



AGENDA FOR THE COUNCIL MEETING OF THE BOROUGH OF MOUNTAIN LAKES
HELD AT THE MOUNTAIN LAKES HIGH SCHOOL MEDIA CENTER
96 POWERVILLE ROAD, MOUNTAIN LAKES NJ
OCTOBER 8, 2018
PUBLIC SESSION BEGINS AT 7:30 PM

1) CALL TO ORDER AND OPEN PUBLIC MEETINGS ACT STATEMENT – Mayor

This meeting is being held in compliance with the provisions of the Open Public Meetings Act, P.L. 1975, Ch. 231. It was properly noticed and has been posted, and certified by the Clerk. Notice of this meeting has been sent to The Citizen, the Morris County Daily Record and The Star Ledger and posted on the bulletin board in the municipal building.

2) ROLL CALL ATTENDANCE - Clerk

3) FLAG SALUTE – Mayor

4) COMMUNITY ANNOUNCEMENTS

5) SPECIAL PRESENTATIONS

a) Junior Fire Department Proclamation

6) REPORTS OF BOROUGH ESTABLISHED BOARDS, COMMISSIONS AND COMMITTEES

a) Boonton Kiwanis

7) PUBLIC COMMENT

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

8) BOROUGH COUNCIL DISCUSSION ITEMS

a) Generator Ordinance

9) ATTORNEY'S REPORT

10) MANAGER'S REPORT

11) ORDINANCES

a) Introduction

1. None

b) Adoption

1. Ordinance 6-18, Assisted Living Zone Change

AN ORDINANCE AMENDING CHAPTER 40 (LAND USE ADMINISTRATION) AND CHAPTER 245 (ZONING) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF MOUNTAIN LAKES, AND ESTABLISHING STANDARDS FOR ASSISTED LIVING RESIDENCES IN THE BOROUGH

2. Ordinance 7-18, Water and Sewer rate changes

ORDINANCE AMENDING CHAPTER 111 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF MOUNTAIN LAKES AND REVISING THE FEE SCHEDULE

12) *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.

13) *RESOLUTIONS

R147-18, Authorization for the Payment of Bills



**AGENDA FOR THE COUNCIL MEETING OF THE BOROUGH OF MOUNTAIN LAKES
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R148-18, Authorization of a Tax overpayment, B 86.01 L 3

R149-18, Authorization of a Tax overpayment, B 100 L 15

R150-18, Affirmation of the Borough's Civil Rights Policy

***APPROVAL OF MINUTES**

Regular Minutes

September 24, 2018, (All eligible)

Executive Minutes

September 24, 2018, (All eligible)

***BOARD, COMMITTEE AND COMMISSION APPOINTMENTS**

None

***APPROVAL OF REPORTS FOR FILING** *(reports are included only if checked)*

- ☐ *Construction Department*
- ☐ *Department of Public Works*
- ☐ *Fire Department*
- ☐ *Health Department*
- ☐ *Police Department*
- ☐ *Recreation Department*
- ☐ *Code Enforcement/Property maintenance report*

14) COUNCIL REPORTS

15) PUBLIC COMMENT

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

16) NEXT STEPS AND PRIORITIES

17) ADJOURNMENT

Office of the Mayor
Borough of Mountain Lakes, New Jersey
Proclamation
Mountain Lakes Jr. Fire Department 50 Year Anniversary

WHEREAS, the MLJFD is one of the largest and most active junior departments in the State of New Jersey, and

WHEREAS, the MLJFD was first established in 1941 to supplement manpower during World War 2. It was disbanded in 1945 and re-established in 1968 and has been a strong force in the community ever since, and

WHEREAS, hundreds of young men and women between the ages of 16-18 have served in the JFD over the years. Many of these Junior members go on to join the Senior Department once they graduate from high school and assist the department while home from college. Several of these members have worked their way up from Junior Department to Chief of the Senior Department, and

WHEREAS, the Mountain Lakes Junior Fire Department serves as a model for other fire departments around the State. We have assisted numerous departments from Morris County as well as Sussex, Passaic and Essex counties in establishing junior fire departments, and

WHEREAS, in 2002 the JFD received 1st place in the Junior Emergency Services Excellence Awards sponsored by the Volunteer Fire Insurance Service. Hundreds of applications were received from JFD's and Jr EMS squads from around the country, and

WHEREAS, the 50 year tradition of our Junior Fire Department is one of the things that makes Mountain Lakes a special place. We are very proud of our junior members for their dedication to the Fire Department and our community.

NOW, THEREFORE, BE IT RESOLVED, that the Borough Council of Mountain Lakes does hereby join the entire Mountain Lakes community in offering our most sincere congratulations to the Mountain Lakes Junior Fire Department on their 50th Anniversary.

In witness whereof I have hereunto set my hand and caused this seal to be affixed.

Lauren Barnett, Mayor

Attest:

Valerie A. Egan, Municipal Clerk

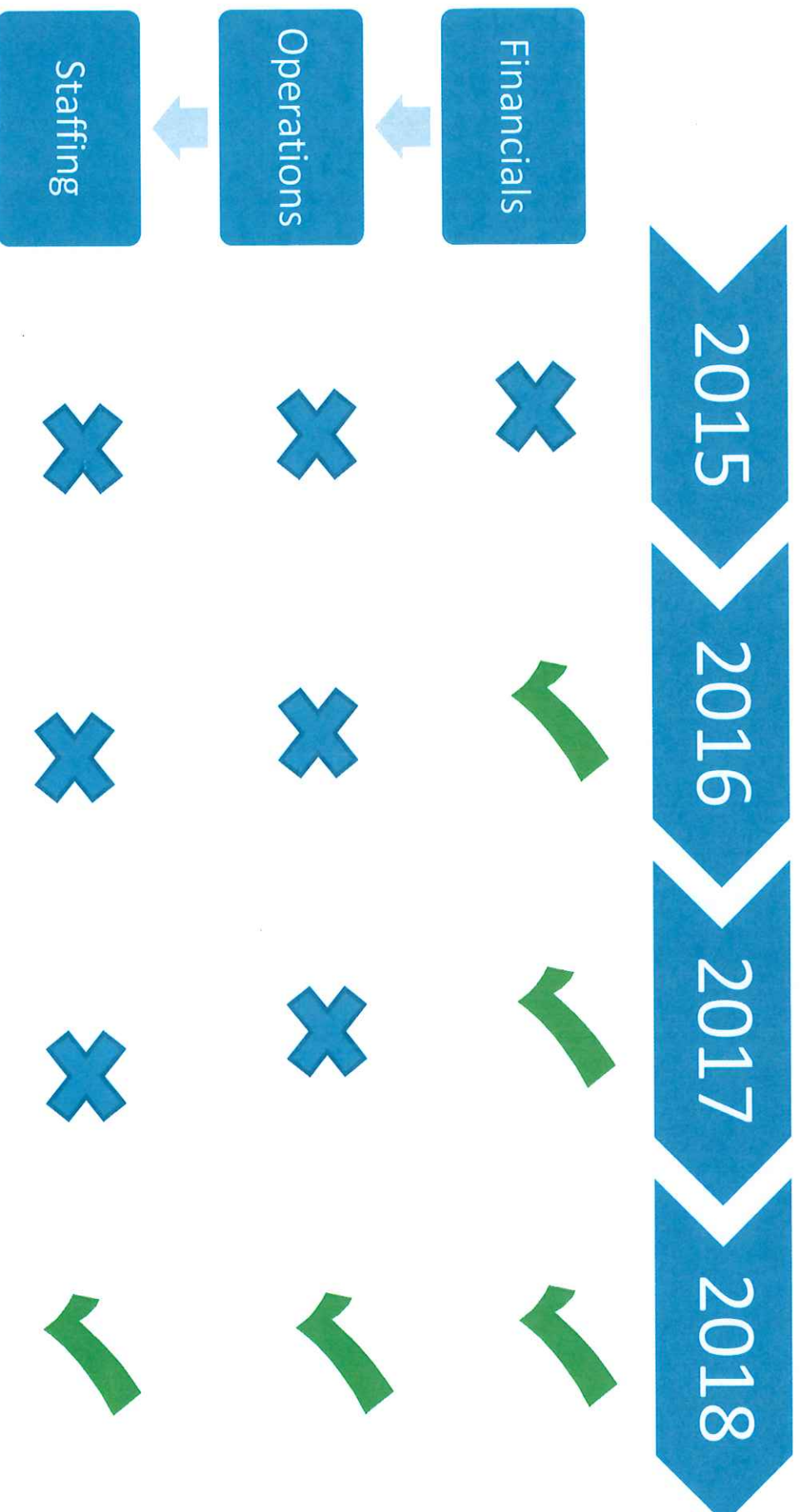
Date

Boonton Kiwanis First Aide Squad

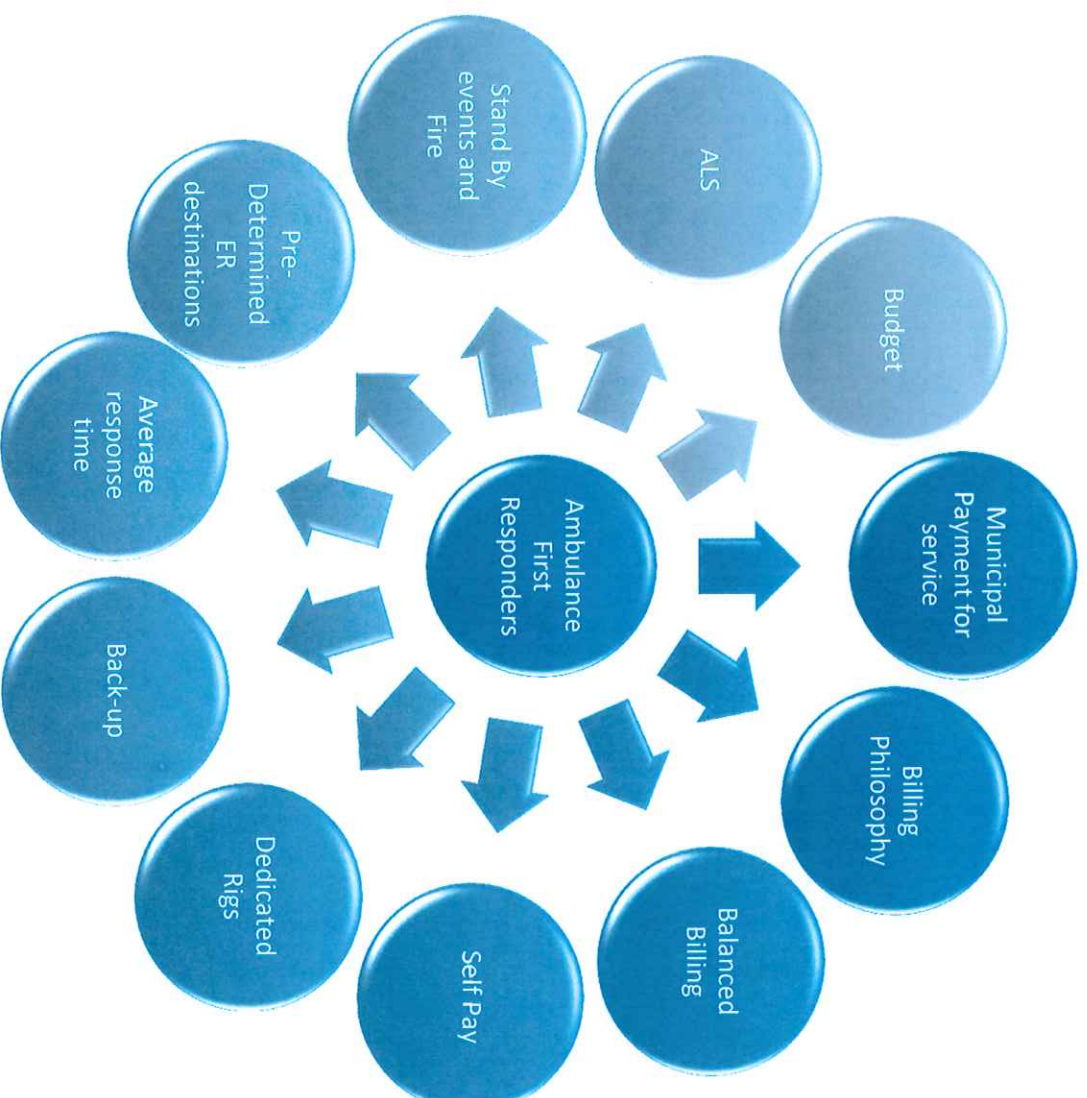
*Serving Boonton, Boonton Township and
Mountain Lakes since 1938*

Objective : To discuss current state and future outlook
for the BK Ambulance squad

The squad continues to improve



Operating model considers several variables





Squad Considerations

- No Billing; continue as a volunteer organization requesting funds from each town.
- Billing – the approach from the last two years
- Move services to local alternatives



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Discussion Item

October 8, 2018

Subject *Emergency Generators*

Issue: Complaints have been received that the current requirements to obtain a permit to install an emergency generator are onerous. This has resulted in residents not installing an emergency generator at their residence.

Facts: Emergency power generators have become increasingly necessary due to the frequency of severe weather events that cause power outages. Reduction in pricing and simplicity of use has made emergency generators more appealing to residential users.

Current Borough Council Policy: The Borough requires an application process before a permit is granted to install an emergency generator. At the very least, building department permitting is required. If the placement of the generator is within the side or rear yard setback, zoning board approval is necessary.

Questions for Borough Council: Are the current regulations governing emergency generator installation burdensome, causing residents to not purchase an emergency generator to avoid the required process.

DRAFT

ORDINANCE 8-18
BOROUGH OF MOUNTAIN LAKES
MORRIS COUNTY, NEW JERSEY

**ORDINANCE AMENDING CHAPTER 245 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF
MOUNTAIN LAKES AND REGULATING EMERGENCY GENERATORS WITHIN THE BOROUGH**

NOW, 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 of the Revised General Ordinances of the Borough of Mountain Lakes, Section 245-15, entitled "Supplementary Use Regulations" shall be amended by the following amendment to subsection V. which shall read, in its entirety, as follows:

V. Emergency generators. Generators permanently placed on the ground or a pad for use during power outages on an emergency basis are permitted in all zones subject to the following conditions:

- (1) Only one permanent generator with a noise level of 70dB or less as measured from the nearest property line from where it is proposed to be located is permitted per structure.
- (2) Units must be installed in conformity with the property setbacks in the applicable zone for a principle structure except for units which meet the requirements set forth in paragraph (3). The unit shall not be set back more than ten (10) feet from the structure served. Units in the front yard shall not be permitted.
- (3) The rear and sideline setback requirement shall be reduced to five (5) feet for units with a noise level of 65 dB or less measured at the property line nearest the location where it is proposed to be located. Noise mitigation methods such as acoustic insulation, isolation mounts, cooling air attenuation, or exhaust silencers may be used to reduce the noise levels to meet this requirement for reduced setbacks.
- (4) The generator footprint, including the pad, shall not be counted as impervious coverage for purposes of improved lot coverage limitations.
- (5) The generator shall be used only during periods of emergency or for periodic testing and necessary maintenance operations.
- (6) The exhaust of the generator shall, as much as practically feasible, be vented upwards or directed away from neighboring properties.
- (7) The generator shall be operated for routine testing and maintenance purposes not more than one time in any seven-day period and no test shall exceed 30 minutes. Testing of emergency generators is permitted Monday through Friday only (excluding holidays), between the hours of 11:00 a.m. and 12:00 p.m. or 2:00 p.m. and 3:00 p.m. Testing may be conducted when the unit is being repaired, provided that such testing period shall not exceed 30 minutes and shall be conducted only between the hours of 10:00 a.m. and 5:00 p.m. Monday through Saturday, excluding holidays.
- (8) Generators shall be exempt from the provisions of Chapter 160, "Noise", of the Borough Code only when used for emergency purposes, testing or repairs and when outfitted with a working muffler.

DRAFT

Section 2. If any section or provision of this Ordinance shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

Section 3. All Ordinances or parts of Ordinances, which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 4. This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

Introduced:

Adopted:

Name	Motion	Second	Aye	Nay	Absent	Abstain	Motion	Second	Aye	Nay	Absent	Abstain
Happer												
Holmberg												
Horst												
Korman												
Shepherd												
Barrett												
Barnett												

Valerie A. Egan, Municipal Clerk

Lauren Barnett, Mayor

LEGAL NOTICE OF PENDING ORDINANCE

Notice is hereby given that the Ordinance published herewith was introduced and passed upon first reading at a meeting of the Council of the Borough of Mountain Lakes, in the County of Morris, New Jersey, held on the day of ____ 20__. It will be further considered for final passage after public hearing thereon, at a meeting of said Council to be held in the Borough Hall, 400 Boulevard, in said Borough, on _____, 20__, said meeting to begin at 8:00 pm, and during the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's office in said Borough Hall building to members of the general public who shall request the same.

Valerie A. Egan, Municipal Clerk

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

ORDINANCE -18

**ORDINANCE AMENDING CHAPTER 245 OF THE REVISED GENERAL
ORDINANCES OF THE BOROUGH OF MOUNTAIN LAKES AND
REGULATING EMERGENCY GENERATORS WITHIN THE BOROUGH**

NOW, 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 of the Revised General Ordinances of the Borough of Mountain Lakes, Section 245-15, entitled "Supplementary Use Regulations" shall be amended by the following amendment to subsection V. which shall read, in its entirety, as follows:

V. Emergency generators. Emergency generators. Generators permanently placed on the ground or a pad for use during power outages on an emergency basis are permitted in all zones subject to the following conditions:

- (1) Only one permanent generator with a noise level of 70dB or less as measured from the nearest property line from where it is proposed to be located is permitted per structure. Units must be installed in conformity with the property setbacks for the appropriate zone for the principle structure.
- (2) Units must be installed in conformity with the property setbacks in the applicable zone for a principle structure except for units which meet the requirements set forth in paragraph (3). The unit shall not be set back more than ten (10) feet from the structure served. Units in the front yard shall not be permitted. The sound output for the unit cannot exceed 70 db at 23 feet from the unit.
- (3) The rear and sideline setback requirement shall be reduced to five (5) feet for units with a noise level of 65 dB or less measured at the property line nearest the location where it is proposed to be located. Noise mitigation methods such as acoustic insulation, isolation mounts, cooling air attenuation, or exhaust silencers may be used to reduce the noise levels to meet this requirement for reduced setbacks. An improved lot coverage calculation is required for units installed on a pad over 12 square feet.
- (4) The generator footprint, including the pad, shall not be counted as impervious coverage for purposes of improved lot coverage limitations. Units installed in the front yard shall be surrounded by landscape screening.
- (5) The generator shall be used only during periods of emergency or for periodic testing and necessary maintenance operations. The testing, cycling and maintenance of all units will

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~~be conducted between the hours of 8:00 a.m. and 8:00 p.m. to be consistent with the Noise Ordinance which shall apply to emergency generators.~~

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Section 2. If any section or provision of this Ordinance shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

Section 3. All Ordinances or parts of Ordinances, which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 4. This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

Adopted:

Council Member	By:	2 nd	Yes	No	Abstain	Absent
Barrett						
Happer						
Horst						
Korman						
Shepherd						
Barnett						
Holmberg						

CURRENT GENERATOR ORDINANCE

V.

Emergency generators. Generators for use during power outages on an emergency basis are permitted in all zones subject to the following conditions:

[Added 11-28-2011 by Ord. No. 08-11]

(1)

Units must be installed in conformity with the property setbacks for the appropriate zone for the principle structure.

(2)

The sound output for the unit cannot exceed 70 db at 23 feet from the unit.

(3)

An improved lot coverage calculation is required for units installed on a pad over 12 square feet.

(4)

Units installed in the front yard shall be surrounded by landscape screening.

(5)

The testing, cycling and maintenance of all units will be conducted between the hours of 8:00 a.m. and 8:00 p.m. to be consistent with the Noise Ordinance (§ 160-2) which shall apply to emergency generators.

RESOLUTION AND ORDINANCE REVIEW FOR THE OCTOBER 10, 2018 MEETING

TO: MAYOR AND COUNCIL

FROM: MITCHELL STERN, MANAGER

RESOLUTIONS

R148-18, R149-18, Authorization of refunds for the overpayment of taxes – these resolutions authorize refunds in the amount of \$4,950.84 and \$5,746.58 for the overpayment of property taxes for Block 86.01 Lot 3 and Block 100 Lot 15 respectively. This resolution request comes from the Tax Collector's office.

R150-18, Affirmation of the Mountain Lakes civil rights policy – this resolution states and confirms that the Borough maintains written Civil Rights policies in regard to its officials, appointees, employees, volunteers, etc. in respect to their actions while interacting with any individual or group on behalf of the Borough. This resolution assures that the policies in place will be followed and monitored. This resolution was requested to be adopted by the Morris County Joint Insurance Fund and is required to be adopted annually. Failure to adopt the resolution will result in a significant increase to the Borough's insurance deductible and copay.

ORDINANCES

Ordinance 6-18, Zoning Ordinance establishing standards for assisted living residences – this ordinance establishes standards for assisted living facilities in the Borough of Mountain Lakes and authorizes a parcel of land (B118.04 L2.01) currently zoned at OL-2, Office Light Industrial to allow for an assisted living facility by adding an overlay zone for Residential-Affordable Housing 3, (R-AH3).

Ordinance 7-18, Fee Schedule amendment for water and sewer fees – this ordinance authorizes an increase of 3% for all water usage fees charged by the Borough of Mountain Lakes and a 15% increase for all sewer usage fees charged. The water rate increase is necessary due to a multi-year low in water usage and rising costs for labor and equipment. The sewer rate increase is necessary as sewer revenue is determined by water usage. Rising costs for labor and equipment are another factor in the sewer rate increase. This ordinance has been discussed by the Finance Advisory Committee and was reviewed by the Borough CFO.

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

**Borough of Mountain Lakes
Mountain Lakes, NJ 07046**

October 4, 2018

TO: Borough Council

FROM: Cynthia Shaw, Planning Board Administrator

The Planning Board conducted its regular meeting on September 26, 2018 during which time it reviewed proposed Ordinance 6-18.

Before determining consistency with the Master Plan the Planning Board accepted the recommendation of the Borough Conflict Planner, Philip Abramson, and the Borough Council to change the height definition to the following:

¹⁹The vertical distance measured from the average elevation of the finished grade at the front wall of the structure, inclusive of chimneys, equipment, parapet walls, cornices and similar projections intended for screening purposes. At no point will the building structure exceed 50' in elevation.

The Planning Board found Ordinance 6-18 was consistent with the Master Plan.

Recommendations:

The Planning Board recommends eliminating

Section Four: J. v. Site Design Conditions

2. Building architecture shall be residential in character to include gable roof lines, dormers and a mix of exterior materials.

Board Members found this condition to be unnecessary. The Master Plan does not give preference to either a commercial or residential appearance of any building.

BOROUGH OF MOUNTAIN LAKES

MORRIS COUNTY, N.J

ORDINANCE NO. 6-18

AN ORDINANCE AMENDING CHAPTER 40 (LAND USE ADMINISTRATION) AND
CHAPTER 245 (ZONING) OF THE REVISED GENERAL ORDINANCES OF THE
BOROUGH OF MOUNTAIN LAKES, AND ESTABLISHING STANDARDS FOR
ASSISTED LIVING RESIDENCES IN THE BOROUGH

WHEREAS, the Borough Council of the Borough of Mountain Lakes desires to create a realistic opportunity for the creation of affordable housing within the Borough; and

WHEREAS, the Borough Council has entered in housing litigation on July 22, 2016, in which certain third parties intervened, including Fair Share Housing Center;

WHEREAS, the Borough Council has determined that certain lands within the OL-2 Office Light Industrial Zone commonly referred to as Block 118.04, Lot 2.01 are suited for an assisted living residence with an inclusionary set-aside; and

WHEREAS, said lands were identified in the Borough's Housing Element and Fair Share Plan, adopted by the Borough Planning Board on March 24, 2016, as an area to be rezoned to allow for an inclusionary assisted living facility;

WHEREAS, the Borough Council entered into a settlement agreement with litigants on April 25, 2016, in which the Borough Council agreed to implement recommendations contained within the Borough's Housing Element and Fair Share Plan;

WHEREAS, assisted living residences are not permitted within the OL-2 Zone and therefore the Zoning Ordinance must be amended in order to implement and comply with the pending settlement agreement to which the Borough will be a party;

WHEREAS, introduction of an assisted living residence within the OL-2 Zone would only be appropriate under certain circumstances, this sort of facility would most appropriately be incorporated as a "conditional use" (as defined in N.J.S.A. 40:55D-3) within the OL-2 Zone

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Mountain Lakes in the County of Morris and the State of New Jersey that under Chapter 245, Zoning, of the General Code the Zoning Map be changed for Block 118.04, Lot 2.01, as depicted on the attached Exhibit A, from OL-2 - Office and Light Industrial - to R-AH3 Residential - Affordable Housing 3 Overlay Zone; and that the following be added or amended:

Section One: Article I, Subsection 3 (Definitions) of Chapter 40 of the Revised General Ordinances is amended and supplemented by adding the following new definitions:

“Assisted Living Residence. A facility licensed by the Department of Health and Senior Services that provides apartment-style housing, congregating dining, and provides assisted living services available when needed. Dwelling units offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette and a lockable door on the unit entrance.”

Section Two: the following sections, subsections and paragraphs of Article IV, Subsections 12 of Chapter 245 of the Revised General Ordinances are amended by revising the list of conditional uses at Chapter 245, Section 12, Subsection C as follows: “Conditional Uses”.

See also Sec. 245-10C; Sec. 245-9.2.

Section Three: the following sections, subsections and paragraphs of Article IV, Subsection 9.2 of Chapter 245 of the Revised General Ordinances are amended by adding the following new zoning district: § 245-9.2. Residential — Affordable Housing 3 (R-AH3) Overlay Zone, which shall contain the following subsections:

- A. Permitted principal and accessory uses. It is the intent within the R-AH3 overlay zone to permit uses consistent with those permitted in the OL-2 Zoning District and to permit, as an alternative to the OL-2 uses, the development of an assisted living residence as conditional use. Permitted principal, accessory and conditional uses shall be as follows:

(i) All principal and accessory uses permitted in the OL-2 zone; or

(ii) Assisted living residences, as defined within Article I, Subsection 3 (Definitions) of Chapter 40 of the Revised General Ordinances are permitted as a conditional use within the R-AH3 Overlay Zone. Assisted living residences shall only be permitted upon satisfaction of the standards contained in Article IV, Subsection 16 (Conditional Use Requirements) of Chapter 245 of the Revised General Ordinances

Section Four: the following sections, subsections and paragraphs of Article IV, Subsection 16 (Conditional Use Requirements) of Chapter 245 of the Revised General Ordinances are amended by adding the following new conditional use:

- J. Assisted Living Facility (see also Sec. 245-9.2)

- i. Shall not limit residence to persons of a certain age.
- ii. Ten percent of the total bed complement shall be set aside as affordable Medicaid beds, which meet the criteria of N.J.A.C 5:93-5.16.
- iii. Dwellings constructed for low- and moderate-income households shall be governed by thirty-year (30) deed restrictions (see N.J.A.C 5:93-5.16) ensuring long-term affordability controls in accordance with **Article VI** of this chapter.

- iv. The development, unit distribution and marketing of all housing constructed for low- and moderate-income households shall be undertaken consistent with the rules and regulations of the New Jersey Uniform Housing Affordability Controls, the provisions of **Article4 VI** of this chapter, and N.J.A.C. 5:93-5.16, as may be applicable.
- v. Site Design Conditions
 - 1. A buffer measuring 125 feet deep shall be provided within this zone. It will be along the lot line that abuts the RC-3 residential zone. Within the 125 feet, a 100 foot planted buffer with trees shall be provided along with a 25 foot roadway.
 - 2. Building architecture shall be residential in character to include gable roof lines, dormers and a mix of exterior materials.
 - 3. Density shall be 15.5 dwelling units per gross acre with a maximum of 90 units; however, in no event shall the total number of beds exceed 120.
 - 4. A tree survey, tree preservation plan and an arborist on-site during the construction period. The tree preservation plan shall be developed in consultation with the Shade Tree Commission and designed to assure that all construction meets the intent of Chapter 102, Article VII of the Mountain Lakes Preservation and Protection of Trees Code to the maximum extent practicable.
 - 5. All new structures shall be set-back a minimum of 150 feet (inclusive of minimum yard set-backs for R-AH3 District) from any adjacent parcels located in a residential district.
 - 6. Site and a building light shall conform to the following:
 - a. all lighting fixtures must be shielded and conform to the International Dark-Sky Association;
 - b. maximum mounting height of all lighting fixtures shall be 12';
 - c. no flashing, laser, searchlight, strobe, tracing, pulsating, or neon exterior lighting is permitted; and
 - d. and the illumination generated by all site and building lighting shall be minimized (recommended maximum of

0.5 footcandles or as determined to be appropriate by the Planning Board as part of site plan review).

Section Five: the following sections, subsections and paragraphs of Article V, Subsection 19 (Schedule of Bulk Requirements, Schedule I) of Chapter 245 of the Revised General Ordinances are amended by adding the following bulk standard:

Zone: R-AH3 Overlay Zone

Type	Requirement
Minimum Area (square feet)	5 acres
Minimum Frontage (feet)	350
Minimum Depth (feet)	400
Minimum Setbacks (feet)	50' ¹⁸
Maximum Height (stories/feet)	3 stories/50 feet ¹⁹
Accessory Structures Maximum Height (feet)	20
Maximum Building Coverage (percent)	30
Maximum Improved Coverage (percent)	60

¹⁸*There shall be a one-hundred-foot landscaped buffer excluding pre-existing driveways abutting residential areas or zones.*

¹⁹*Height shall be measured in accordance with nonresidential zone height definition contained in Chapter 40, Article 1, Subsection 40-3.*

Section Six: the following sections, subsections and paragraphs of Article IV, Subsection 15 (Supplementary Use Regulations, Schedule II) of Chapter 245 of the Revised General Ordinances are amended by adding the following parking setback standard:

Zone: R-AH3 Overlay Zone

Minimum parking setbacks	
Front	20'
Side	20'
Rear	100' excluding pre-existing drives.

Section Seven: the following sections, subsections and paragraphs of Article IV, Subsection 15 (Supplementary Use Regulations, Schedule III) of Chapter 245 of the Revised General Ordinances are amended by adding the following off-street parking standard:

Land Use

Assisted living residence

Requirement

1 space per 2 units

Section Eight: This ordinance shall take effect upon publication and filing with the Morris County Planning Board after final adoption, as provided by law.

Valerie A. Egan, Municipal Clerk

Lauren Barnett, Mayor

Introduced: 9/24/2018

Adopted:

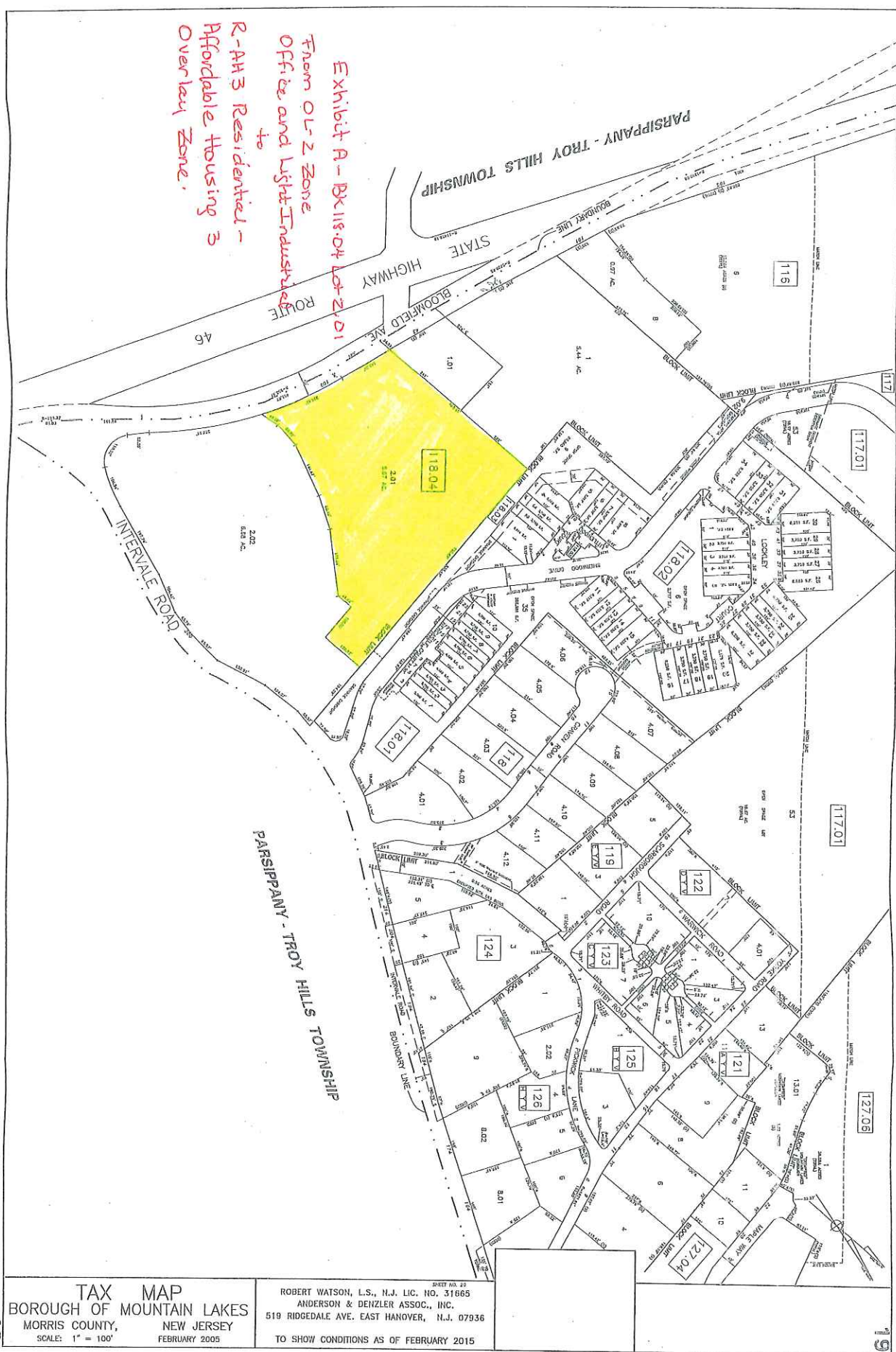
Name	Motion	Second	Aye	Nay	Absent	Abstain	Motion	Second	Aye	Nay	Absent	Abstain
Happer			X									
Holmberg			X									
Horst			X									
Korman	X		X									
Shepherd		X	X									
Barrett			X									
Barnett			X									

LEGAL NOTICE OF FINAL ADOPTION

NOTICE is hereby given that the above Ordinance was introduced and passed on first reading at a meeting of the Borough Council of the Borough of Mountain Lakes, in the County of Morris, State of New Jersey, held in the Mountain Lakes High School on the 24th day of September 2018, and the same came up for final passage at a meeting of the said Borough Council on the 8th day of October 2018 at which time, after persons interested were given an opportunity to be heard concerning said ordinance, the same was passed and will be in full force in the Borough according to law. By order of the Borough Council of the Borough of Mountain Lakes, County of Morris and State of New Jersey.

 Valerie A. Egan, Municipal Clerk

Exhibit A - Bk 118-04 Lot 2-01
 From OL-2 Zone
 Office and Light Industrial
 to
 R-AH 3 Residential -
 Affordable Housing -
 Overlay Zone.



TAX MAP
 BOROUGH OF MOUNTAIN LAKES
 MORRIS COUNTY, NEW JERSEY
 SCALE: 1" = 100'
 FEBRUARY 2005

ROBERT WATSON, L.S., N.J. LIC. NO. 31665
 ANDERSON & DENZLER ASSOC., INC.
 519 RIDGEDALE AVE. EAST HANOVER, N.J. 07936
 TO SHOW CONDITIONS AS OF FEBRUARY 2015

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

ORDINANCE 7-18

**ORDINANCE AMENDING CHAPTER 111 OF THE REVISED GENERAL ORDINANCES OF THE
BOROUGH OF MOUNTAIN LAKES AND REVISING THE FEE SCHEDULE**

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 111 of the Revised General Ordinances of the Borough of Mountain Lakes, entitled "Fee Schedule", shall be amended as follows:

(4) Water rates

Water meters per 100 gallons

Residential:

Up to 11,968 gallons	\$0.3770	\$0.3883
From 11,969 to 22,440 gallons	\$0.3947	\$0.4065
From 22,441 to 37,400 gallons	\$0.4058	\$0.4180
From 37,401 to 59,840 gallons	\$0.4252	\$0.4380
From 59,841 to 74,800 gallons	\$0.4412	\$0.4544
From 74,801 gallons and above	\$0.4652	\$0.4792

Commercial/industrial:

Up to 11,968 gallons	\$0.4010	\$0.4130
From 11,969 to 22,440 gallons	\$0.4363	\$0.4494
From 22,441 to 37,400 gallons	\$0.4572	\$0.4709
From 37,401 to 59,840 gallons	\$0.5134	\$0.5288
From 59,841 to 74,800 gallons	\$0.5615	\$0.5783
From 74,801 gallons and above	\$0.6096	\$0.6279

*Minimum charges, pro rata when meter is connected for less than a quarter

Residential water meter	\$45.12	\$46.47per quarter
Commercial water meter	\$47.99	\$49.43per quarter

Sprinkler meters per 100 gallons

Residential:

Up to 11,968 gallons	\$0.4812	\$0.4956
From 11,969 to 22,440 gallons	\$0.5680	\$0.5850
From 22,441 to 37,400 gallons	\$0.6224	\$0.6411
From 37,401 to 59,840 gallons	\$0.6674	\$0.6874
From 59,841 to 74,800 gallons	\$0.8182	\$0.8427
From 74,801 gallons and above	\$1.0524	\$1.0840

Commercial:

Up to 11,968 gallons	\$0.5214	\$0.5370
From 11,969 to 22,440 gallons	\$0.6080	\$0.6262
From 22,441 to 37,400 gallons	\$0.6625	\$0.6824
From 37,401 to 59,840 gallons	\$0.7091	\$0.7304
From 59,841 to 74,800 gallons	\$0.8406	\$0.8658
From 74,801 gallons and above	\$1.0909	\$1.1236

(5) Sewer (rates based on water usage by water meter)

Rate per 100 gallons

Residential	\$0.6297	\$0.7242
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Commercial/Industrial	\$0.6832	\$0.7857
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Minimum charge for sewer usage, pro
rata when meter is connected for less
than a quarter:

Residential sewer fee	\$75.37	\$86.68
Commercial sewer fee	\$81.77	\$94.04

Section 2. If any section or provision of this Ordinance shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

Section 3. All Ordinances or parts of Ordinances, which are inconsistent herewith, are hereby repealed to the extent of such inconsistency.

Section 4. This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

Valerie A. Egan

Lauren Barnett, Mayor

Introduced: 9/24/2018

Adopted:

Name	Motion	Second	Aye	Nay	Absent	Abstain	Motion	Second	Aye	Nay	Absent	Abstain
Happer		X	X									
Holmberg	X		X									
Horst			X									
Korman			X									
Shepherd			X									
Barrett			X									
Barnett			X									

LEGAL NOTICE OF FINAL ADOPTION

NOTICE is hereby given that the above Ordinance was introduced and passed on first reading at a meeting of the Borough Council of the Borough of Mountain Lakes, in the County of Morris, State of New Jersey, held in the Mountain Lakes High School on the 24th day of September 2018, and the same came up for final passage at a meeting of the said Borough Council on the 8th day of October 2018 at which time, after persons interested were given an opportunity to be heard concerning said ordinance, the same was passed and will be in full force in the Borough according to law. By order of the Borough Council of the Borough of Mountain Lakes, County of Morris and State of New Jersey.

Valerie A. Egan, Municipal Clerk

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

RESOLUTION 147-18

“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 **October 8, 2018** and on file and available for public inspection in the Office of the Treasurer and approved by him for payment, be paid.

XX

CERTIFICATION: I hereby certify the foregoing to be a true and correct copy of a resolution duly adopted by the Borough Council of Mountain Lakes, New Jersey, at a meeting held on October 8, 2018.

Valerie A. Egan, Municipal Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Happer						
Holmberg						
Horst						
Korman						
Shepherd						
Barrett						
Barnett						

List of Bills - CLAIMS/CLEARING CHECKING ACCOUNT

Meeting Date: 10/08/2018 For bills from 09/21/2018 to 10/04/2018

Check#	Vendor	Description	Payment	Check Total
14786	164 - ALERT-ALL CORP.	PO 19510 FIRE PREVENTION	1,609.50	1,609.50
14787	196 - GRIFFITH-ALLIED TRUCKING, LLC	PO 19383 DPW - UNLEADED FUEL - BLANKET	1,398.21	1,398.21
14788	189 - ANCHOR ACE HARDWARE	PO 18500 WATER DEPARTMENT - EQUIPMENT, TOOLS	16.78	
		PO 19391 PARKS & BEACHES - GENERAL MAINTENANCE	141.72	158.50
14789	189 - ANCHOR ACE HARDWARE	PO 19462 DPW - STREETS & ROADS - BLANKET	697.84	697.84
14790	102 - ANDERSON & DENZLER ASSOC., INC	PO 19484 JULY PROFESSIONAL SERVICES - PARTIA	225.20	
		PO 19519 AUGUST 2018 PROFESSIONAL SERVICES -	240.15	
		PO 19519 AUGUST 2018 PROFESSIONAL SERVICES -	160.10	
		PO 19538 AUGUST 2018 PROFESSIONAL SERVICES -	658.40	1,283.85
14791	102 - ANDERSON & DENZLER ASSOC., INC	PO 19538 AUGUST 2018 PROFESSIONAL SERVICES -	10,894.45	10,894.45
14792	2312 - APPLIED ANALYTICS, INC.	PO 19381 WATER DEPARTMENT - MAG METERS - CAP	11,490.00	11,490.00
14793	344 - BALLY'S ATLANTIC CITY	PO 19420 2018 LEAGUE OF MUNICIPALITIES - CON	411.00	411.00
14794	372 - BEN SHAFFER RECREATION, INC	PO 19366 RECREATION - MIDVALE PARK IMPROVEME	387.96	387.96
14795	2775 - CAPITOL SUPPLY CONSTRUC PROD, INC	PO 18299 WATER DEPARTMENT - EQUIPMENT - BLAN	618.20	
		PO 19481 FOR ENCLAVE WATER SYSTEM DAMAGE INC	835.05	1,453.25
14796	481 - CERTIFIED LABORATORIES	PO 18939 DPW - DEPARTMENT SUPPLIES - BLANKET	244.14	
		PO 19384 DPW - DEPARTMENT SUPPLIES - BLANKET	203.98	448.12
14797	545 - CERTIFIED SPEEDOMETER SVC., INC	PO 19272 POLICE: VEHICLE CALIBRATION 2018 -	160.00	160.00
14798	456 - CHADLER SOLUTIONS, LLC	PO 19349 2018 RISK MANAGEMENT CONSULTANT FEE	4,632.62	4,632.62
14799	2242 - CINTAS CORPORATION NO. 2	PO 19140 DPW - PERSONAL SAFETY EQUIPMENT - B	159.54	159.54
14800	3184 - CONSTELLATION NEWENERGY, INC	PO 19540 AUGUST/SEPT 2018 STREET LIGHTING: C	572.66	572.66
14801	2396 - COUNTY WELDING SUPPLY CO.	PO 19390 DPW - EQUIPMENT & TOOLS - BLANKET	42.50	42.50
14802	506 - DAN COMO & SONS, INC	PO 18943 DPW - GROUNDS MAINTENANCE - BLANKET	168.00	
		PO 19436 SOLID WASTE - LEAF & BRUSH REMOVAL	1,200.00	1,368.00
14803	576 - DAVE'S TIRE, LLC	PO 19177 FIRE DEPT: TIRES	3,480.64	3,480.64
14804	3976 - DAVID LEWIS	PO 19470 REIMBURSEMENT: FEES	100.00	100.00
14805	2079 - TREASURER, STATE OF NEW JERSEY	PO 19539 JULY-SEPT 2018 MARRIAGE LICENSE FEE	75.00	75.00
14806	2971 - DIRECT ENERGY BUSINESS	PO 19496 NATURAL GAS: ACCT#: 614054 - 269690	14.70	14.70
14807	3367 - NEW JERSEY EZ PASS	PO 19387 POLICE: TOLLS - 2018 BLANKET	7.18	7.18
14808	2985 - EAST COAST TREE EXPERTS, LLC	PO 19476 2017 OUTSTANDING INVOICE	6,650.00	6,650.00
14809	1170 - FERGUSON ENTERPRISES #501	PO 19310 WATER DEPARTMENT - EQUIPMENT & TOOL	114.67	114.67
14810	2517 - FF1 FIREFIGHTER ONE, LLC	PO 19330 FIRE DEPT: DRIVER COAT	384.99	
		PO 19507 FIRE DEPT: TESTING/REFILL	120.00	504.99
14811	753 - FIRE FIGHTERS EQUIPMENT CO.	PO 19503 FIRE DEPT: BUNKER BOOTS	175.00	175.00
14812	3597 - FLORIDA WATER PROCESSING, INC	PO 19159 WATER DEPARTMENT - TREATMENT OF WEL	1,124.05	1,124.05
14813	769 - FOREST LUMBER	PO 18726 DPW & RECREATION - SUPPLIES & TOOLS	135.80	135.80
14814	814 - GARDEN STATE HIGHWAY PRODUCTS	PO 19258 DPW - SIGNS	266.45	266.45
14815	849 - GENERAL CODE, LLC	PO 19534 CLERK: CODIFICATION	530.83	530.83
14816	874 - GRAY SUPPLY CORP.	PO 19252 DPW - EQUIPMENT REPAIR	244.45	244.45
14817	3323 - HORNROCK PROPERTIES, LLC	PO 19125 REFUND OF TAX OVERPAYMENT 17 PARK P	4,755.24	4,755.24
14818	2784 - J&J MOBILE TRUCK REPAIR	PO 19421 DPW - EQUIPMENT REPAIR	1,220.00	1,220.00
14819	859 - JCP&L	PO 19492 MASTER ACCT#200 000 053 658/ BILL D	3,374.83	
		PO 19491 MASTER ACCT#200 000 574 000/ BILL D	65.00	
		PO 19490 MAST ACCT#200 000 021 275 / BILL DA	5,112.69	
		PO 19546 ACCT#100 075 505 725 - BILL PRD: 8	3.15	8,555.67
14820	859 - JCP&L	PO 19495 ACCT#100 076 421 971/BILL PRD: AUG	66.65	
		PO 19494 MASTER ACCT#200 000 020 764/BILL DA	311.99	
		PO 19493 MAST ACCT#200 000 054 011/ BILL DAT	1,004.95	1,383.59
14821	859 - JCP&L	PO 19545 ACCT#100 050 702 156 - BILL PRD: 8/	5.01	
		PO 19544 MASTER ACCT# 200 000 569 000 - 9/25	3,012.23	3,017.24
14822	1062 - JOHNNY ON THE SPOT, LLC	PO 19295 AUG 2018 - CUST ID# 014738 - PORT-A	94.95	
		PO 19296 AUG 2018 - CUST ID# 014738 - PORT-A	245.00	
		PO 19345 AUGUST 2018 CUST ID# 014738 - PORT-	271.90	
		PO 19377 AUG/SEPT 2018 - CUST ID# 014738 - P	85.00	
		PO 19395 SEPT 2018 - CUST ID# 014738 - PORT-	94.95	791.80
14823	1062 - JOHNNY ON THE SPOT, LLC	PO 19410 AUG/SEPT 2018 - CUST ID# 014738 - P	245.00	
		PO 19460 CUST ID# 014738 - PORT-A-JOHN RENTA	271.90	
		PO 19459 SEPT 2018 - CUST ID# 014738 - PORT-	160.00	676.90
14824	1074 - JW PIERSON CO.	PO 19092 DPW - PETROLEUM PRODUCTS - BLANKET	2,038.21	2,038.21
14825	1090 - KENVIL POWER MOWER	PO 19448 DPW - EQUIPMENT REPAIR - BLANKET	702.54	702.54
14826	3985 - KING OF KINGS LUTHERAN CHURCH	PO 19531 REFUND TAX OVERPAYMENT KING OF KING	15.42	15.42
14827	3851 - L-3 COMMUNICATIONS MOBILE-VISION, I	PO 19450 POLICE: EXTENDED MAINTENANCE AGREEM	3,035.00	3,035.00
14828	3950 - LAKER VENTURES, LLC	PO 19502 PROFESSIONAL SERVICES FOR STRATEGIC	4,695.00	4,695.00
14829	1210 - LOEFFEL'S WASTE OIL SVC., LLC	PO 19449 SOLID WASTE - RECYCLING WASTE OIL -	120.00	120.00

List of Bills - CLAIMS/CLEARING CHECKING ACCOUNT

Meeting Date: 10/08/2018 For bills from 09/21/2018 to 10/04/2018

Check#	Vendor	Description	Payment	Check Total
14830	3182 - MELISSA MABEY	PO 19525 REIMBURSEMENT: MILEAGE	50.36	50.36
14831	1338 - MGL PRINTING SOLUTIONS, LLC	PO 19456 CUST# M135 - WINDOW ENVELOPES	206.50	206.50
14832	3926 - MITCHELL STERN	PO 19523 REIMBURSEMENT FOR ICMA	1,183.20	1,183.20
14833	3648 - MONMOUTH TELECOM	PO 19547 OCTOBER 2018 TELEPHONE SERVICES / A	1,503.86	1,503.86
14834	3087 - MORRIS COUNTY REGISTRARS ASSOC.	PO 19477 CLERK: REGISTRAR MEETING & SEMINAR	50.00	50.00
14835	1442 - MORRIS PLAINS SHOES	PO 19435 DPW -UNIFORM RENTAL/REPLACEMENT	185.00	185.00
14836	1371 - MTN. LAKES BOARD OF EDUCATION	PO 19506 OCTOBER 2018 MTN LAKES SCHOOL DISTR	1,739,372.16	1,739,372.16
14837	3168 - MUNICIPAL CLERKS ASSOC OF MORRIS CO	PO 19501 CLERK: MCAMC mini conference 10/26/	100.00	100.00
14838	881 - NCX	PO 19212 BLANKET: 2018 DNS HOSTING / ACCT# G	21.95	21.95
14839	1553 - NEW JERSEY NATURAL GAS	PO 19489 SERVICE FOR: AUG 08/09 TO SEPT 07	426.08	426.08
14840	2595 - NORTH JERSEY MUNICIPAL EMPLOYEE	PO 19513 OCT 2018 DENTAL PREMIUMS - GROUP 16	2,740.00	2,740.00
14841	1598 - OLD DOMINION BRUSH CO., INC	PO 18502 DPW - SWEEPER REPAIR	1,200.00	1,200.00
14842	3236 - ONE SOURCE OF NEW JERSEY, LLC	PO 19138 DPW - EQUIPMENT REPAIR - BLANKET	1,187.10	1,187.10
14843	2968 - OPTIMUM	PO 18919 DPW: ACCT# 07876-414565-01-0 - BLAN	10.67	10.67
14844	2968 - OPTIMUM	PO 18920 DPW INTERNET SERVICES ACCT# 07876-6	112.54	112.54
14845	3173 - OPTIMUM	PO 18918 FIRE: ACCT# 07876-603439-01-8 CABLE	70.62	70.62
14846	2474 - PIONEER RESEARCH	PO 19255 SEWER DEPARTMENT - MISC TOOLS	401.90	401.90
14847	3971 - PIPETOOLS, INC	PO 19325 WATER DEPARTMENT - EQUIPMENT	81.00	81.00
14848	3624 - PREMIERE OUTDOOR MOVIES	PO 19273 RECREATION: 2018 OUTDOOR MOVIE RENT	401.22	401.22
14849	3900 - QUIRK, INC	PO 19497 ARCHIVE STORAGE - AUG 2018 - MTN LA	119.91	119.91
14850	1787 - R & J CONTROL, INC.	PO 19078 DPW - BUILDING MAINTENANCE - BLANKE	226.00	226.00
14851	1822 - R.S. PHILLIPS STEEL, LLC	PO 18856 DPW - EQUIPMENT & TOOLS - BLANKET	136.00	136.00
14852	1734 - READYREFRESH BY NESTLE	PO 19512 ACCT# 0016496903 8/13/18 TO 9/12/18	132.70	132.70
14853	962 - ROBERT OR GRETCHEN HUDSON	PO 19498 REFUND OF TAX OVERPAYMENT @ 160 MOR	4,177.66	4,177.66
14854	2397 - ROCKAWAY AUTO RESOURCES, LLC	PO 19060 DPW - VEHICLE REPAIRS - BLANKET 201	451.09	451.09
14855	3205 - SECURITY SHREDDING	PO 19465 POLICE DEPT: SHREDDING SERVICES	60.00	60.00
14856	3205 - SECURITY SHREDDING	PO 19485 SEPTEMBER 2018 SHREDDING	60.00	60.00
14857	1948 - SHEAFFER SUPPLY, INC.	PO 18736 DPW - EQUIPMENT & TOOLS - 2018 BLAN	44.95	44.95
14858	2774 - STAPLES BUSINESS ADVANTAGE	PO 19478 ORDER# 7204955226	285.35	285.35
14859	1916 - STICKEL, KOENIG, SULLIVAN & DRILL,	PO 19183 3RD & 4TH QTR 2018 PROFESSIONAL SER	3,000.00	3,000.00
14860	1981 - SUBURBAN DISPOSAL, INC	PO 18970 SOLID WASTE COLLECTION - 2018 BLANK	34,499.99	34,499.99
14861	3485 - TECHNICAL FIRE SERVICES, INC.	PO 19303 FIRE DEPT: ANNUAL TESTING	1,345.00	1,345.00
14862	3967 - TOWNSHIP OF DENVILLE	PO 19505 4Q18 PROPERTY TAXES - TOWPATH	1,097.48	1,097.48
14863	1536 - TREAS, STATE OF NJ - D.O.H.	PO 19535 SEPT 2018 DOG LICENSING FEES	3.60	3.60
14864	2093 - UNION FIRE EQUIPMENT CORP.	PO 19509 FIRE DEPT: GEAR	155.00	155.00
14865	3552 - UNIVERSAL UNIFORM SALES COMPANY, IN	PO 19402 POLICE DEPT: CROSSING GUARD EQUIP	170.95	170.95
14866	2135 - VERIZON WIRELESS	PO 19468 ACCT# 882388054-00001 / AUG 05 TO S	595.87	595.87
14867	2228 - WATER WORKS SUPPLY CO, INC	PO 18564 WATER DEPARTMENT - EQUIPMENT & TOOL	127.60	127.60
14868	2161 - WELDON ASPHALT, INC.	PO 19262 DPW - POTHOLE REPAIRS - BLANKET	409.13	409.13
14869	2182 - WEST CHESTER MACHINERY & SUPPLY CO.	PO 19471 DPW - DRAINS/PIPES/CATCHBASINS	521.60	521.60
TOTAL				1,878,522.41

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-192-18-001-000	CURRENT YEAR TAXES RECEIVED			4,193.08	
01-201-20-100-020	GENERAL ADMIN - OTHER EXPENSE	1,717.32			
01-201-20-120-020	MUNICIPAL CLERK - OTHER EXP'S	680.83			
01-201-20-130-020	FINANCE - OTHER EXPENSES	411.00			
01-201-20-140-020	COMPUTER SERVICES	32.62			
01-201-21-185-020	BD OF ADJUST - OTHER EXPENSES	3,000.00			
01-201-23-210-020	INSURANCE - LIABILITY	4,632.62			
01-201-23-220-020	GROUP INSURANCE PLANS-EMPLOYEE	2,740.00			
01-201-25-240-020	POLICE DEPT - OTHER EXPENSES	3,461.13			
01-201-25-255-020	FIRE DEPT - OTHER EXPENSES	3,860.11			
01-201-26-290-020	STREETS & ROADS - OTHER EXP.	7,920.12			
01-201-26-300-020	SHADE TREE COMMISSION - O/E	6,016.84			
01-201-26-305-020	SOLID WASTE - OTHER EXPENSES	35,819.99			
01-201-26-310-020	BLDG & GROUNDS - MUNIC BLDG	132.70			

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-26-315-020	VEHICLE REPAIRS & MAINTENANCE	4,091.73			
01-201-28-370-020	PARKS & PLAYGROUNDS OTHER EXP.	501.22			
01-201-28-375-020	MAINT OF PARKS (BEACHES/LAKES)	1,638.32			
01-201-31-435-020	ELECTRICITY - ALL DEPARTMENTS	7,778.81			
01-201-31-436-020	ELECTRICITY - STREET LIGHTING	572.66			
01-201-31-437-020	NATURAL GAS	440.78			
01-201-31-440-020	TELECOMMUNICATIONS	2,099.73			
01-201-31-447-020	PETROLEUM PRODUCTS	3,436.42			
01-203-26-300-020	(2017) SHADE TREE COMMISSION - O/E		633.16		
01-205-55-000-000	TAX OVERPAYMENTS			4,755.24	
01-207-55-000-000	LOCAL SCHOOL TAXES PAYABLE			1,739,372.16	
01-260-05-100	DUE TO CLEARING			0.00	1,840,013.59
01-290-55-000-002	DUE TO NJ - MARRIAGE LIC. FEES			75.00	
TOTALS FOR	Current Fund	90,984.95	633.16	1,748,395.48	1,840,013.59
04-215-55-982-000	2016 CAPITAL ORDINANCE 06-16			5,544.61	
04-215-55-984-000	2018 CAPITAL ORDINANCE 4-18			22,148.00	
04-260-05-100	DUE TO CLEARING			0.00	27,692.61
TOTALS FOR	General Capital	0.00	0.00	27,692.61	27,692.61
05-201-55-520-520	Water Operating - Other Expenses	10,104.61			
05-260-05-100	DUE TO CLEARING			0.00	10,104.61
TOTALS FOR	Water Operating	10,104.61	0.00	0.00	10,104.61
07-201-55-520-520	Sewer Operating - Other Expenses	708.00			
07-260-05-100	DUE TO CLEARING			0.00	708.00
TOTALS FOR	Sewer Operating	708.00	0.00	0.00	708.00
13-260-05-100	DUE TO CLEARING			0.00	3.60
13-295-56-000-000	DOG LICENSE FEES-DUE STATE NJ			3.60	
TOTALS FOR	Animal Trust	0.00	0.00	3.60	3.60

Total to be paid from Fund 01 Current Fund 1,840,013.59
 Total to be paid from Fund 04 General Capital 27,692.61
 Total to be paid from Fund 05 Water Operating 10,104.61
 Total to be paid from Fund 07 Sewer Operating 708.00
 Total to be paid from Fund 13 Animal Trust 3.60

 1,878,522.41



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

Meeting Date: 10/08/2018 For bills from 09/21/2018 to 10/04/2018

Check#	Vendor	Description	Payment	Check Total
5112	102 - ANDERSON & DENZLER ASSOC., INC	PG 19548 AUGUST 2018 PROFESSIONAL SERVICES -	9,396.50	9,396.50
	TOTAL			9,396.50

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
17-101-01-001-002	Escrow - Developers - Checking			0.00	9,396.50
17-500-00-050-252	SCHANO & TAMARELLI			320.20	
17-500-00-091-310	PULTE GROUP - ENCLAVE SITE INSPEC. FEE			8,996.25	
17-500-00-091-315	PULTE HOMES PLANNING BOARD APPLICATION			80.05	
TOTALS FOR	Developer's Escrow	0.00	0.00	9,396.50	9,396.50

Total to be paid from Fund 17 Developer's Escrow

9,396.50

9,396.50

List of Bills - (3310101001001) PROVIDENT BANK Recreation Trust

Meeting Date: 10/08/2018 For bills from 09/21/2018 to 10/04/2018

Check#	Vendor	Description	Payment	Check Total
5208	3874 - BISHOPS ICE CREAM, LLC	PO 19239 RECREATION: SUMMER CAMP	495.00	495.00
5209	3730 - DORNEY PARK & WILDWATER KINGDOM, LL	PO 19480 TEEN CAMP: BALANCE ON PO# 19047	57.60	57.60
5210	3728 - JAKE DENOYER	PO 19211 REPAIRS TO SAILING EQUIPMENT	1,289.60	1,289.60
5211	1187 - LONGSTRETH SPORTING GOODS, LLC	PO 19428 FIELD HOCKEY: UNIFORMS	190.80	190.80
5212	3654 - TRI-VALLEY FIELD HOCKEY	PO 19433 FIELD HOCKEY: ANNUAL DUES	50.00	50.00
TOTAL				2,083.00

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
33-101-01-001-001	PROVIDENT BANK			0.00	2,083.00
33-600-00-090-000	Recreation Trust Reserves			2,083.00	
TOTALS FOR	Recreation Trust	0.00	0.00	2,083.00	2,083.00

Total to be paid from Fund 33 Recreation Trust

2,083.00
=====

2,083.00

**BOROUGH OF MOUNTAIN LAKES
COUNTY OF MORRIS, NJ
RESOLUTION 148-18**

“RESOLUTION AUTHORIZING THE REFUND OF OVERPAYMENT OF TAXES”

WHEREAS, the Tax Collector certifies that the following property has an overpayment of taxes due to a prior year pre-payment. The Tax Collector has authorized the issuance of a refund.

NOW THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, that a warrant be drawn to **Corelogic**, representing a refund of **2018** taxes due to an overpayment.

Block	Lot	Name & Address	Amount
86.01	3	Corelogic (Citimortgage) Gil, Daniel & Patricia 145 Morris Avenue	\$4950.84

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 October 8, 2018.

Valerie A. Egan, Municipal Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Happer						
Holmberg						
Horst						
Korman						
Shepherd						
Barrett						
Barnett						

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

RESOLUTION 149-18

"RESOLUTION AUTHORIZING THE REFUND OF OVERPAYMENT OF TAXES"

WHEREAS, the Tax Collector certifies that the following property has an overpayment of taxes due to a prior year pre-payment. The Tax Collector has authorized the issuance of a refund.

NOW THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, that a warrant be drawn to **Kevin E. & Rimma S. Driscoll**, representing a refund of **2018** taxes due to an overpayment.

Block	Lot	Name & Address	Amount
100	15	Kevin E. & Rimma S. Driscoll 240 Boulevard	\$5,746.58

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 October 8, 2018.

Valerie A. Egan, Municipal Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Happer						
Holmberg						
Horst						
Korman						
Shepherd						
Barrett						
Barnett						

Resolution 150-18

A RESOLUTION TO AFFIRM THE BOROUGH OF MOUNTAIN LAKES CIVIL RIGHTS POLICY WITH RESPECT TO ALL OFFICIALS, APPOINTEES, EMPLOYEES, PROSPECTIVE EMPLOYEES, VOLUNTEERS, INDEPENDENT CONTRACTORS AND MEMBERS OF THE PUBLIC THAT COME INTO CONTACT WITH MUNICIPAL EMPLOYEES, OFFICIALS AND VOLUNTEERS

WHEREAS, it is the policy of the Borough of Mountain Lakes to treat the public, employees, prospective employees, appointees, volunteers and contractors in a manner consistent with all applicable civil rights laws and regulations including, but not limited to the Federal Civil Rights Act of 1964 as subsequently amended, the New Jersey Law against Discrimination, the Americans with Disabilities Act and the Conscientious Employee Protection Act, and

WHEREAS, the governing body of the Borough of Mountain Lakes has determined that certain procedures need to be established to accomplish this policy

NOW, THEREFORE BE IT ADOPTED by the Mayor and Council of the Borough of Mountain Lakes that:

Section 1: No official, employee, appointee or volunteer of the Borough of Mountain Lakes by whatever title known, or any entity that is in any way a part of the Borough of Mountain Lakes shall engage, either directly or indirectly in any act including the failure to act that constitutes discrimination, harassment or a violation of any person's constitutional rights while such official, employee, appointee volunteer, or entity is engaged in or acting on behalf of the Borough of Mountain Lakes' business or using the facilities or property of the Borough of Mountain Lakes.

Section 2: The prohibitions and requirements of this resolution shall extend to any person or entity, including but not limited to any volunteer organization or inter-local organization, whether structured as a governmental entity or a private entity, that receives authorization or support in any way from the Borough of Mountain Lakes to provide services that otherwise could be performed by the Borough of Mountain Lakes.

Section 3: Discrimination, harassment and civil rights shall be defined for purposes of this resolution using the latest definitions contained in the applicable Federal and State laws concerning discrimination, harassment and civil rights.

Section 4: The Manager shall establish written procedures for any person to report alleged discrimination, harassment and violations of civil rights prohibited by this resolution. Such procedures shall include alternate ways to report a complaint so that the person making the complaint need not communicate with the alleged violator in the event the alleged violator would be the normal contact for such complaints.

Section 5: No person shall retaliate against any person who reports any alleged discrimination, harassment or violation of civil rights, provided however, that any person who reports alleged violations in bad faith shall be subject to appropriate discipline.

Section 6: The Manager shall establish written procedures that require all officials, employees, appointees and volunteers of the Borough of Mountain Lakes as well as all other entities subject to this resolution to periodically complete training concerning their duties, responsibilities and rights pursuant to this resolution.

Section 7: The Manager shall establish a system to monitor compliance and shall report at least annually to the governing body the results of the monitoring.

Section 8: At least annually, the Manager shall cause a summary of this resolution and the procedures established pursuant to this resolution to be communicated within the Borough of Mountain Lakes. This communication shall include a statement from the governing body expressing its unequivocal commitment to enforce this resolution. This summary shall also be posted on the Borough of Mountain Lakes' web site.

Section 9: This resolution shall take effect immediately.

Section 10: A copy of this resolution shall be published in the official newspaper of the Borough of Mountain Lakes in order for the public to be made aware of this policy and the Borough of Mountain Lakes' commitment to the implementation and enforcement of this policy.

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

Valerie A. Egan, Municipal Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Happer						
Holmberg						
Horst						
Korman						
Shepherd						
Barrett						
Barnett						



MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
SEPTEMBER 24, 2018
HELD AT MOUNTAIN LAKES HIGH SCHOOL AUDITORIUM
96 POWERVILLE ROAD
MOUNTAIN LAKES, NJ 07046

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 and the agenda thereof had been reported to The Citizen and the Morris County Daily Record and The Star Ledger on January 8, 2018 and posted in the municipal building.

Mayor Barnett called the meeting to order at 7:30 p.m. in the municipal building.

ROLL CALL ATTENDANCE

Roll Call	Present	Absent		Present	Absent
Happer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shepherd	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Holmberg	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barrett	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Horst	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barnett	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Korman	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

FLAG

Mayor Barnett led the salute to the flag.

EXECUTIVE CLOSED SESSION

R-144-18, Resolution providing for a meeting not open to the public in accordance with the provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12

Matters of, Attorney Client Privilege

Motion: Barrett

Second: Shepherd

Vote: All ayes

Motion to come back to regular session: Korman

Second: Shepherd

Vote: All ayes

Mr. Oostdyk explained the executive session topic to the public.

COMMUNITY ANNOUNCEMENTS

Mayor Barnett stated that the Freeholders will be holding a meeting at Borough Hall on October 12th. The Fire Dept. dinner dance will be held October 14th. She noted that over 200 residents lost power today. She stated that JCP&L will be attending the October 22nd Council meeting. Ms. Horst stated that the Garden Club will be holding their first meeting on September 26th at the Rockaway River Country Club.

Chief Bennett joined the meeting to update the community on Police Department matters. He stated that an Opioid information meeting sponsored by the Prosecutors office will be held at the Mountain Lakes Club on Wednesday September 26th at 7pm. He addressed the recent car thefts.

SPECIAL PRESENTATIONS

Assisted Living Zone Change

Phil Abramson from Topology came before council to discuss the assisted living proposed development and the zone change ordinance. He gave a power point presentation that spoke to the zoning ordinance, the outstanding questions and next steps.

PUBLIC COMMENT

Mayor Barnett opened the meeting to the public

Andrew Shinder, 77 Briarwood Rd., asked about water usage for the assisted living facility.



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Jim Hyson, 2 Littlewood Court, stated that he was pleased with the buffer for the project. He commented on how the buffer is described in the ordinance and how it could be confusing and gave council suggested language to put into the ordinance. He commented on the height of the building.

Sandy Batty, 15 Lockley Court, asked about the Medicaid obligation for the number of rooms. She commented regarding the actual size of the parcel. She commented on the language in the ordinance regarding setting the number of beds at 90. She commented on the height of the building.

Pat Stanisci, 4 Littlewood Court, thanked the Council for addressing the neighbors' concerns.

Jake DeNooyer, 79 Lake Drive, commented regarding his desire to develop the Route 46 corridor of town.

Larry Feiwei, 49 Tower Hill Road, commented that people cannot hear what is being said in the auditorium.

BOROUGH COUNCIL DISCUSSION ITEMS

Mountain Lakes Club

Mayor Barnett presented the Mountain Lakes Sub-Committee report. She presented a time line of what has happened regarding the Club and the issues that the Club is having. She explained the committee's preferred solutions. The options for the municipality regarding the Club were discussed. The committee's recommendations moving forward were stated.

PUBLIC COMMENT

Mayor Barnett opened the meeting to the public

Ellen Emr, 19 Sherwood Drive, thanked Council for considering this issue. She gave a history of the Club. She suggested the Borough take over the Club's mortgage.

Nancy deTertre, 41 Lake Drive, supported the municipality purchasing the Club. She explained how this could happen.

Joe Scura, thanked the Council. He mentioned a group of investors regarding the Club. He spoke about the private and public solution of saving the Club.

Tom Menard, 50 Bellvale Road, commented about the Station Restaurant and how the Borough owns the building it operates out of. He suggested the Borough could purchase the Club.

Fred Kanter, 51 Hanover Road, stated that he and his family had been members of the Club in the past. He stated that the people that are interested in the Borough purchasing the Club are Club members.

Steve Castelluci, 4 Laurelwood Drive, commented that the information regarding purchasing the Club should be reviewed fully.

Amy Sole, 125 Kenilworth Road, stated that she purchased her home because of the Mountain Lakes Club. She stated that if the Club is gone property values will decline. She stated that it was imperative that the Club be saved.

Chris Cannon, 40 Overlook Road, commented on the food service at the Club. He commented on the Club being purchased by the municipality and how a concessionaire could run the restaurant at the Club.

Steve Menneti, 14 Crystal Lake Drive, stated that he moved to Mountain Lakes for the school system. He suggested that the Club be purchased for a school facility.

Sueanne Sylvester, 31 Hanover Road, commented about a petition that was circulated regarding the borough purchasing the Club.

Sara Portland, 78 Cobb Rd., urged the council to expedite the process of purchasing the property.

Tom Web, 7 Craven Road, stated that he fully supports the town purchasing the Club.

Bill Boyd, 4 Preston Drive, thanked the council for the time put into all options considering the Club.

Tom Marotta, 111 Melrose Road, asked if the borough owning the Club could offset the beach project. He stated that the town owning the Club would be an income stream.



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Mr. Oostdyk explained that the Borough did look into bonding for purchasing the note for the Club and was told it could not legally be done.

Audrey Lane, 31 Melrose Road, thanked the Council for working on solutions for the Club. She mentioned the rumors circulating in town regarding the Club. She stated her concerns if the Club is open to the public. She had questions regarding how the Club would be run should the borough purchase the property.

The Council continued the discussion regarding the Mountain Lakes Club. It was the consensus of the Council to instruct the Borough Manager to oversee a plan for purchasing the Club.

ATTORNEY'S REPORT

No report

MANAGER'S REPORT

The manager did not review his report as he was not present at the meeting.

ORDINANCES

Introduction of Ordinance 6-18, Assisted Living Zone Change

AN ORDINANCE AMENDING CHAPTER 40 (LAND USE ADMINISTRATION) AND CHAPTER 245 (ZONING) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF MOUNTAIN LAKES, AND ESTABLISHING STANDARDS FOR ASSISTED LIVING RESIDENCES IN THE BOROUGH

Council member	M	2nd	Yes	No	Abstain	Absent
Happer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Holmberg	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Horst	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Korman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shepherd	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barrett	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barnett	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Introduction of Ordinance 7-18, Water and Sewer rate changes

ORDINANCE AMENDING CHAPTER 111 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF MOUNTAIN LAKES AND REVISING THE FEE SCHEDULE

Council member	M	2nd	Yes	No	Abstain	Absent
Happer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Holmberg	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Horst	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Korman	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shepherd	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barrett	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barnett	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

***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**

R145-18, Payment of Bills

R146-18, Tax overpayment reimbursement



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***APPROVAL OF MINUTES**

September 24, 2018, (Barrett not eligible)

***APPROVAL OF REPORTS FOR FILING** (reports are included only if checked)

- ☒ Construction Department
- ☒ Department of Public Works
- ☒ Finance
- ☒ Fire Department
- ☒ Health Department
- ☒ Police Department
- ☒ Recreation Department
- ☒ Property maintenance report

***BOARD AND COMMITTEE AND COMMISSION APPOINTMENTS**

None

***Approval of the Consent Agenda**

(Mr. Barrett abstained on voting on the minutes of September 24th)

Council member	M	2nd	Yes	No	Abstain	Absent
Happer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Holmberg	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Horst	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Korman	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shepherd	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barrett	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barnett	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COUNCIL REPORTS

Ms. Korman stated that Affordable housing is preparing a report for council.

PUBLIC COMMENT

Mayor Barnett opened the meeting to the public

Linda Hysen, 2 Littlewood Court, inquired as to the dollar value of the Club mortgage.

Jules. Stanasci, 4 Littlewood Court, spoke about the height of the Sunrise Assisted Living building.

Matt DeSantis, 12 Center Drive, stated that he is running for council and has spoken with many residents. He stated that residents would like to see speed bumps in the Enclave area.

NEXT STEPS AND PRIORITIES

Mayor Barnett reviewed the following next steps and priorities:

Next Step	Completed by	Completion date
Detailed update regarding the recommendations from the Mountain Lakes Club subcommittee	Manager	Next meeting

ADJOURNMENT at 10:49 P.M.

Motion made by Councilmember Barrett, second by Councilmember Happer to adjourn the meeting at 10:49 p.m., with all members in favor signifying by "Aye".



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Respectfully Submitted

Valerie A Egan Borough Clerk

DRAFT