steps or priorities.

**ADJOURNMENT at 7:33P.M.**

Motion made by Councilmember Howley, second by Councilmember Cannon to adjourn the meeting at 7:33p.m., with all members in favor signifying by "Aye".

Respectfully Submitted,

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Cara Fox, Borough Clerk



# BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

**Mitchell Stern**  
**Borough Manager**  
mstern@mtnlakes.org

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

TO: Honorable Mayor and Borough Council  
SUBJ: Manager's Report for the Borough Council meeting of August 25, 2025  
CC: Robert Oostdyk, Borough Attorney

**Garden Club Flower Show** – I have recently met with representatives of our Garden Club. The club is requesting use of Borough Hall for their 2026 flower show. Holding the show at Borough Hall will allow the club an updated venue for their show and will allow us to show off our renovated facility. Once the club settles on a date, I will share it with you.

**Recycling Rate Increase Recognition** – The Borough has been recognized by the Morris County Municipal Utilities Authority for having the most improved recycling rate from 2024 to 2025, for the communities the Authority represents.

**Annual Road Paving** – All scheduled work has been completed.

**Solid Waste Contract** – December 31<sup>st</sup> ends our existing solid waste contract. We are working to complete the specifications for a new public bid process. The new contract will contain the same terms, collection schedules and requirements as the existing contract. I will keep you updates as the process moves along.

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

Respectfully,

Mitchell

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

**RESOLUTION 137-25**

**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 August 25, 2025 and on file and available for public inspection in the Office of the Treasurer and approved by him for payment, be paid.

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**CERTIFICATION:** I hereby certify the foregoing to be a true and correct copy of a resolution duly adopted by the Borough Council of Mountain Lakes, New Jersey, at a meeting held on August 25, 2025.

Cara Fox  
Cara Fox, Borough Clerk

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

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

Meeting Date: 08/27/2025 For bills from 07/25/2025 to 08/21/2025

Check#	Vendor	Description	Payment	Check Total
ACH	219 - ACCESS	PO 31299 ADMIN: CUST# 156NFY04790 - AUG 2025	98.94	98.94
25963	2426 - AGL WELDING SUPPLY CO.	PO 30428 DPW - EQUIPMENT & TOOLS - BLANKET	95.10	95.10
25964	4343 - ALARMAX DISTRIBUTORS, INC	PO 31329 FIRE ALARM ANNUNCIATOR REPLACEMENT KEYS	17.90	17.90
25965	206 - ALLEN PAPER & SUPPLY CO.	PO 31283 DPW - CUSTODIAL SUPPLIES - MCCP #25	346.76	346.76
25966	3861 - AMAZON CAPITAL SERVICES	PO 30967 STREET/ROADS: ORDER# 111-0240940-5607406	395.00	
		PO 31234 POLICE: ORDER# 111-1062214-7521050	20.30	
		PO 31250 POLICE: ORDER# 111-9627862-8522649	33.61	
		PO 31267 DPW: ORDER# 111-4710478-1225809	34.85	
		PO 31274 DPW: ORDER# 111-2043466-8377037	192.84	676.60
25967	3861 - AMAZON CAPITAL SERVICES	PO 31293 ADMIN: ORDER# 111-4533749-7567418	143.58	
		PO 31295 DPW: ORDER # 111-2788250-0719422	9.49	
		PO 31305 LIFEGUARD: ORDER# 111-1655453-5173812	116.40	
		PO 31307 POLICE: ORDER# 111-6432981-4735430	14.84	
		PO 31314 POLICE: ORDER# 111-9277218-4547400	335.96	620.27
ACH	189 - ANCHOR ACE HARDWARE	PO 31271 DPW - ANCHOR ACE JULY 2025 ACCT 100161 &	514.00	514.00
ACH	189 - ANCHOR ACE HARDWARE	PO 31271 DPW - ANCHOR ACE JULY 2025 ACCT 100161 &	43.96	43.96
25968	102 - ANDERSON & DENZLER ASSOC., INC	PO 31331 JULY 2025 PROFESSIONAL SERVICES	189.20	
		PO 31331 JULY 2025 PROFESSIONAL SERVICES	851.40	
		PO 31331 JULY 2025 PROFESSIONAL SERVICES	1,362.50	
		PO 31331 JULY 2025 PROFESSIONAL SERVICES	1,740.50	4,143.60
25969	4163 - APPRAISAL SYSTEMS, INC.	PO 30701 2025 PROFESSIONAL SERVICE FOR REASSESSME	6,000.00	6,000.00
25970	4148 - ATAK TRUCKING, INC.	PO 31206 SAND FOR SUMMER RECREATION PROGRAM	995.28	995.28
25971	3957 - ATLANTIC COAST RECYCLING	PO 30792 SOLID WASTE - RECYCLING - 2025 - BLANKET	628.54	628.54
25972	254 - BARCO PRODUCTS, LLC	PO 30989 CONCRETE BENCHES FOR ISLAND BEACH AND BI	2,295.28	2,295.28
25973	3303 - BOROUGH OF CHESTER (MCLM)	PO 31282 LEAGUE SEMINAR 9/17/25	165.00	165.00
25974	3303 - BOROUGH OF CHESTER (MCLM)	PO 31333 LEAGUE SEMINAR 9/17/25	55.00	55.00
25975	4368 - BUY WISE AUTO PARTS, INC.	PO 30866 POLICE: VEHICLE REPAIR BLANKET	513.05	513.05
25976	4135 - CGP&H, LLC	PO 31258 JUNE 2025 PROFESSIONAL SERVICES	100.00	100.00
25977	4090 - CLEAN MAT SERVICES, LLC	PO 30750 2025 FLOOR MAT SERVICE / DPW APR - DEC -	210.66	210.66
25978	4150 - CLEARY GIACOBBE ALFIERIE JACOBS,	PO 31225 JUNE 2025 LEGAL ATTORNEY SERVICES - LABO	770.00	
		PO 31340 JULY 2025 LEGAL ATTORNEY SERVICES - LABO	367.50	1,137.50
25979	1481 - CORE & MAIN, LP	PO 31061 WATER OPERATING - METER REPLACEMENT - MC	700.00	
		PO 31061 WATER OPERATING - METER REPLACEMENT - MC	6,000.00	6,700.00
25980	272 - COUNTY OF BERGEN	PO 31249 FIRE DEPT: Training	990.00	990.00
25981	2396 - COUNTY WELDING SUPPLY CO.	PO 30429 DPW - EQUIPMENT & TOOLS - BLANKET	36.00	36.00
ACH	506 - DAN COMO & SONS, INC	PO 30996 SOLID WASTE: LEAF/BRUSH REMOVAL- BLANKET	600.00	600.00
25982	576 - DAVE'S TIRE, LLC	PO 31215 DPW - VEHICLE REPAIR & MAINTENANCE	388.00	
		PO 31260 DPW - VEHICLE REPAIR & MAINTENANCE	2,672.00	3,060.00
25983	652 - DOVER BRAKE AND CLUTCH CO. INC	PO 30641 DPW - VEHICLE REPAIR & MAINTENANCE - BLA	231.87	231.87
25984	2356 - FIRE DEX, GW LLC	PO 31262 FIRE DEPT: PPE- Cleaning and Repairs	2,027.25	2,027.25
25985	753 - FIRE FIGHTERS EQUIPMENT CO.	PO 31087 BUILDINGS & GROUNDS - SAFETY EQUIPMENT	952.50	952.50
ACH	2517 - FIREFIGHTER ONE, LLC	PO 31080 FIRE DEPT: Mirror Engine 1	1,168.99	1,168.99
25986	765 - FIRST STUDENT, INC	PO 31335 TEEN ADVENTURE BUSING	36,062.50	36,062.50
ACH	653 - GANNET NEW YORK/NEW JERSEY LOCALIQ	PO 30993 CLERK: ADVERTISING	92.04	92.04
25987	4605 - GEESE CHASERS NORTH JERSEY, LLC	PO 30834 PARKS: 2025 GOOSE MANAGEMENT ANNUAL MAIN	1,175.00	1,175.00
25988	3049 - GENERAL CODE	PO 31151 CLERK: CUST#MO1514 - 2025 ANNUAL MAINTEN	1,195.00	1,195.00
25989	831 - GFOA OF NJ	PO 31259 2025 Annual Fall Conference Registration	450.00	450.00
25990	4762 - GPANJ	PO 31285 GPANJ 2025 Membership - Jennifer Semler	50.00	50.00
25991	196 - GRIFFITH-ALLIED TRUCKING, LLC	PO 30965 DPW - UNLEADED GASOLINE - MCCPC CONTRACT	3,329.81	
		PO 31235 DPW - UNLEADED GASOLINE - MCCPC CONTRACT	5,394.25	8,724.06
ACH	3991 - GRM INFORMATION MANAGEMENT SERVICES	PO 30749 2025 ARCHIVE STORAGE ACCT 01QA0220 - 20	1,327.56	1,327.56
25992	911 - HOME DEPOT CREDIT SERVICES	PO 30357 DPW - DEPARTMENT SUPPLIES - BLANKET - 18	177.58	
		PO 30561 WATER OPERATING - DEPARTMENTAL SUPPLIES	118.88	
		PO 30663 DPW - BUILDING MAINTENANCE - BLANKET - 1	559.02	855.48
25993	911 - HOME DEPOT CREDIT SERVICES	PO 30664 WATER OPERATING - DEPARTMENTAL SUPPLIES	359.28	
		PO 30922 DPW - DEPARTMENT SUPPLIES - BLANKET - 18	646.08	
25994	911 - HOME DEPOT CREDIT SERVICES	PO 31176 DPW - PERSONAL SAFETY EQUIPMENT 18-FLEET	789.07	1,794.43
		PO 31237 BUILDING & GROUNDS - SUPPLIES - NJ STATE	180.60	
		PO 31238 PARKS & PLAYGROUNDS - FIREWORKS - 18-FLE	248.39	
		PO 31270 PARKS & BEACHES - GENERAL MAINTENANCE -	206.79	635.78
25995	949 - HOOVER TRUCK CENTER	PO 31269 DPW - VEHICLE REPAIR & MAINTENANCE	442.19	442.19
ACH	4209 - HUNTER CARRIER SERVICES	PO 30909 ADMIN: 2025 PHONES - ACCT BOML- BLANKET	1,085.20	1,085.20
25996	4670 - HUTCHINS HVAC, INC	PO 31248 HVAC SYSTEMS - REPAIRS	2,000.00	
		PO 31341 HVAC MAINTENANCE SERVICE CONTRACT - 8042	2,855.00	4,855.00
25997	3817 - IL TORRENTE PIZZA	PO 31257 WATER OPERATING - MEALS	37.67	37.67
25998	859 - JCP&L	PO 31325 ACCT#100 076 421 971/ BILL PRD: 7/8 - 8/	738.47	
		PO 31326 MAST ACCT# 200 000 021 275 / BILL DATE:	8,259.22	
		PO 31328 STREET LIGHTING - ASSORTED ACCOUNTS - JU	4,467.72	
		PO 31330 MASTER ACCT#200 000 574 000/ BILL DATE:	77.51	13,542.92

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Meeting Date: 08/27/2025 For bills from 07/25/2025 to 08/21/2025

Check#	Vendor	Description	Payment	Check Total
25999	3959 - JEFFERSON RECYCLING II, LLP	PO 31273 DPW - RECYCLING OF CONCRETE	100.00	100.00
26000	4319 - JMS PRINTING, LLC	PO 31302 PFOA LETTER - PRINTING, FOLDING & STUFFI	938.79	938.79
26001	4730 - JOE MOONEY	PO 31227 DAMAGE REIMBURSEMENT	782.95	782.95
26002	1090 - KENVIL POWER MOWER	PO 31219 DPW - EQUIPMENT REPAIR - BLANKET	285.86	285.86
26003	1177 - LAKELAND TRACK AND FIELD, INC	PO 31309 FALL 2025 JR CROSS COUNTRY LEAGUE FEE	850.00	850.00
26004	4563 - LAURIE STEPPER	PO 30961 REIMBURSEMENT BLANKET - SUMMER EXPENSES	50.00	
		PO 30961 REIMBURSEMENT BLANKET - SUMMER EXPENSES	100.00	
26005	4537 - LEXIPOL, LLC	PO 31138 POLICE: ACCREDITATION	12,495.00	12,495.00
26006	4529 - MAG ELECTRIC AND LIGHTING DESIGN, LLC	PO 31301 HVAC - POWER ISSUE	200.00	200.00
26007	4759 - MAUREEN MCSHARRY	PO 31242 REIMBURSEMENT - DRIVEWAY PROJECT	2,100.00	2,100.00
26008	2790 - MC PUBLIC SAFETY TRAINING ACADEMY	PO 31236 FIRE DEPT: Training	250.00	
		PO 31311 FIRE DEPT: Training	50.00	300.00
26009	1338 - MGL PRINTING SOLUTIONS, LLC	PO 31038 CLERK: 2026 DOG/CAT LICENSES	483.00	
		PO 31280 WATER/SEWER: BILLS WITH PRESORT LABEL	519.00	
		PO 31280 WATER/SEWER: BILLS WITH PRESORT LABEL	602.00	
		PO 31296 ADMIN: ENVELOPES	204.50	1,808.50
26010	4760 - MICHAEL SCHUTZ	PO 31244 REIMBURSEMENT FOR FINGERPRINTS	57.73	57.73
26011	1455 - MICRO SYSTEMS-NJ.COM, L.L.C.	PO 30285 TAX ASSESSOR: 2025 NOTICES	3,008.04	
		PO 31289 TAX COLLECTOR: 2025 ANNUAL EMAIL NOTICE	120.00	
26012	1295 - MORRIS COUNTY MUNICIPAL UTILITIES	PO 31342 SOLID WASTE DISPOSAL - JULY 2025	17,297.10	17,297.10
26013	1394 - MTN. LAKES PUBLIC LIBRARY	PO 30659 2025 APR - DEC MTN LAKES PUBLIC LIBRARY	33,460.41	33,460.41
ACH	1472 - MURPHY MCKEON P.C.	PO 30747 LEGAL: 2025 RETAINER FEES - BLANKET (APR	10,000.00	10,000.00
ACH	1472 - MURPHY MCKEON P.C.	PO 31263 JUNE 2025 - LEGAL SERVICES	1,762.50	1,762.50
ACH	1472 - MURPHY MCKEON P.C.	PO 31337 JULY 2025 - LEGAL SERVICES	120.00	120.00
ACH	4235 - NET2PHONE INC	PO 30295 2025 DEDICATED EFAX LINE - ACCT# 954962	32.67	32.67
26014	1553 - NEW JERSEY NATURAL GAS	PO 31338 NATURAL GAS: JULY - AUG 2025 SERVICE	1,061.06	1,061.06
26015	4357 - NIELSEN FORD OF MORRISTOWN, INC	PO 31261 DPW - VEHICLE REPAIR & MAINTENANCE - BLA	185.50	185.50
26016	1522 - NISIVOC CIA & COMPANY LLP	PO 31303 Professional services rendered in connec	7,500.00	7,500.00
26017	2714 - NISIVOC CIA, LLP, CPA'S	PO 31275 2025 BOROUGH MUNICIPALITY DUES	100.00	100.00
26018	2676 - NORTH JERSEY COPY	PO 31013 DPW: BUSINESS CARDS FOR DPW ADMIN	110.95	110.95
26019	1754 - NORTHEAST COMMUNICATIONS, INC.	PO 31266 FIRE DEPT: Rescue truck repairs	580.00	
		PO 31322 POLICE: RADIO/MIC REPAIR	196.00	776.00
ACH	2727 - ONE CALL CONCEPTS, INC.	PO 31023 ACCT# 12-BML / 2025 MAY - DECEMBER BLAN	306.50	306.50
26020	4143 - PITNEY BOWES GLOBAL FINANCIAL SVCS, LLC	PO 31254 POSTAGE MACHINE: 2025 LEASE - ACCT# 3312	448.05	448.05
26021	4151 - PITNEY BOWES, INC	PO 31241 ADMIN: POSTAGE INK ORDER# 25991115	129.18	129.18
26022	1714 - POWER PLACE, INC.	PO 30680 DPW - EQUIPMENT REPAIR - BLANKET	22.53	22.53
26023	4600 - PROSHRED NORTHERN NEW JERSEY	PO 30935 ADMIN: SHREDDING SERVICES ACCT# 30-00000	120.00	120.00
26024	3028 - REINER GROUP, INC	PO 31229 BORO HALL A/C	3,193.50	
		PO 31300 BORO HALL A/C	372.00	3,565.50
26025	4025 - RUTGERS UNIVERSITY-NEWARK	PO 31278 EMPA REGISTRATION - CARA FOX	6,594.55	6,594.55
26026	1944 - SAMUEL STOTHOFF CO., INC.	PO 30879 WATER - WELL PUMP #5	26,800.00	26,800.00
26027	1948 - SHEAFFER SUPPLY, INC.	PO 30666 DPW - DEPARTMENT SUPPLIES - BLANKET	117.95	117.95
26028	4186 - SHI INTERNATIONAL CORP	PO 31288 FINANCE: 2025 ADOBE LICENSING - 1 YEAR	54.05	54.05
26029	2774 - STAPLES CONTRACT & COMMERCIAL, LLC	PO 31239 POLICE: ORDER# 7662023974	280.41	
		PO 31264 DPW: ORDER# 7662575997	36.41	316.82
26030	4764 - STATE OF NJ - DEPT OF LAW & PUBLIC SAFET	PO 31320 POLICE: TRAINING - BLAIR AND BORST - MOR	1,000.00	1,000.00
ACH	1981 - SUBURBAN DISPOSAL, INC	PO 30785 SOLID WASTE / RECYCLING COLLECTION - BLA	71,949.99	71,949.99
26031	2961 - SYN-TECH SYSTEMS, INC	PO 31268 DPW - FUEL SYSTEM TECHNICAL SUPPORT	84.00	84.00
26032	4578 - T-MOBILE	PO 31319 DATA SERVICE FOR IPADS -JUNE to JULY -	107.85	107.85
26033	4310 - TAYLORED AUTOBODY & SERVICE	PO 31178 POLICE: VEHICLE REPAIR - 2022 FORD INTER	736.40	736.40
ACH	434 - THE COMMUNITY CHURCH OF ML	PO 31316 RENTAL SPACE FOR HPC - SEPT 2025	500.00	500.00
ACH	4591 - TIGRIS	PO 30765 LAKES MANAGEMENT: 2025 MARCH-DECEMBER SE	6,810.00	6,810.00
26034	4191 - TRANSUNION RISK & ALTERNATIVE DATA SOLUT	PO 31306 POLICE: JULY 2025 DATA SEARCH MISC.	75.00	75.00
ACH	4088 - TURN OUT UNIFORMS, INC	PO 30959 POLICE: UNIFORM PURCHASE - ZACH WALSH	197.50	197.50
26035	1736 - TWP OF PARSIPPANY - TROY HILLS	PO 30656 2025 SEWER MAINTENANCE CHARGES - APR - D	41,226.06	41,226.06
ACH	1062 - UNITED SITE SERVICES	PO 31246 PORTA JOHNS: JULY - AUG 2025 - CUST ID#	1,543.72	1,543.72
26036	2135 - VERIZON WIRELESS	PO 31323 POLICE: PHONE/ ACCT# 882388054-00001	683.81	683.81
26037	170 - VICKI ALLISON	PO 31310 REIMBURSEMENT: SNACK SHACK ITEMS	320.00	
		PO 31310 REIMBURSEMENT: SNACK SHACK ITEMS	258.00	578.00
26038	4177 - WEINER LAW GROUP, LLP	PO 31332 JULY PROFESSIONAL SERVICES PLANNING BOAR	600.00	600.00
26039	4754 - WOODARD CREATIVE CARVINGS, LLC	PO 31279 SAND SCULPTING CLASS FOR ADULTS	440.00	440.00
TOTAL				367,359.40

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

Meeting Date: 08/27/2025 For bills from 07/25/2025 to 08/21/2025

Check#	Vendor	Description	Payment	Check Total	
<b>Summary By Account</b>					
ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-100-020	GENERAL ADMIN - OTHER EXPENSE	9,105.68			
01-201-20-110-020	MAYOR & COUNCIL - OTHER EXP'S	155.00			
01-201-20-120-020	MUNICIPAL CLERK - OTHER EXP'S	1,287.04			
01-201-20-130-020	FINANCE - OTHER EXPENSES	500.00			
01-201-20-140-020	COMPUTER SERVICES	54.05			
01-201-20-145-020	TAX COLLECTOR - OTHER EXPENSES	120.00			
01-201-20-150-020	TAX ASSESSOR - OTHER EXPENSES	9,008.04			
01-201-20-155-020	LEGAL SERVICES - OTHER EXPENSE	13,020.00			
01-201-20-165-020	ENGINEERING SERVICES	1,740.50			
01-201-21-180-020	PLANNING BOARD - OTHER EXPENSE	600.00			
01-201-21-181-020	HISTORIC PRESERVAT'N COMMITTEE	500.00			
01-201-22-195-020	UNIFORM CONST - OTHER EXPENSES	107.85			
01-201-25-240-020	POLICE DEPT - OTHER EXPENSES	14,615.01			
01-201-25-255-020	FIRE DEPT - OTHER EXPENSES	4,486.24			
01-201-26-290-020	STREETS & ROADS - OTHER EXP.	5,059.71			
01-201-26-305-020	SOLID WASTE - OTHER EXPENSES	90,027.01			
01-201-26-306-020	Recycling Tax	448.62			
01-201-26-310-020	BLDG & GROUNDS - MUNIC BLDG	10,107.84			
01-201-26-315-020	VEHICLE REPAIRS & MAINTENANCE	4,760.43			
01-201-28-370-020	PARKS & PLAYGROUNDS OTHER EXP.	1,112.79			
01-201-28-375-020	MAINT OF PARKS (BEACHES/LAKES)	9,819.40			
01-201-29-390-020	AID TO PUBLIC LIBRARY	33,460.41			
01-201-31-435-020	ELECTRICITY - ALL DEPARTMENTS	738.47			
01-201-31-436-020	ELECTRICITY - STREET LIGHTING	4,467.72			
01-201-31-437-020	NATURAL GAS	1,061.06			
01-201-31-440-020	TELECOMMUNICATIONS	1,801.68			
01-201-31-447-020	PETROLEUM PRODUCTS	8,724.06			
01-203-26-290-020	(2024) STREETS & ROADS - OTHER EXP.		192.84		
01-203-26-315-020	(2024) VEHICLE REPAIRS & MAINTENANCE		580.00		
01-260-05-100	DUE TO CLEARING			0.00	227,661.45
<b>TOTALS FOR</b>	<b>Current Fund</b>	<b>226,888.61</b>	<b>772.84</b>	<b>0.00</b>	<b>227,661.45</b>
02-200-40-700-560	RECREATON GRANT	1,362.50			
02-260-05-100	DUE TO CLEARING			0.00	1,362.50
<b>TOTALS FOR</b>	<b>FEDERAL AND STATE GRANTS</b>	<b>1,362.50</b>	<b>0.00</b>	<b>0.00</b>	<b>1,362.50</b>
04-215-55-991-000	2021 CAPTIAL ORDINANCE 10-21			700.00	
04-215-55-992-000	2022 CAPITAL ORDINANCE 2-22			3,150.00	
04-215-55-996-000	2023 CAPITAL ORDINANCE 8-23			1,522.50	
04-215-55-997-000	CAPITAL ORD. 12-23			1,140.00	
04-215-55-999-000	2024 CAPITAL ORDINANCE 3-24			1,222.50	
04-215-56-800-000	2024 CAPITAL ORDINANCE 6-24			472.50	
04-215-56-801-000	2024 CAPITAL ORDINANCE 7-24			292.50	
04-215-56-803-000	2025 CAPITAL ORDINANCE 8-25			1,800.00	
04-260-05-100	DUE TO CLEARING			0.00	10,300.00
<b>TOTALS FOR</b>	<b>General Capital</b>	<b>0.00</b>	<b>0.00</b>	<b>10,300.00</b>	<b>10,300.00</b>
05-201-55-520-520	Water Operating - Other Expenses	17,876.89			
05-203-55-520-520	(2024) Water Operating - Other Expenses		26,800.00		
05-260-05-100	DUE TO CLEARING			0.00	44,676.89
<b>TOTALS FOR</b>	<b>Water Operating</b>	<b>17,876.89</b>	<b>26,800.00</b>	<b>0.00</b>	<b>44,676.89</b>

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
07-201-55-520-520	Sewer Operating - Other Expenses	42,094.77			
07-260-05-100	DUE TO CLEARING			0.00	42,094.77
<b>TOTALS FOR</b>	<b>Sewer Operating</b>	<b>42,094.77</b>	<b>0.00</b>	<b>0.00</b>	<b>42,094.77</b>
13-260-05-100	DUE TO CLEARING			0.00	483.00
13-286-56-000-000	RESERVE - ANIMAL LICENSE FUND			483.00	
<b>TOTALS FOR</b>	<b>Animal Trust</b>	<b>0.00</b>	<b>0.00</b>	<b>483.00</b>	<b>483.00</b>
20-260-05-100	Due to Clearing			0.00	100.00
20-300-60-000-000	RESERVE FOR AFFORDABLE HOUSING			100.00	
<b>TOTALS FOR</b>	<b>AFFORDABLE HOUSING</b>	<b>0.00</b>	<b>0.00</b>	<b>100.00</b>	<b>100.00</b>
33-260-05-100	DUE TO CLEARING			0.00	40,680.79
33-600-00-090-000	Recreation Trust Reserves			40,680.79	
<b>TOTALS FOR</b>	<b>Recreation Trust</b>	<b>0.00</b>	<b>0.00</b>	<b>40,680.79</b>	<b>40,680.79</b>

Total to be paid from Fund 01 Current Fund	227,661.45
Total to be paid from Fund 02 FEDERAL AND STATE GRANTS	1,362.50
Total to be paid from Fund 04 General Capital	10,300.00
Total to be paid from Fund 05 Water Operating	44,676.89
Total to be paid from Fund 07 Sewer Operating	42,094.77
Total to be paid from Fund 13 Animal Trust	483.00
Total to be paid from Fund 20 AFFORDABLE HOUSING	100.00
Total to be paid from Fund 33 Recreation Trust	40,680.79
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	367,359.40

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

## Payroll Agency Account

Meeting Date: 08/27/2025 For bills from 07/25/2025 to 08/21/2025

Check#	Vendor	Description	Payment	Check Total
5101	4521 - INTERNATIONAL BROTHERHOOD OF TEAMSTERS L	PO 31318 DPW UNION DUES - JULY 2025	361.00	361.00
5102	1392 - MOUNTAIN LAKES POLICE ASSOCIATION	PO 31317 POLICE UNION DUES - JULY 2025	650.00	650.00
TOTAL				1,011.00

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
12-101-01-001-001	PAYROLL AGENCY-CASH-PROVIDENT BANK			0.00	1,011.00
12-200-00-000-800	POLICE UNION DUES	650.00			
12-200-00-000-801	DPW UNION DUES	361.00			
<b>TOTALS FOR</b>	<b>Payroll Agency Account</b>	<b>1,011.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,011.00</b>

Total to be paid from Fund 12 Payroll Agency Account

1,011.00

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1,011.00

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

Meeting Date: 08/27/2025 For bills from 07/25/2025 to 08/21/2025

Check#	Vendor	Description	Payment	Check Total
5460	102 - ANDERSON & DENZLER ASSOC., INC	PO 31313 JULY 2025 PROFESSIONAL SERVICES - ESCROW	2,127.18	2,127.18
5461	4177 - WEINER LAW GROUP, LLP	PO 31312 JULY 2025 PROFESSIONAL SERVICES - ESCROW	22.50	22.50
TOTAL				2,149.68

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
17-101-01-001-002	Escrow - Developers - Checking			0.00	2,149.68
17-500-00-091-412	TFJ MOUNTAIN LAKES, LLC			22.50	
17-500-00-091-419	264 MORRIS AVE. LLC			106.30	
17-500-00-091-420	PRIME REAL ESTATE MANAGEMENT LLC ILLYAS SARWARI			378.40	
17-500-00-091-422	DUSKO JOLDZIC			343.98	
17-500-00-091-427	PARKS LAKES TENNIS - INSPECTION FEES			534.50	
17-500-00-091-429	ALEXANDRA ALBERTI - 12 REYNOLD ROAD			764.00	
<b>TOTALS FOR</b>	<b>Developer's Escrow</b>	<b>0.00</b>	<b>0.00</b>	<b>2,149.68</b>	<b>2,149.68</b>

Total to be paid from Fund 17 Developer's Escrow 2,149.68

2,149.68

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

**RESOLUTION 138-25**

**RESOLUTION REQUESTING APPROVAL OF ITEM OF REVENUE AND APPROPRIATION UNDER N.J.S.A. 40A: 4-87  
FOR THE FY2026 HIGHLANDS PROTECTION FUND – PLAN CONFORMANCE FUNDING GRANTS - \$112,200.00**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of adoption of the budget, and

**WHEREAS**, said Director may also approve the insertion of an item of appropriation for an equal amount, and

**NOW, THEREFORE, BE IT RESOLVED**, that the Borough of Mountain Lakes hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$112,200.00 which item is now available as a revenue from:

Miscellaneous Revenues

Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services-Public and Private Revenues Off-set with Appropriations:

Highlands Grant

**BE IT FURTHER RESOLVED**, that the like sum of \$112,200.00 be and the same is hereby appropriated under the caption of:

(A) Operations – Excluded from “CAPS” Public and Private Programs Offset By Revenues – Highlands Grant

XX

**CERTIFICATION:** I hereby certify the foregoing to be a true and correct copy of a resolution duly adopted by the Borough Council of Mountain Lakes, New Jersey, at a meeting held on August 25, 2025.

Cara Fox  
Cara Fox, Borough Clerk

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

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

**RESOLUTION 139-25**

**RESOLUTION AUTHORIZING THE AWARD OF CONTRACT FOR BOULEVARD WALKWAY RESURFACING PROJECT –  
PHASE 2**

**WHEREAS**, the Borough published specifications and solicited bids for the Boulevard Walkway Resurfacing project; and

**WHEREAS**, three (3) bids were received on July 31, 2025; and

**WHEREAS**, the lowest conforming bid was submitted by Salmon Bros. Inc., Netcong, New Jersey in an amount of \$152,835.00; and

**WHEREAS**, the low bid has been reviewed and recommended by the Borough Engineer and Borough Attorney; and

**WHEREAS**, the Certified Finance Officer has determined that sufficient funds are available as evidenced by the Certification attached hereto; and

**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 Salmon Bros. Inc., Netcong, New Jersey shall be awarded the Contract for the Boulevard Walkway Resurfacing Project Phase 2 in an amount of \$152,835.00; and

**BE IT FURTHER RESOLVED**, that the Borough Clerk is hereby authorized to return the bid bonds submitted by the unsuccessful bidders immediately and the bid bond of the successful bidder upon receipt of a fully executed contract, performance guarantee, and other required documents.

XX

**CERTIFICATION:** I hereby certify the foregoing to be a true and correct copy of a resolution duly adopted by the Borough Council of Mountain Lakes, New Jersey, at a meeting held on August 25, 2025.

Cara Fox  
Cara Fox, Borough Clerk

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

**CERTIFICATION OF THE AVAILABILITY OF FUNDS**  
 02-200-40-700-561 2025 Recreation Grant - Blvd Pathway Engineering \$9,811.10  
 02-200-40-700-562 2025 Recreation Grant - Blvd Pathway Construction \$63,300.00  
 04-215-55-999-010 PAVING \$79,723.90

Jennifer Semler  
Jennifer Semler, CFO

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

**RESOLUTION 140-25**

**RESOLUTION CHOOSING NOT TO RENEW THE EXISTING SITE LEASES, TO ASSUME OWNERSHIP OF THE TOWER AT 400 BOULEVARD, AND TO AUTHORIZE THE ISSUANCE OF A REQUEST FOR PROPOSAL FOR THE AVAILABLE TOWER ELEVATIONS AND GROUND SPACE**

**WHEREAS**, the Borough of Mountain Lakes ("Borough") is the landlord under a Lease Agreement dated June 11, 2000, as amended, with Omnipoint Communications, Inc. (as subsequently succeeded or assigned) for portions of Lot 38, Block 21, commonly known as 400 Boulevard, Mountain Lakes, New Jersey 07463 ("Premises"), with said lease (the "Lease Agreement") providing for the installation of a 150 foot telecommunications tower (the "Tower") and fenced off compound area (the "Lease Agreement"); and,

**WHEREAS**, the Lease Agreement has expired and the existing tenancies are in a month to month holdover status; and,

**WHEREAS**, the Borough has determined that it is in its best interest to not renew the existing leases at the site, but to exercise section 10 of the original Lease Agreement and assume ownership of the Tower and solicit bids for available tower elevations and ground space pursuant to the Local Land and Building Law at N.J.S.A. 40A:12-3; and,

**WHEREAS**, in accordance with N.J.S.A. 40A:12-14, the Borough is required to seek bids through open public bidding for the leasing of municipally owned real property and capital improvements, including telecommunications tower space and ground space, to private parties; and,

**WHEREAS**, the Borough has the option to seek bids for the continued colocation of wireless facilities on the Tower and associated ground space, providing fair opportunities for all potential tenants, including existing occupants and newly interested bidders.

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

1. **Non-Renewal of Lease:** The Borough elects not to renew the Lease Agreement with Omnipoint Communications, Inc., or its successors and assigns.
2. **Assumption of Ownership:** The Borough exercises its option, pursuant to section 10 of the Lease Agreement, to assume ownership of the Tower located on the Premises upon the lease's expiration.
3. **Future Use and Management:** The Borough may issue a request for proposals (RFP) for the continued colocation of wireless facilities on the Tower and associated ground space, in compliance with all applicable laws and regulations.
4. **Consolidated Resolution:** The Borough's decision to assume tower ownership and right to initiate the public bidding process for colocation rights and associated ground space is hereby consolidated into this single resolution as both steps are integral to the Borough's exercise of its property and regulatory authority under applicable state law and the expired Lease Agreement.
5. **Right to Establish Rent Thresholds:** The Borough expressly reserves the right to establish minimum annual lease payment thresholds, including but not limited to those applicable to each tower elevation and associated ground space, as part of any forthcoming bidding process; said minimum thresholds shall be determined by the Borough in its discretion prior to the issuance of any request for proposals and incorporated therein as a condition of bid responsiveness under N.J.S.A. 40A:12-14.

- 6. Notification and Coordination: The Borough Administrator and telecommunications consultant, Hoplite Communications LLC, are authorized to notify existing tenants of this decision and to facilitate a seamless transition of ownership and management.
- 7. Public Interest: This decision is made in the best interest of the Borough and its residents, assuming ownership of the Tower will optimize revenue and provide greater and unified control over its use.

**BE IT FURTHER RESOLVED**, that a copy of this resolution be forwarded to all known existing tenants, and any other relevant parties to effectuate its provisions.

XX

**CERTIFICATION:** I hereby certify the foregoing to be a true and correct copy of a resolution duly adopted by the Borough Council of Mountain Lakes, New Jersey, at a meeting held on August 25, 2025.

Cara Fox  
 Cara Fox, Borough Clerk

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

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

**RESOLUTION 141-25**

**RESOLUTION AUTHORIZING THE AWARD OF CONTRACT TO ALDEN BAILEY RESTORATION FOR THE MOUNTAIN LAKES TRAIN STATION EXTERIOR RESTORATION**

**WHEREAS**, the Borough of Mountain Lakes solicited bids from prequalified bidders for the Mountain Lakes Train Station Exterior Restoration and;

**WHEREAS**, three bids were received on July 2, 2025; and

**WHEREAS**, Margaret Hickey, the consulting architect and Historic Preservation Specialist, reviewed the bids and has recommended the bid submitted by Alden Bailey Restoration in the amount of \$652,810.00 (alternate No. 1 and No.2) be awarded as it offered the greatest value for the work proposed; and

**WHEREAS**, the Borough Council wishes to award the contract to Alden Bailey Restoration in accordance with its bid proposal; and

**WHEREAS**, the Chief Financial Officer of the Borough of Mountain Lakes has certified that funds will be available for this purpose.

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

1. A contract for the Mountain Lakes Train Station Exterior Restoration is awarded to Alden Bailey Restoration in the amount of \$652,810.00 (alternate No. 1 and No. 2)
2. The Mayor and Borough Clerk are hereby authorized and directed to execute a contract with Alden Bailey Restoration in accordance with its bid proposal.
3. This Resolution shall take effect immediately.

XX

**CERTIFICATION:** I hereby certify the foregoing to be a true and correct copy of a resolution duly adopted by the Borough Council of Mountain Lakes, New Jersey, at a meeting held on August 25, 2025.

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

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

**CERTIFICATION OF THE AVAILABILITY OF FUNDS**  
 02-200-40-700-572 2025\_ Hist. Pres. Grant State M.L. Train Station \$270,950.00  
 02-200-40-700-571 2025 - Hist. Pres. Grant-Cty M.L. Train Station \$381,860.00

  
 \_\_\_\_\_  
 Jennifer Semler, CFO

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

**RESOLUTION 142-25**

**RESOLUTION AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$6,334,483 BOND ANTICIPATION  
NOTES OF THE BOROUGH OF MOUNTAIN LAKES, IN THE COUNTY OF MORRIS, NEW JERSEY**

**BE IT RESOLVED** by the Borough Council of the Borough of Mountain Lakes, in the County of Morris, New Jersey, as follows:

Section 1. Pursuant to a bond ordinance of the Borough of Mountain Lakes (the “Borough”) entitled: “Bond ordinance appropriating \$1,293,572, and authorizing the issuance of \$992,724 bonds or notes of the Borough, for various improvements or purposes authorized to be undertaken by the Borough of Mountain Lakes, in the County of Morris, New Jersey”, finally adopted on April 25, 2022 (#2-22), bond anticipation notes of the Borough in a principal amount not exceeding \$754,161 shall be issued for the purpose of temporarily financing the improvement or purpose described in Section 3 of said bond ordinance, including (to any extent necessary) the renewal of any bond anticipation notes heretofore issued therefor.

Section 2. Pursuant to a bond ordinance of the Borough entitled: “Bond ordinance appropriating \$1,654,486, and authorizing the issuance of \$1,203,202 bonds or notes of the Borough, for various improvements or purposes authorized to be undertaken by the Borough of Mountain Lakes, in the County of Morris, New Jersey”, finally adopted on April 10, 2023 (#8-23), bond anticipation notes of the Borough in a principal amount not exceeding \$1,082,882 shall be issued for the purpose of temporarily financing the improvement or purpose described in Section 3 of said bond ordinance, including (to any extent necessary) the renewal of any bond anticipation notes heretofore issued therefor.

Section 3. Pursuant to a bond ordinance of the Borough entitled: “Bond ordinance making a supplemental appropriation of \$850,000 for the improvement of the Sunset

Lake Dam in and by the Borough heretofore authorized to be undertaken by the Borough of Mountain Lakes, in the County of Morris, New Jersey, and authorizing the issuance of \$809,000 bonds or notes of the Borough for financing such supplemental appropriation”, finally adopted on July 24, 2023 (#12-23), bond anticipation notes of the Borough in a principal amount not exceeding \$809,000 shall be issued for the purpose of temporarily financing the improvement or purpose described in Section 3 of said bond ordinance, including (to any extent necessary) the renewal of any bond anticipation notes heretofore issued therefor.

Section 4. Pursuant to a bond ordinance of the Borough entitled: “Bond ordinance making a supplemental appropriation of \$1,045,000 for the improvement of the Municipal Building in and by the Borough heretofore authorized to be undertaken by the Borough of Mountain Lakes, in the County of Morris, New Jersey, and authorizing the issuance of \$992,750 bonds or notes of the Borough for financing such supplemental appropriation”, finally adopted on August 28, 2023 (#13-23), bond anticipation notes of the Borough in a principal amount not exceeding \$992,750 shall be issued for the purpose of temporarily financing the improvement or purpose described in Section 3 of said bond ordinance, including (to any extent necessary) the renewal of any bond anticipation notes heretofore issued therefor.

Section 5. Pursuant to a bond ordinance of the Borough entitled: “Bond ordinance appropriating \$1,318,094, and authorizing the issuance of \$962,851 bonds or notes of the Borough, for various improvements or purposes authorized to be undertaken by the Borough of Mountain Lakes, in the County of Morris, New Jersey”, finally adopted on April 8, 2024 (#3-24), bond anticipation notes of the Borough in a principal amount not exceeding \$866,566 shall be issued for the purpose of temporarily financing the improvement or purpose described in Section 3 of said bond ordinance, including (to any extent necessary) the renewal of any bond anticipation notes heretofore issued therefor.

Section 6. Pursuant to a bond ordinance of the Borough entitled: “Bond ordinance making a supplemental appropriation of \$350,000 for the improvement of the Sunset Lake Dam in and by the Borough heretofore authorized to be undertaken by the Borough of Mountain Lakes, in the County of Morris, New Jersey, and authorizing the issuance of \$333,000 bonds or notes of the Borough for financing such supplemental appropriation”, finally adopted on April 24, 2024 (#6-24), bond anticipation notes of the Borough in a principal amount not exceeding \$333,000 shall be issued for the purpose of temporarily financing the improvement or purpose described in Section 3 of said bond ordinance, including (to any extent necessary) the renewal of any bond anticipation notes heretofore issued therefor.

Section 7. Pursuant to a bond ordinance of the Borough entitled: “Bond ordinance providing for the initial costs associated with the construction of a PFOA/PFOS treatment plant by the Borough of Mountain Lakes, in the County of Morris, New Jersey, appropriating \$218,500 therefor and authorizing the issuance of \$208,000 bonds or notes of the Borough for financing such appropriation”, finally adopted on April 24, 2024 (#7-24), bond anticipation notes of the Borough in a principal amount not exceeding \$208,000 shall be issued for the purpose of temporarily financing the improvement or purpose described in Section 3 of said bond ordinance, including (to any extent necessary) the renewal of any bond anticipation notes heretofore issued therefor.

Section 8. Pursuant to a bond ordinance of the Borough entitled: “Bond ordinance appropriating \$1,614,467, and authorizing the issuance of \$1,288,124 bonds or notes of the Borough, for various improvements or purposes authorized to be undertaken by the Borough of Mountain Lakes, in the County of Morris, New Jersey”, finally adopted on April 14, 2025 (#8-25), bond anticipation notes of the Borough in a principal amount not exceeding \$1,288,124 shall be issued for the purpose of temporarily financing the improvement or purpose

described in Section 3 of said bond ordinance, including (to any extent necessary) the renewal of any bond anticipation notes heretofore issued therefor.

Section 9. All bond anticipation notes (the “notes”) issued hereunder shall mature at such times as may be determined by the treasurer, the chief financial officer or the acting chief financial officer of the Borough (the “Chief Financial Officer”), provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer and shall be signed and sealed by officials and officers of the Borough in any manner permitted by N.J.S.A. §40A:2-25. The Chief Financial Officer shall determine all matters in connection with the notes issued hereunder, and the Chief Financial Officer’s signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. §40A:2-8. The Chief Financial Officer is hereby authorized to sell part or all of the notes at not less than par from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price. The Chief Financial Officer is directed to report in writing to the governing body of the Borough at the meeting next succeeding the date when any sale or delivery of the notes hereunder is made. Such report must include the principal amount, interest rate and maturities of the notes sold, the price obtained and the name of the purchaser.

Section 10. Any note issued pursuant to this resolution shall be a general obligation of the Borough, and the Borough’s faith and credit are hereby pledged to the punctual payment of the principal of and interest on said obligations and, unless otherwise paid or payment provided for, an amount sufficient for such payment shall be inserted in the budget and a tax sufficient to provide for the payment thereof shall be levied and collected.

Section 11. The Chief Financial Officer is hereby authorized and directed to do all other matters necessary, useful, convenient or desirable to accomplish the delivery of said notes to the purchasers thereof as promptly as possible, including (i) the preparation, execution and dissemination of a Preliminary Official Statement and Final Official Statement with respect to said notes, (ii) preparation, distribution and publication, if necessary, of a Notice of Sale with respect to said notes, (iii) execution of a Continuing Disclosure Undertaking, with respect to said notes in accordance with Rule 15c2-12 promulgated by the Securities and Exchange Commission and (iv) execution of an arbitrage and use of proceeds certificate certifying that, among other things, the Borough, to the extent it is empowered and allowed under applicable law, will do and perform all acts and things necessary or desirable to assure that interest paid on said notes is not included in gross income under Section 103 of the Internal Revenue Code of 1986, as amended.

Section 12. All action heretofore taken by Borough officials and professionals with regard to the sale and award of the notes is hereby ratified, confirmed, adopted and approved.

Section 13. This resolution shall take effect immediately.

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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 August 25, 2025.

Cara Fox  
 Cara Fox, Borough Clerk

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

**Ordinance Detail**

<b><u>Number</u></b>	<b><u>Adoption Date</u></b>	<b><u>Current Amount</u></b>	<b><u>Initial Issuance Date and Amount</u></b>	<b><u>Current Paydown</u></b>	<b><u>Aggregate Paydown</u></b>
2-22	04/25/22	\$754,161	09/29/23 - \$992,724	\$83,796	\$238,563
8-23	04/10/23	\$1,082,882	09/29/23 - \$553,202 10/10/24 - \$650,000	\$120,320	\$120,320
12-23	07/24/23	\$809,000	09/29/23 - \$809,000	\$0	\$0
13-23	08/28/23	\$992,750	09/29/23 - \$992,750	\$0	\$0
3-24	04/08/24	\$866,566	10/10/24 - \$962,851	\$96,285	\$86,285
6-24	04/24/24	\$333,000	10/10/24 - \$333,000	\$0	\$0
7-24	04/24/24	\$208,000	10/10/24 - \$208,000	\$0	\$0
8-25	04/14/25	\$1,288,124	10/09/25 - \$1,288,124	\$0	\$0

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

**RESOLUTION 143-25**

**RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT FOR LAKE AND WATERSHED  
MANAGEMENT PLAN BETWEEN THE BOROUGH OF MOUNTAIN LAKES AND PRINCETON HYDRO, LLC**

**WHEREAS**, there exists the need for professional consulting services in connection with the creation of a Lake and Watershed Management Plan for Borough-owned lakes for the Borough of Mountain Lakes; and

**WHEREAS**, the Borough of Mountain Lakes has decided to award the contract for this service as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

**WHEREAS**, Princeton Hydro, LLC has submitted a proposal indicating that the Lake and Watershed Management Plan will be provided for a fee not to exceed \$112,200.00; and

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

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

- Section 1.** The Borough Manager and Borough Clerk are hereby authorized and directed to execute an agreement with Princeton Hydro, LLC for Lake and Watershed Management Plan services to the Borough of Mountain Lakes as set forth in a proposal submitted by Princeton Hydro, LLC, for a fee not to exceed \$112,200.00.
- Section 2.** This contract is awarded as a "Professional Service" in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law because the contract is for a service performed by a person(s) authorized by law to practice a recognized profession that is regulated by law.
- Section 3.** The term of this agreement shall be from September 1, 2025 through August 31, 2026.
- Section 4.** A notice of this action shall be printed once in the legal newspaper of the Borough of Mountain Lakes.

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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 August 25, 2025.

Cara Fox  
Cara Fox, Borough Clerk

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

**CERTIFICATION OF THE AVAILABILITY OF FUNDS**  
02-200-40-700-525 – 2025 Ch159 Highlands Grant Res - \$112,200

Jennifer Semler  
Jennifer Semler, CFO

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

**RESOLUTION 144-25**

**RESOLUTION AMENDING PERSONNEL POLICY AND PROCEDURE MANUAL**

**WHEREAS**, Section 5-3 of the Revised General Ordinances of the Borough of Mountain Lakes provides for the adoption of a Personnel Policy and Procedure Manual for the employees of the Borough of Mountain Lakes, and

**WHEREAS**, a complete revision of the Personnel Policy and Procedure Manual had been approved by the Borough Council on February 14, 2022, and

**WHEREAS**, the Borough Council wishes to amend / add the following policies to the Personnel Policy and Procedure Manual: Americans With Disabilities, Policy Against Harassment, Vacation Leave, Compensation, Paid Holidays, and Telework.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, that the policies listed in paragraph three are hereby amended / added to the Borough of Mountain Lakes Personnel Policy and Procedure Manual, and is hereby adopted and incorporated in its entirety, and

**BE IT FURTHER RESOLVED** that a copy of the policies listed in paragraph three shall be available for inspection in the office of the Borough Clerk.

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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 August 25, 2025.

Cara Fox  
Cara Fox, Borough Clerk

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