



**AGENDA FOR THE COUNCIL MEETING OF THE BOROUGH OF MOUNTAIN LAKES  
HELD AT THE BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ 07046  
AUGUST 26, 2019  
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 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 9, 2019 and posted in the municipal building.

**2) ROLL CALL ATTENDANCE - Clerk**

**3) FLAG SALUTE – Mayor**

**4) COMMUNITY ANNOUNCEMENTS**

**5) SPECIAL PRESENTATIONS**

Mountain Lakes Police Department – Back to School Traffic Safety Update

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

**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) ATTORNEY'S REPORT**

**9) MANAGER'S REPORT**

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**10) \*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) R122-19, Membership Renewal in the Morris County Joint Insurance Fund
- b) R123-19, A Resolution Authorizing the Sale of Surplus Personal Property No Longer Needed for Public Use on an Online Website
- c) R124-19, Resolution Authorizing Membership in the Mountain Lakes Volunteer Fire Department
- d) R125-19, Resolution Authorizing the Payment of Bills
- e) R126-19, Resolution Authorizing 2019 Municipal Employees Salary (DPW Director)
- f) R127-19, Resolution Authorizing the Execution of a Developer's Agreement Between the Borough of Mountain Lakes and Sunrise Development, Inc.
- g) R128-19 Resolution Authorizing the Filing of an Application for Public Water Works Approval with the State of New Jersey Department of Environmental Protection (Sunrise Development Inc. / 1 Old Bloomfield Avenue)
- h) R129-19 Resolution Authorizing the Filing of an Application for Treatment Works Approval with the State of New Jersey Department of Environmental Protection (Sunrise Development Inc. / 1 Old Bloomfield Avenue)

**\*APPROVAL OF MINUTES**

July 8, 2019 (Regular)

July 8, 2019 (Executive Session)

July 22, 2019 (Regular) **BARNETT AND HAPPER NOT ELIGIBLE**

**\*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

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

- a) *Pia Abate to the Historic Preservation Committee as Alternate #2 with a term expiring on 12/31/2019*
- b) *Niralee Shah and Maimoonah Shafqat to the Lakes Management Advisory Committee as a student members*
- c) *Kaylee Smith and Gillian Strauss to the Historic Preservation Committee as student members*
- d) *Megan Beik and Elizabeth Hirschfeld to the Environmental Commission as student members*
- e) *Jacqueline Edwards to the Shade Tree Commission as a student member*

**All student member appointments begin in September and continue through the end of the school year.**

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**11) COUNCIL REPORTS**

**12) 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.

**13) NEXT STEPS AND PRIORITIES**

**14) ADJOURNMENT**

# Wildwood School

Traffic Plans

Presented by Sgt. Gil Benitez



## Purpose:

With the start of a new school year and construction underway, The Mountain Lakes Police Department along with Dr. Beth Azar and the BOE have created plans to manage traffic and create a safe condition during drop off and pick up.

Two separate plans have been created according to whether the front door construction is completed or not. The front door construction could be finished by the first day of school or could finish a few weeks after the start of school.

Regardless of what happens we have a plan ready to execute.

# Plan one: Front door construction IS completed

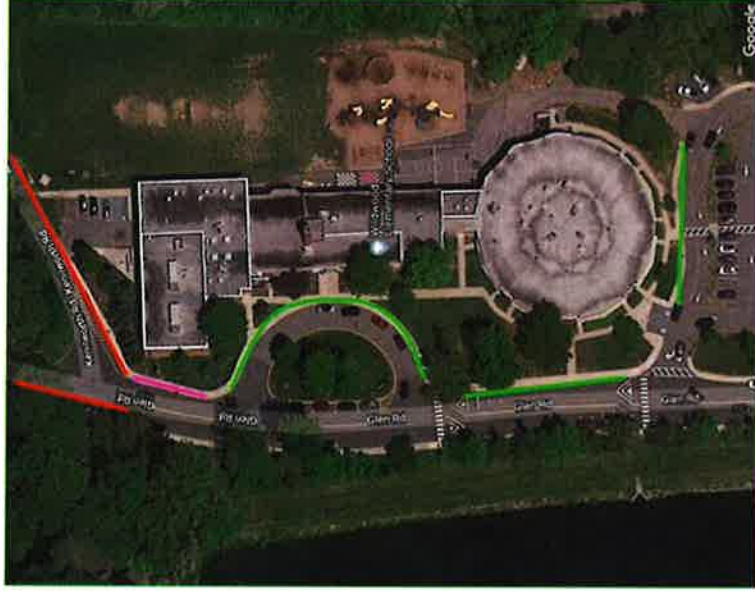
## Wildwood School drop-off and pick-up Zones

Please DO NOT PARK your car in these areas

— Bus Zone

— Active Drop off & Pick Up Zones

— No Parking or Stopping



**Drop off: Wildwood**  
School offers free early drop off between the hours of 8-8:20. Students walk down to the gym to a supervised area until the start of school.

**Pick up: School dismisses at 2:50.** Crossing guards and school staff are in the front of the school until all students are picked up. Students waiting after 3:05 are brought back into the school to contact their parents.

**Want to avoid traffic?**  
Utilize the "KISS and GO" locations or pick up your student at 3PM. (note not recommended for Kindergarten and 1st graders).

# Plan two: Construction is NOT completed

## Wildwood School drop-off and pick-up Zones

Please DO NOT PARK your car in these areas

Bus Zone

Active Drop off & Pick Up Zones

**No Parking or Stopping**  
Parking is prohibited on Kenilworth and Glen Rd (Kenilworth to Blvd)

The front door and circle driveway will be temporarily out of service. The glass breezeway door will be used as the main entrance.



**Drop off: Wildwood**  
School offers free early drop off between the hours of 8-8:20. Students walk down to the gym to a supervised area until the start of school.

**Pick up: School**  
dismisses at 2:50. Crossing guards and school staff are in the front of the school until all students are picked up. Students waiting after 3:05 are brought back into the school to contact their parents.

**Want to avoid traffic?**  
Utilize the "KISS and GO" locations or pick up your student at 3PM. (note not recommended for Kindergarten and 1st graders).

## First Two Weeks of School

- We will have a digital message board advising the parents of the free early drop off between the hours of 8 am-820 am. This is not new. Last school year we had approximately 100 students who took advantage of this program.
- Traffic cones will be placed on the corner of Kenilworth and Glen Road to keep vehicles off the yellow striped corner.
- Traffic cones and no parking signs along Kenilworth and prohibited parking areas of Glen Road.
- An additional crossing guard will be on site to assist with the unloading of students on the parking lot side of the school and to keep cars moving. (Similar to what Ms. Wanda does in the front of the school).
- An additional officer will be present to assist with traffic and to educate parents via traffic direction and written warnings when applicable.

## Additional steps to be taken with construction

If we don't have use of the front circle, we shall utilize the sidewalk between the entrance and exit of the faculty lot. This area can accommodate 4 vehicles for drop off and pickup.

A strong effort will be made the week before school starts to encourage parents to utilize "Kiss and Go" by means of social media and school messages. This program to alleviate school traffic was brought to our attention by TransOptions. Kiss and Go is a program to have students walk a block to school or in our case less than a 1/3 of a mile or 5 minutes to school. Keeping less cars in the congestion zone and instilling a sense of responsibility and independence in the student.



# So give them a KISS and let them GO

## **KISS & GO** *School drop off program*

Mountain Lakes School District has been working hard to provide a safe environment around Wildwood School during drop-off and pick-up times. This year, with the construction underway, it is going to be a challenge to safely and promptly get the students to school.

We have looked at our district and identified areas where you can safely drop off your child so they can walk to school and be crossed by crossing guard. Below you will see the three areas which will help you avoid traffic. This will also instill a sense of responsibility and independence in your child. Students can also meet up with fellow students at these locations and walk together. All three locations are less than a 1/2 of a mile and less than a 6 minute walk.

*So Give them a kiss and let them go.*

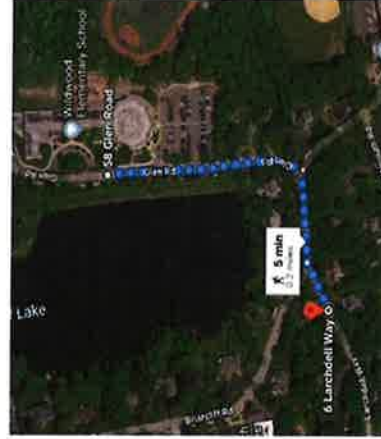
**North Glen / Blvd**



**Briarcliff School**



**Larchdell Way / Briarcliff Rd.**



Note: not recommended for Kindergarten and First graders walking alone



# BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

**Mitchell Stern**  
**Borough Manager**  
[mstern@mtnlakes.org](mailto:mstern@mtnlakes.org)

400 Boulevard  
Mountain Lakes, NJ 07046  
P -973-334-3131 ext.2006  
F -973-402-5595

TO: Honorable Mayor and Borough Council  
SUBJ: Manager's Report  
CC: Marcy Gianattasio, Borough Clerk  
Robert Oostdyk, Borough Attorney

The following represents the Manager's report for the Borough Council meeting of August 26, 2019.

**Morris County Joint Insurance Fund - Renewal** – The Borough's membership in the Morris JIF is for a period of three years, of which the current term concludes at the end of 2019. An agreement to renew the Borough's membership, along with a corresponding resolution, will be on the agenda for our August Borough Council meeting. A copy of the agreement and resolution will be included in your August meeting binder.

**Sale of Surplus Equipment – Copy Machines** – With the execution of the lease and installation of our new copy machines, the three old machines are surplus property, and as such, should be listed for public auction. A resolution, authorizing the auctioning of the copiers on [www.govdeals.com](http://www.govdeals.com) will be on the agenda for the August 26<sup>th</sup> meeting. A copy of the resolution will be included in your meeting binder.

**Fire Department Member Resolution** – Included in the June 24, 2019 Borough Council meeting consent agenda was an application for membership to the Mountain Lakes Fire Department for Scott Saypol. A resolution was not included with the application. A resolution will be on the agenda for the August 26<sup>th</sup> meeting to correct this. A copy of the resolution will be included in your meeting binder.

**DPW Director Update** – After an in-depth interview process, I am pleased to report that I have selected our next Director of Public Works. A starting date has been set for September 3<sup>rd</sup>. A resolution, authorizing the Director's annual salary, will be on the agenda for the August 26<sup>th</sup> meeting. A copy of the resolution will be included in your meeting binder.



# BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

**Mitchell Stern**  
**Borough Manager**  
[mstern@mtnlakes.org](mailto:mstern@mtnlakes.org)

400 Boulevard  
Mountain Lakes, NJ 07046  
P -973-334-3131 ext .2006  
F -973-402-5595

TO: Honorable Mayor and Borough Council  
SUBJ: Manager's Report for meeting of July 8, 2019  
Page 2 of 2

**Sunrise Assisted Living Developers Agreement Resolution and Bonding Estimates –**  
The proposed developer's agreement will be on the agenda for approval. Copies of the agreement were sent to you with my weekly Manager's Report on August 9<sup>th</sup>. A complete copy of the agreement will be included in your August 26<sup>th</sup> meeting binder.

**Sunrise Assisted Living Water and Treatment Works Permit Applications –** The applications require a supporting resolution for execution. A copy of the applications and resolution will be included in your August 26<sup>th</sup> meeting binder.

**Sunset Lake Dam Rehabilitation Project Update – Public Meeting –** Just a reminder that there will be a public meeting on September 24<sup>th</sup> at 7:00pm at Borough Hall to update the public on the project plan. We will begin advertising the meeting beginning on Friday September 6<sup>th</sup> in the Borough's e-blast. We will also be sending letters to all properties that surround the lake and repeating the blast each week.

**Birchwood Lake Trail –** Concerns regarding accessibility of the trail for emergency responders have been addressed by our DPW team. We have added the proper stone mixture to areas that had been washed out by heavy rains.

Please reach out with questions or concerns.

**Mitchell**

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

**RESOLUTION 122-19**

**MEMBERSHIP RENEWAL IN THE MORRIS COUNTY MUNICIPAL JOINT  
INSURANCE FUND**

**WHEREAS**, the Borough of Mountain Lakes is a member of the Morris County Municipal Joint Insurance Fund; and

**WHEREAS**, said renewed membership terminates as of December 31, 2019 unless earlier renewed by agreement between the Municipality and the Fund; and

**WHEREAS**, the Municipality desires to renew said membership;

**NOW, THEREFORE, BE IT RESOLVED** as follows:

1. The Borough of Mountain Lakes agrees to renew its membership in the Morris County Municipal Joint Insurance Fund and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the Fund.
2. The Mayor and the Clerk shall be and hereby are authorized to execute the agreement to renew membership annexed hereto and made a part hereof and to deliver same to the Morris County Municipal Joint Insurance Fund evidencing the Municipality's intention to renew its membership.

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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 26, 2019.

\_\_\_\_\_  
Marcy Gianattasio, Municipal Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Happer						
Horst						
Korman						
Lane						
Menard						
Shepherd						
Barrett						

**Morris County Municipal Joint Insurance Fund**  
9 Campus Drive, Suite 216  
Parsippany, NJ 07054  
Telephone: (201) 881-7632 Fax: (201) 881-7633

July 24, 2019

Mr. Mitchell Stern  
Mountain Lakes Borough  
400 Boulevard  
Mountain Lakes, NJ 07046

Re: 2020 Membership Renewal

Dear Mitchell:

In reviewing the Fund's records Mountain Lakes Borough's membership in the Morris County Municipal Joint Insurance Fund expires at the end of the year. Attached is the renewal resolution to confirm your membership after that date.

Please execute the Resolution to Renew and Agreement to Renew and return to the Fund office by October 1, 2019.

Please advise if we can be of any assistance.

Sincerely,  
MORRIS COUNTY MUNICIPAL JOINT INSURANCE FUND

*Jaine Testa*

Jaine Testa  
Customer Service Representative  
PERMA Risk Management Services

Enc.

cc: Mark Todisco/Donna DiDemenico, Risk management consultants  
The Chadler Group

## AGREEMENT TO RENEW MEMBERSHIP IN THE MORRIS COUNTY MUNICIPAL JOINT INSURANCE FUND

WHEREAS, the Morris County Municipal Joint Insurance Fund (hereinafter the Fund) is a duly chartered Municipal Insurance Fund as authorized by NJSA 40A:10-36 et seq., and;

WHEREAS, **Mountain Lakes Borough** is currently a member of said Fund, and;

WHEREAS, effective December 31, 2019, said membership will expire unless earlier renewed, and;

WHEREAS, the Governing Body of **Mountain Lakes Borough** has resolved to renew said membership;

NOW THEREFORE, it is agreed as follows:

1. **Mountain Lakes Borough** hereby renews its membership in the Morris County Municipal Joint Insurance Fund for a three (3) year period, beginning January 1, 2020 and ending January 1, 2023\*.
2. **Mountain Lakes Borough** hereby ratifies and reaffirms the Indemnity and Trust Agreement, Bylaws and other organizational and operational documents of the Morris County Municipal Joint Insurance Fund as from time to time amended and altered by the Department of Banking and Insurance in accordance with the Applicable Statutes and administrative regulations as if each and every one of said documents were re-executed contemporaneously herewith.
3. **Mountain Lakes Borough** agrees to be a participating member of the Fund for the period herein provided for and to comply with all of the rules and regulations and obligations associated with said membership.

\*12:01 am

4. In consideration of the continuing membership of **Mountain Lakes Borough** in the Morris County Municipal Joint Insurance Fund agrees, subject to the continuing approval of the Commissioner of Insurance, to accept the renewal application of **Mountain Lakes Borough**.
5. Executed the \_\_\_\_\_ day of \_\_\_\_\_, 2019 as the lawful and binding act and deed of **Mountain Lakes Borough**, which execution has been duly authorized by public vote of the governing body.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
DATE

\_\_\_\_\_  
ATTEST

\_\_\_\_\_  
**MORRIS COUNTY MUNICIPAL  
JOINT INSURANCE FUND**

**BOROUGH OF MOUNTAIN LAKES**  
**COUNTY OF MORRIS**

**Resolution 123-19**

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

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

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

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

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

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

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

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

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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 26, 2019.

\_\_\_\_\_  
Marcy Gianattasio, Municipal Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Happer						
Horst						
Korman						
Lane						
Menard						
Shepherd						
Barnett						



SCHEDULE "A"

<u>Item</u>	<u>Serial # or last 6 digits of VIN</u>
Ricoh Copier Machine MP 2553SP	E744L950979
Ricoh Copier Machine MP 2553SP	E744L950899
Ricoh Copier Machine MP C6003SP	E194M810138

MP 2553SP

CODE D182-58 120-127V~ 60Hz 12A 1800W  
GAN ICES-3 (B)/NMB-3 (B)

SERIAL NO. E744L950979

Complies with FDA radiation performance standards 21 CFR Subchapter J.



RICOH COMPANY, LTD.  
3-6, Naka-magome 1-Chome Ohla-ku,  
Tokyo 143-8555 Japan



REV2

Made in China

MP 2553SP

CODE D182-56 120-127V~ 60Hz 12A 1600W

SERIAL NO. **E744L950899**

CAN ICES-3 (B)/NMB-3 (B)

RICOH COMPANY, LTD  
3-6, Naka-magome 1-Chome Ohta-ku,  
Tokyo 143-8555 Japan



Complies with FDA radiation performance standards, 21 CFR Subchapter J.



REV2

Made in China

MP C6003SP

CODE D150-17 120-127V ~ 60Hz 12A 1584W

SERIAL NO. **E194M810138**

CAN ICES-3 (B)/NMB-3 (B)



Complies with FDA radiation performance standards, 21 CFR Subchapter J.

RICOH COMPANY, LTD.  
3-6, Naka-magome 1-Chome Ohta-ku,  
Tokyo 143-8555 Japan



RAI  
Made in China

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

**RESOLUTION 124-19**

**“RESOLUTION AUTHORIZING MEMBERSHIP IN THE  
MOUNTAIN LAKES VOLUNTEER FIRE DEPARTMENT”**

**WHEREAS**, the following individual has applied for membership in the Mountain Lakes Volunteer Fire Department and has submitted the required documentation; and

**WHEREAS**, the Fire Department recommends this individual for membership; and

**WHEREAS**, a copy of the application has been filed with the Borough Clerk.

**NOW THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Mountain Lakes, County of Morris, State of New Jersey, that the Borough of Mountain Lakes approves the application for the following individual(s):

**Scott J. Saypol                      48 Seneca Road                      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 26, 2019.

\_\_\_\_\_  
Marcy Gianattasio, Municipal Clerk

<b>Name</b>	<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Nay</b>	<b>Absent</b>	<b>Abstain</b>
<b>Happer</b>						
<b>Horst</b>						
<b>Korman</b>						
<b>Lane</b>						
<b>Menard</b>						
<b>Shepherd</b>						
<b>Barnett</b>						

ASSOC. NO.	COMP. NO.	LINE NO.
FOR STATE OFFICE USE ONLY		

**N.J. STATE FIREMEN'S  
ASSOCIATION  
MEMBERSHIP APPLICATION**

Form 100 - Rev. 5/16

Date \_\_\_\_\_

Relief Association \_\_\_\_\_ Municipality Mountain Lakes County Morris

Company \_\_\_\_\_ Department MLVED

Name Scott J Sampol  
First Initial Last

48 Seneca Trl. Denville 07834 For 2 Years  
Street Address Town Zip Code

Birth date 4/10/90 Birthplace Summit NJ SS# [REDACTED]  
(REQUIRED)

Have you ever applied to be a member of the New Jersey State Firemen's Assoc.?  Yes  No

If so, when \_\_\_\_\_ Where \_\_\_\_\_

The signature below certifies that I have received and read the attached PRIVACY NOTICE.

Phone No. [REDACTED] Signature of Applicant [Signature]

Applicants Email Address: NSLOAN@GUY@gmail.com

I hereby authorize the State Association to move my records to the above association.  
\_\_\_\_\_  
Signature of Applicant (FILL-IN ONLY IF APPLICABLE)

SIGNATURE OF RELIEF ASSOCIATION SECRETARY \_\_\_\_\_

SIGNATURE OF CHIEF OF DEPARTMENT \_\_\_\_\_

STATE OF NEW JERSEY COUNTY OF Morris

Scott J Sampol  
Applicant's Name

Being duly sworn, doth depose and says that the above statements are

true to the best of their knowledge and belief. Sworn to before me this 6 day of June 2019

John E. von Sternberg, Jr.  
Notary Public of New Jersey

No. 2452322  
My Commission Expires April 27, 2020

Seal \_\_\_\_\_ Expiration Date \_\_\_\_\_

[Signature]  
SIGNATURE OF NOTARY PUBLIC

**MUNICIPAL APPROVAL**

We hereby certify that this applicant was admitted to active membership in the department and has been approved by the governing body of \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
SIGNATURE OF MUNICIPAL CLERK/ BOARD OF FIRE COMMISSIONERS

**IMPORTANT: APPLICATION MUST BE FILLED OUT AS INDICATED BELOW**

- A. APPLICATION SHOULD BE COMPLETED BY APPLICANT, TYPED OR PRINTED. (DO NOT WRITE)
  - B. APPLICANT MUST HAVE PHYSICAL TEST RECORD COMPLETED BY A LICENSED NEW JERSEY PHYSICIAN.
  - C. APPLICATION MUST BE RETURNED TO THE LOCAL RELIEF SECRETARY WHOSE ADDRESS IS LISTED ON THE BACK PAGE OF THIS FORM.
  - D. THE LOCAL RELIEF SECRETARY SHALL COMPLETE THE FORM AND FORWARD IT TO THE MUNICIPAL AUTHORITY FOR APPROVAL, THEN TO THE NEW JERSEY STATE FIREMEN'S ASSOCIATION.
- THE APPLICANT IS NOT A MEMBER OF THE N.J.S.F.A. UNTIL THE COMPLETED ORIGINAL APPLICATION IS RECEIVED AND APPROVED AT THE NEW JERSEY STATE FIREMEN'S ASSOCIATION OFFICE.

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

**RESOLUTION 125-19**

**“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 26, 2019 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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\_\_\_\_\_  
Marcy Gianattasio, Municipal Clerk

Name	Motion	Second	Aye	Nay	Absent	Abstain
Happer						
Horst						
Korman						
Lane						
Menard						
Shepherd						
Barnett						

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

Meeting Date: 08/26/2019 For bills from 07/18/2019 to 08/14/2019

Check#	Vendor	Description	Payment	Check Total
16061	2465 - ABADDEL PEST CONTROL CO.	PO 20853 BIRCHWOOD BEACH RENOVATION	175.00	175.00
16062	4051 - ALL TRAFFIC SOLUTIONS	PO 20611 POLICE: COMBINED RADAR & MESSAGE SI	15,385.00	15,385.00
16063	196 - ALLIED OIL	PO 20577 UNLEADED FUEL - BLANKET 2019	3,668.90	3,668.90
16064	3861 - SYNCB/AMAZON	PO 20689 REC: JULY 4TH ORDER# 114-1539172-30	253.36	253.36
16065	189 - ANCHOR ACE HARDWARE	PO 19922 POLICE DEPARTMENT/ACCT# 001413 - 20	106.76	
		PO 20304 FIRE DEPT - MISC. SUPPLIES - BLANKE	21.99	128.75
16066	189 - ANCHOR ACE HARDWARE	PO 20833 PARKS & RECREATION - GENERAL MAINTEN	362.59	
		PO 20846 BIRCHWOOD BEACH RENOVATION	255.21	
		PO 20859 REC: LIFE GUARDS -	189.99	807.79
16067	189 - ANCHOR ACE HARDWARE	PO 20844 DPW - TOOLS/MATERIALS/SUPPLIES - BL	602.93	602.93
16068	189 - ANCHOR ACE HARDWARE	PO 20919 POLICE: SUPPLIES FOR PRINTER STAND	30.57	30.57
16069	102 - ANDERSON & DENZLER ASSOC., INC	PO 20945 JUNE 2019 PROFESSIONAL SERVICES	914.60	
		PO 20945 JUNE 2019 PROFESSIONAL SERVICES	22,665.18	23,579.78
16070	102 - ANDERSON & DENZLER ASSOC., INC	PO 20945 JUNE 2019 PROFESSIONAL SERVICES	489.90	
		PO 20945 JUNE 2019 PROFESSIONAL SERVICES	163.30	653.20
16071	4081 - APTIVE ENVIRONMENTAL	PO 20937 REFUND FOR OVERPAYMENT	2,475.00	2,475.00
16072	3973 - ARCARI & IOVINO ARCHITECTS, PC	PO 19453 PROJECT# 1843a- ARCH. SERVICES - PU	680.00	680.00
16073	3957 - ATLANTIC COAST FIBERS, LLC	PO 20486 RECYCLING CHARGE - BLANKET 2019	938.98	938.98
16074	2636 - ATLANTIC COMMUNICATIONS ELECTRONICS	PO 19936 DPW - RADIO REPAIRS - BLANKET NJ ST	125.00	125.00
16075	2686 - ATLANTIC TACTICAL OF NJ, INC.	PO 19793 Police Dept. Supplies Quote #'s SQ-	439.80	439.80
16076	269 - BEYER FORD, LLC	PO 20656 DPW - VEHICLE REPAIR & MAINTENANCE	103.50	103.50
16077	427 - CALIFORNIA BEACH HUT	PO 20901 2019 Lifeguard bathing suits	81.00	81.00
16078	450 - CAMPBELL FOUNDRY COMPANY	PO 20649 DPW - DRAINS/PIPES/CATCHBASINS	6,595.00	
		PO 20878 DPW - DRAINAGE PROJECTS	4,144.00	
		PO 20877 DPW - DRAINAGE PROJECTS	464.40	
		PO 20874 DPW - DRAINS/PIPES/CATCHBASINS	545.00	11,748.40
16079	2658 - CHEMSEARCH	PO 20042 DPW - VEHICLE MAINTENANCE - BLANKET	697.50	697.50
16080	2658 - CHEMSEARCH	PO 20891 DPW - VEHICLE OIL & ANTIFREEZE - BL	1,488.85	1,488.85
16081	3799 - CIFELLI & SON GENERAL CONSTRUCTION,	PO 20604 NO POCONO RD IMPROVEMENT PROJECT -	136,109.50	
		PO 20829 DPW - SIDEWALK & CURB REPAIRS/REPLA	6,345.00	142,454.50
16082	3783 - CINTAS CORPORATION #111	PO 20932 DPW - UNIFORM RENTALS - MAY TO JULY	315.04	315.04
16083	3783 - CINTAS CORPORATION #111	PO 20932 DPW - UNIFORM RENTALS - MAY TO JULY	750.00	
		PO 20932 DPW - UNIFORM RENTALS - MAY TO JULY	103.85	853.85
16084	3783 - CINTAS CORPORATION #111	PO 20932 DPW - UNIFORM RENTALS - MAY TO JULY	1,325.32	1,325.32
16085	4063 - CIT-E-NET	PO 20686 ONLINE CREDIT CARD FEES	875.00	
		PO 20686 ONLINE CREDIT CARD FEES	1,750.00	
		PO 20686 ONLINE CREDIT CARD FEES	875.00	3,500.00
16086	431 - COUNTY CONCRETE CORP.	PO 20777 DPW - CURB REPAIRS	566.25	566.25
16087	2396 - COUNTY WELDING SUPPLY CO.	PO 20508 DPW - EQUIPMENT & TOOLS - BLANKET 2	34.00	34.00
16088	2147 - CCTMO LLC	PO 20905 AUGUST 2019 - CELL TOWER REIMBURSEM	1,830.10	1,830.10
16089	436 - CY DRAKE LOCKSMITH, INC.	PO 20832 DPW - LOCKS & KEYS	170.49	
		PO 20832 DPW - LOCKS & KEYS	248.75	419.24
16090	653 - GANNET NEW JERSEY NEWSPAPERS	PO 20422 BOA/PLANNING: ADVERTISING - ACCT# 3	16.34	
		PO 20791 CLERK - 2019 ADVERTISING ACCT#31471	482.53	498.87
16091	506 - DAN COMO & SONS, INC	PO 20498 SOLID WASTE - LEAF & BRUSH REMOVAL	2,720.00	
		PO 20613 DPW - BUILDING MAINTENANCE - BLANKE	173.98	2,893.98
16092	3884 - DECOTIIS, FITZPATRICK, COLE & GIBLI	PO 20818 JUNE 2019 PROFESSIONAL SERVICES	210.00	210.00
16093	2971 - DIRECT ENERGY BUSINESS	PO 20899 ACCT#: 614054 - 269690, 91, 92 - MA	586.87	586.87
16094	3367 - NEW JERSEY EZ PASS	PO 19918 POLICE: TOLLS - 2019 BLANKET ACCT#	1.00	1.00
16095	3276 - EDWARD J. ALBERT & SON, INC.	PO 20873 WATER DEPARTMENT - FACILITY MAINTEN	607.60	607.60
16096	1170 - FERGUSON ENTERPRISES #501	PO 20113 WATER DEPARTMENT - EQUIPMENT & TOOL	30.97	30.97
16097	3109 - FERRIERO ENGINEERING, INC	PO 19690 GRUNDENS POND PROPOSAL / PROJECT NO	2,662.63	2,662.63
16098	2517 - FF1 FIREFIGHTER ONE, LLC	PO 20867 FIRE DEPT: PARTS -ESTIMATE	115.75	
		PO 20916 FIRE DEPT: ENGINE 2 A/C CHECK	160.50	276.25
16099	770 - FLEMINGTON ALUMINUM & BRASS	PO 20828 DPW - TRAFFIC CONTROL	120.00	120.00
16100	769 - FOREST LUMBER	PO 19937 DPW - EQUIPMENT & TOOLS - BLANKET	59.98	
		PO 20098 MIDVALE PARK IMPROVEMENTS	845.98	
		PO 20834 PUBLIC LIBRARY REPAIRS	2,589.76	3,495.72
16101	814 - GARDEN STATE HIGHWAY PRODUCTS	PO 20872 POLICE DEPARTMENT - SIGNS	210.57	210.57
16102	876 - GARDEN STATE LABORATORIES, INC	PO 20017 WATER DEPARTMENT - TREATMENT OF WEL	288.00	
		PO 20747 WATER DEPARTMENT - TREATMENT OF WEL	3,369.00	3,657.00
16103	2952 - GLANDER ELECTRIC CO., INC.	PO 20850 BIRCHWOOD BEACH RENOVATION	518.62	
		PO 20884 BUILDINGS & GROUNDS - MOUNTAIN LAKE	6,721.48	7,240.10
16104	2707 - GNOME COMM, LLC	PO 20951 JULY PROFESSIONAL SERVICES	196.00	196.00



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

Meeting Date: 08/26/2019 For bills from 07/18/2019 to 08/14/2019

Check#	Vendor	Description	Payment	Check Total
16105	3991 - GRM INFORMATION MANAGEMENT SERVICES	PO 20574 2019 ARCHIVE STORAGE - BLANKET	95.20	95.20
16106	911 - HOME DEPOT CREDIT SERVICES	PO 20045 DPW - TOOLS & SUPPLIES - BLANKET 20	91.94	
		PO 20077 BIRCHWOOD BEACH PROJECT - TOOLS & S	110.08	
		PO 20847 BIRCHWOOD BEACH RENOVATION	668.45	870.47
16107	3677 - ICMA	PO 20927 2019 ICMA ANNUAL CONFERENCE - MITCH	720.00	720.00
16108	3638 - IDEMIA IDENTITY & SECURITY USA, LLC	PO 20559 Live Scan System Reference No. IDNJ	34,868.00	34,868.00
16109	3817 - IL TORRENTE PIZZA	PO 20538 DPW - MEALS - BLANKET	19.92	19.92
16110	3306 - INTERSTATE BATTERY OF NJ DIST #4573	PO 20041 DPW - VEHICLE REPAIRS & MAINTENANCE	252.19	252.19
16111	859 - JCP&L	PO 20912 ACCT#100 075 505 725 - BILL PRD: 6	6.20	
		PO 20913 MASTER ACCT# 200 000 569 000 - 7/24	3,612.56	
		PO 20915 MAST ACCT#200 000 054 011/ BILL DAT	5.23	
		PO 20925 ACCT#100 050 702 156 - BILL PRD: 6/	4.23	
		PO 20940 M/A #200 000 053 658 / BILL DATE: 8	3,790.53	
		PO 20942 MASTER ACCT#200 000 574 000/ BILL D	61.52	7,480.27
16112	859 - JCP&L	PO 20943 M/A #200 000 054 011/ BILL DATE: AU	996.32	
		PO 20944 MAST ACCT# 200 000 021 275 / BILL D	5,650.62	6,646.94
16113	1040 - JESCO, INC.	PO 20928 EMERGENCY EQUIPMENT REPAIR	806.06	806.06
16114	4002 - KAREN BRENNFLECK	PO 20869 REIMBURSEMTN: Special Events	66.88	66.88
16115	1090 - KENVIL POWER MOWER	PO 20699 DPW - EQUIPMENT REPAIR	605.62	
		PO 20774 DPW - EQUIPMENT REPAIR/REPLACEMENT	263.96	869.58
16116	1199 - LAWREN SUPPLY COMPANY OF NJ, INC	PO 20202 POLICE: WEAPONS	5,670.00	5,670.00
16117	4061 - LIBERTY BUILDING PRODUCTS	PO 20752 4TH OF JULY EVENT CELEBRATION	1,268.75	1,268.75
16118	1210 - LOEFFEL'S WASTE OIL SVC., LLC	PO 20381 SOLID WASTE - WASTE OIL RECYCLING -	66.00	66.00
16119	4067 - MALL CHEVROLET	PO 20742 POLICE: NEW 2020 VEHICLE - MCCPC CO	37,341.00	37,341.00
16120	2790 - MC PUBLIC SAFETY TRAINING ACADEMY	PO 20921 FIRE TRAINING	750.00	750.00
16121	1408 - MMSGG	PO 19917 POLICE: 2019 MEDICAL SUPPLIES - BLA	94.97	94.97
16122	3648 - MONMOUTH TELECOM	PO 20430 2019 TELEPHONE SERVICES / ACCT# 362	1,338.28	1,338.28
16123	3132 - MORRIS CO. LEAGUE OF MUNICIPALITIES	PO 20926 THE BUSINESS CLIMATE IN NJ - SEMINA	50.00	50.00
16124	3303 - MCLOM	PO 20904 2019 MCLOM DUES	100.00	100.00
16125	3363 - MOUNTAIN LAKES BOARD OF EDUCATION	PO 20918 2019 Primary Poll Workers Meals	481.15	481.15
16126	4071 - MOUNTAIN LAKES WOMEN'S CLUB	PO 20786 2019 DONATION FOR BOROUGH DIRECTORY	500.00	500.00
16127	1394 - MTN. LAKES PUBLIC LIBRARY	PO 20449 2019 MTN LAKES PUBLIC LIBRARY AID -	22,857.66	22,857.66
16128	1472 - MURPHY, MCKEON P.C.	PO 20447 2019 RETAINER FEES - BLANKET	4,166.66	
		PO 20950 JULY 2019 LEGAL SERVICES	720.00	
		PO 20950 JULY 2019 LEGAL SERVICES	1,740.00	6,626.66
16129	881 - NCX	PO 19879 BLANKET: 2019 DNS HOSTING / ACCT# G	21.95	21.95
16130	1553 - NEW JERSEY NATURAL GAS	PO 20898 JUNE 8 TO JULY 11-15, 2019 SERVICE	612.28	612.28
16131	2728 - TREASURER - STATE OF NEW JERSEY	PO 20852 DPW - FEES & DUES	85.00	85.00
16132	3844 - NJSLOM	PO 20592 2019 GRANT STATION ANNUAL SUBSCRIPT	95.00	95.00
16133	1562 - NJLM	PO 20822 DPW - 2nd AD- DIRECTOR OF PUBLIC WO	160.00	160.00
16134	1754 - NORTHEAST COMMUNICATIONS, INC.	PO 20668 FIRE DEPT: ANTENNA/CHARGER	194.50	194.50
16135	2500 - NORTON SEWER AND DRAIN	PO 20879 POLICE DEPARTMENT BUILDING MAINTENA	150.00	150.00
16136	2727 - ONE CALL CONCEPTS, INC.	PO 20130 2019 JAN - DEC BLANKET / ACCT# 12-B	78.66	78.66
16137	3236 - ONE SOURCE OF NEW JERSEY, LLC	PO 20576 DPW - EQUIPMENT REPAIR - BLANKET 20	435.15	435.15
16138	3659 - OPTIMUM	PO 20426 BORO INTERNET SERVICES ACCT# 07876-	140.55	140.55
16139	2968 - OPTIMUM	PO 19899 2019 DPW INTERNET SERVICES ACCT# 07	123.05	123.05
16140	2968 - OPTIMUM	PO 19900 2019 DPW: ACCT# 07876-414565-01-0	11.74	11.74
16141	3173 - OPTIMUM	PO 20425 FIRE: ACCT# 07876-603439-01-8 CABLE	71.69	71.69
16142	1628 - PAINTEN' PLACE	PO 20740 4TH OF JULY EVENT CELEBRATION	589.04	
		PO 20849 4th of JULY EVENT CELEBRATIONS	164.66	753.70
16143	479 - PARKER PUBLICATIONS	PO 20139 ACCT# 010902 ZBOA/PLANNING BRD - 2	36.66	36.66
16144	1651 - PEERLESS CONCRETE PRODUCTS CO.	PO 20871 DPW - DRAINAGE PROJECTS	1,170.00	1,170.00
16145	3113 - PHILLIPS PREISS GRYGIEL LEHENY HUGH	PO 20895 JUNE 2019 PROFESSIONAL SERVICES - P	77.50	
		PO 20938 JUNE 2019 COAH	1,317.50	1,395.00
16146	3888 - PLANET TECHNOLOGIES, INC	PO 20824 ADD ON FOR OFFICE365 LICENSES - QU	37.98	37.98
16147	4070 - PREMIER CAR WASH COR	PO 20790 POLICE DEPARTMENT - 2019 CAR WASHES	84.00	84.00
16148	3624 - PREMIERE OUTDOOR MOVIES	PO 20903 RECREATION: 2019 OUTDOOR MOVIE RENT	401.22	401.22
16149	1787 - R & J CONTROL, INC.	PO 20487 DPW - BUILDING MAINTENANCE - BLANKE	804.20	804.20
16150	1822 - R.S. PHILLIPS STEEL, LLC	PO 20506 DPW - EQUIPMENT REPAIR - BLANKET 20	48.96	
		PO 20845 BIRCHWOOD BEACH RENOVATION	392.10	441.06
16151	1734 - READYREFRESH BY NESTLE	PO 20687 ACCT# 0016496903 - BLANKET	205.76	205.76
16152	2397 - ROCKAWAY AUTO RESOURCES, LLC	PO 20831 POLICE DEPARTMENT - VEHICLE REPAIRS	931.76	931.76
16153	4043 - ROYAL MARBLE & GRANITE	PO 20764 BIRCHWOOD BEACH PROJECT	4,755.00	4,755.00

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

Meeting Date: 08/26/2019 For bills from 07/18/2019 to 08/14/2019

Check#	Vendor	Description	Payment	Check Total
16154	3870 - SAI ENTERPRISES, INC	PO 20264 SOPHOS SOFTWARE - ESTIMATE	2,181.50	2,181.50
16155	114 - SOLITUDE LAKE MANAGEMENT	PO 20440 2019 LAKE MANAGEMENT - BLANKET - CU	5,805.00	5,805.00
16156	2774 - STAPLES BUSINESS ADVANTAGE	PO 20718 ORDER# 7220372475	157.27	
		PO 20816 ORDER# 7221911167	276.19	433.46
16157	4056 - STERTIL-KONI USA, INC	PO 20865 DPW - VEHICLE LIFT - CAPITAL FUND	72,202.27	72,202.27
16158	1981 - SUBURBAN DISPOSAL, INC	PO 20481 SOLID WASTE/RECYCLING COLLECTION -	70,599.98	70,599.98
16159	3903 - TCF EQUIPMENT FINANCE	PO 20423 POLICE CAR LEASE / CUST# 730289 - 2	2,247.19	2,247.19
16160	1343 - TILCON NY, INC	PO 20581 DPW & WATER DEPARTMENT - BLANKET 20	535.40	
		PO 20581 DPW & WATER DEPARTMENT - BLANKET 20	535.41	1,070.81
16161	2037 - TJ'S SPORTWIDE TROPHY & AWARDS, INC	PO 20763 PLANNING BOARD: NAME PLATE	18.00	18.00
16162	1536 - TREAS, STATE OF NJ - D.O.H.	PO 20920 JULY 2019 DOG LICENSING FEE	2.40	2.40
16163	4073 - TREETOP PRODUCTS, INC	PO 20798 BRONZE BENCH PLAQUE - QUOTE	137.88	137.88
16164	1736 - TWP OF PARSIPPANY - TROY HILLS	PO 20452 2019 SEWER MAINTENANCE CHARGES - BL	33,373.00	33,373.00
16165	2093 - UNION FIRE EQUIPMENT CORP.	PO 20756 FIRE DEPT: PERSONAL PROTECTIVE EQUI	4,413.00	4,413.00
16166	3552 - UNIVERSAL UNIFORM SALES COMPANY, IN	PO 20629 FIRE SAFETY: TOM TREPASSO	129.99	129.99
16167	2135 - VERIZON WIRELESS	PO 20947 ACCT# 882388054-00001 /JULY 05 - AU	759.56	759.56
16168	832 - W.W. GRAINGER, INC	PO 20360 DPW - DEPARTMENT SUPPLIES - BLANKET	81.90	
		PO 20880 4TH OF JULY CELEBRATION	480.86	562.76
16169	2161 - WELDON ASPHALT, INC.	PO 20854 DPW - POTHOLE REPAIRS & MAINTENANCE	2,359.31	2,359.31
16170	4080 - WORKWELL TECHNOLOGIES	PO 20929 DPW - BUILDING MAINTENANCE	408.00	408.00
16171	2237 - ACUITY SPECIALITY PRODUCTS, INC.	PO 20848 DPW - BUILDING MAINTENANCE - BLANKE	150.99	150.99
TOTAL				577,940.16

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-192-08-104-000	OTHER LICENSES			2,475.00	
01-201-20-100-020	GENERAL ADMIN - OTHER EXPENSE	2,919.26			
01-201-20-110-020	MAYOR & COUNCIL - OTHER EXP'S	650.00			
01-201-20-120-020	MUNICIPAL CLERK - OTHER EXP'S	1,123.68			
01-201-20-130-020	FINANCE - OTHER EXPENSES	15.80			
01-201-20-140-020	COMPUTER SERVICES	2,355.74			
01-201-20-155-020	LEGAL SERVICES - OTHER EXPENSE	6,116.66			
01-201-20-165-020	ENGINEERING SERVICES	914.60			
01-201-21-180-020	PLANNING BOARD - OTHER EXPENSE	109.35			
01-201-21-185-020	BD OF ADJUST - OTHER EXPENSES	39.15			
01-201-25-240-020	POLICE DEPT - OTHER EXPENSES	2,583.48			
01-201-25-255-020	FIRE DEPT - OTHER EXPENSES	1,153.93			
01-201-25-266-020	FIRE DEPT - SAFETY - OTHER EXP	129.99			
01-201-26-290-020	STREETS & ROADS - OTHER EXP.	23,253.78			
01-201-26-305-020	SOLID WASTE - OTHER EXPENSES	74,324.96			
01-201-26-310-020	BLDG & GROUNDS - MUNIC BLDG	9,667.00			
01-201-26-315-020	VEHICLE REPAIRS & MAINTENANCE	3,634.30			
01-201-28-370-020	PARKS & PLAYGROUNDS OTHER EXP.	1,044.92			
01-201-28-375-020	MAINT OF PARKS (BEACHES/LAKES)	8,761.90			
01-201-29-390-020	AID TO PUBLIC LIBRARY	22,857.66			
01-201-31-435-020	ELECTRICITY - ALL DEPARTMENTS	4,802.51			
01-201-31-436-020	ELECTRICITY - STREET LIGHTING	3,612.56			
01-201-31-437-020	NATURAL GAS	1,199.15			
01-201-31-440-020	TELECOMMUNICATIONS	2,202.84			
01-201-31-447-020	PETROLEUM PRODUCTS	3,668.90			
01-203-20-165-020	(2018) ENGINEERING SERVICES		2,662.63		
01-203-25-240-020	(2018) POLICE DEPT - OTHER EXPENSES		439.80		
01-260-05-100	DUE TO CLEARING			0.00	184,549.65
01-290-55-000-005	DUE TO T-MOBILE - SPRINT FEES			1,830.10	
TOTALS FOR	Current Fund	177,142.12	3,102.43	4,305.10	184,549.65

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
04-215-55-982-000	2016 CAPITAL ORDINANCE 06-16			9,230.14	
04-215-55-984-000	2018 CAPITAL ORDINANCE 4-18			13,994.65	
04-215-55-985-000	2019 CAPITAL ORDINANCE 2-19			282,515.75	
04-260-05-100	DUE TO CLEARING			0.00	305,740.54
<b>TOTALS FOR</b>	<b>General Capital</b>	<b>0.00</b>	<b>0.00</b>	<b>305,740.54</b>	<b>305,740.54</b>
05-201-55-520-520	Water Operating - Other Expenses	13,481.21			
05-260-05-100	DUE TO CLEARING			0.00	13,481.21
<b>TOTALS FOR</b>	<b>Water Operating</b>	<b>13,481.21</b>	<b>0.00</b>	<b>0.00</b>	<b>13,481.21</b>
07-201-55-520-520	Sewer Operating - Other Expenses	34,787.86			
07-260-05-100	DUE TO CLEARING			0.00	34,787.86
<b>TOTALS FOR</b>	<b>Sewer Operating</b>	<b>34,787.86</b>	<b>0.00</b>	<b>0.00</b>	<b>34,787.86</b>
13-260-05-100	DUE TO CLEARING			0.00	2.40
13-295-56-000-000	DOG LICENSE FEES-DUE STATE NJ			2.40	
<b>TOTALS FOR</b>	<b>Animal Trust</b>	<b>0.00</b>	<b>0.00</b>	<b>2.40</b>	<b>2.40</b>
19-260-05-100	DUE TO CLEARING			0.00	37,341.00
19-300-60-000-005	RESERVE FOR POLICE VEHICLE			37,341.00	
<b>TOTALS FOR</b>	<b>Police Outside Detail Trust</b>	<b>0.00</b>	<b>0.00</b>	<b>37,341.00</b>	<b>37,341.00</b>
20-260-05-100	Due to Clearing			0.00	2,037.50
20-300-60-000-000	RESERVE FOR AFFORDABLE HOUSING			2,037.50	
<b>TOTALS FOR</b>	<b>AFFORDABLE HOUSING</b>	<b>0.00</b>	<b>0.00</b>	<b>2,037.50</b>	<b>2,037.50</b>
Total to be paid from Fund 01 Current Fund		184,549.65			
Total to be paid from Fund 04 General Capital		305,740.54			
Total to be paid from Fund 05 Water Operating		13,481.21			
Total to be paid from Fund 07 Sewer Operating		34,787.86			
Total to be paid from Fund 13 Animal Trust		2.40			
Total to be paid from Fund 19 Police Outside Detail Trust		37,341.00			
Total to be paid from Fund 20 AFFORDABLE HOUSING		2,037.50			
		577,940.16			

Checks Previously Disbursed

16060	TREASURER-STATE OF NEW JERSEY	PO# 20842	WATER DEPARTMENT - FEES & DUES	720.00	8/09/2019
16058	UNUM LIFE INSURANCE COMPANY	PO# 20424	STD/LTD / LIFE INSURANCE - 2019 BL	2,665.00	7/24/2019
				3,385.00	

*Transfers Complete*

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 Current Fund	2,665.00	184,549.65	187,214.65
Fund 04 General Capital		305,740.54	305,740.54
Fund 05 Water Operating	720.00	13,481.21	14,201.21
Fund 07 Sewer Operating		34,787.86	34,787.86

## Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
Fund 13	Animal Trust	2.40	2.40		
Fund 19	Police Outside Detail Trust	37,341.00	37,341.00		
Fund 20	AFFORDABLE HOUSING	2,037.50	2,037.50		
	BILLS LIST TOTALS	3,385.00	577,940.16	581,325.16	=====

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

**Developer's Escrow**

Meeting Date: 08/26/2019 For bills from 07/18/2019 to 08/13/2019

Check#	Vendor	Description	Payment	Check Total
5156	102 - ANDERSON & DENZLER ASSOC., INC	PO 20862 JUNE 2019 PROFESSIONAL SERVICES - E	1,525.30	1,525.30
5157	3941 - TOPOLOGY NJ, LLC	PO 20864 DECEMBER 2018 PROFESSIONAL SERVICES	1,057.50	1,057.50
TOTAL				2,582.80

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
17-101-01-001-002	Escrow - Developers - Checking			0.00	2,582.80
17-500-00-050-231	Sunrise Senior Living Management			1,057.50	
17-500-00-091-310	PULTE GROUP - ENCLAVE SITE INSPEC. FEE			1,525.30	
<b>TOTALS FOR</b>	<b>Developer's Escrow</b>	<b>0.00</b>	<b>0.00</b>	<b>2,582.80</b>	<b>2,582.80</b>

Total to be paid from Fund 17 Developer's Escrow

2,582.80

2,582.80

**List of Bills - (3310101001001) CASH - RECREATION**

**Recreation Trust**

Meeting Date: 08/26/2019 For bills from 07/18/2019 to 08/13/2019

Check#	Vendor	Description	Payment	Check Total
5304	3861 - SYNCB/AMAZON	PO 20776 RECREATION CAMP SUPPLIES: ORDER# 11	193.89	193.89
5305	3874 - BISHOPS ICE CREAM, LLC	PO 20870 2019 RECREATION: SUMMER CAMP	342.00	342.00
5306	3611 - FLORHAM PARK ROLLER SKATING RINK	PO 20598 TEEN CAMP - WEEK 3 - JULY 19, 2019	187.50	187.50
5307	2707 - GNOMECOMM, LLC	PO 20951 JULY PROFESSIONAL SERVICES	105.00	105.00
5308	3616 - SUMMERTIME SURF, LLC	PO 20799 TEEN ADVENTURE CAMP TRIP JULY 22 -	632.00	632.00
TOTAL				1,460.39

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
33-101-01-001-001	CASH - RECREATION			0.00	1,460.39
33-600-00-090-000	Recreation Trust Reserves			1,460.39	
<b>TOTALS FOR</b>	<b>Recreation Trust</b>	<b>0.00</b>	<b>0.00</b>	<b>1,460.39</b>	<b>1,460.39</b>

Total to be paid from Fund 33 Recreation Trust

1,460.39

1,460.39

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

**RESOLUTION 126-19**

**“RESOLUTION AUTHORIZING 2019 MUNICIPAL EMPLOYEES’ SALARY”**

**WHEREAS**, the Borough Council adopted Ordinance #11-19 setting the salary ranges for various Borough positions; and

**WHEREAS**, the Borough Council of the Borough of Mountain Lakes desires to set the specific salaries for full-time and permanent part-time non-contract Borough employees for the year **2019**.

**NOW, THEREFORE, BE IT RESOLVED** that the following salaries are effective **August 26, 2019**, and are to be pro-rated where specific dates are indicated:

**BE IT FURTHER RESOLVED** that the Borough Manager is authorized to set the salary level according to the salary ranges in Ordinance #11-19 for all non-permanent part-time and seasonal employees.

<i><b>TITLE</b></i>	<i><b>2018</b></i>	<i><b>2019</b></i>	<i><b>\$ CHANGE</b></i>
DIRECTOR - PUBLIC WORKS	N/A	\$100,000	

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 26, 2019.

\_\_\_\_\_  
Marcy Gianattasio, Municipal Clerk

<b>Name</b>	<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Nay</b>	<b>Absent</b>	<b>Abstain</b>
Happer						
Horst						
Korman						
Lane						
Menard						
Shepherd						
Barnett						

**BOROUGH OF MOUNTAIN LAKES  
COUNTY OF MORRIS**

**RESOLUTION 127-19**

**RESOLUTION AUTHORIZING THE EXECUTION OF A DEVELOPER'S  
AGREEMENT BETWEEN THE BOROUGH OF MOUNTAIN LAKES  
AND SUNRISE DEVELOPMENT, INC.**

**WHEREAS**, Sunrise Development, Inc. is the developer of land identified on a certain site plan known as Block 118.04, Lot 2.01, located at 1 Old Bloomfield Avenue; and

**WHEREAS**, the developer was granted approval by the Borough of Mountain Lakes Planning Board pursuant to Resolution dated April 25, 2019; and

**WHEREAS**, the developer desires to comply with the terms and conditions of the approval; and

**WHEREAS**, the Borough of Mountain Lakes and the developer have agreed to enter into a Developer's Agreement which agreement would provide for the completion of various improvements and obligations required by the approvals.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Mountain Lakes, in the County of Morris and State of New Jersey, that the appropriate municipal officials are hereby authorized to execute a Developer's Agreement between the Borough of Mountain Lakes and Sunrise Development, Inc. in the form attached hereto.



Council Member	By:	2 <sup>nd</sup>	Yes	No	Abstain	Absent
Happer						
Horst						
Korman						
Lane						
Menard						
Shepherd						
Barnett						

I, Marcy Gianattasio, RMC, Borough Clerk of the Borough of Mountain Lakes, in the County of Morris, in the State of New Jersey, certify this to be a true copy of the Resolution adopted at the regularly scheduled session of the Borough Council held on, August 26, 2019.

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Marcy Gianattasio, Borough Clerk

**DEVELOPER'S AGREEMENT  
OF THE  
BOROUGH OF MOUNTAIN LAKES**

**AGREEMENT** made this        day of        , 2019, by and between the **Borough of Mountain Lakes**, a municipal corporation of the State of New Jersey, with its governmental offices located at 400 Boulevard, Mountain Lakes, New Jersey (hereinafter referred to as the "Borough"); and Sunrise Development, Inc. with offices at 7902 West Park Drive, McLean, Virginia 22102 (hereinafter referred to as the "Developer");

**WITNESSETH:**

**WHEREAS**, the Developer is the contract purchaser of land identified on certain site plan and/or subdivision plan and hereto made a part hereof and referenced as generally described as follows:

Block 118.04, Lot 2.01, located at 1 Old Bloomfield Avenue in the OL2 (office light industrial zone) and subject to the R-AH3 Zone (residential affordable housing) overlay zone; and

**WHEREAS**, the Developer was granted approval by a duly constituted approving authority of the Borough to construct in accordance with the plans, which approval is memorialized in the Resolution of the Borough of Mountain Lakes Planning Board (the "approving authority") granting preliminary and final major site plan approval pursuant to Application #18-268 which resolution was adopted by the approving authority at their meeting of April 25, 2019 and as annexed hereto as Exhibit A; and

**WHEREAS**, the Developer desires to comply with the terms and conditions of such approval; and

**WHEREAS**, the Developer and the Borough desire to enter into a Developer's Agreement, which Agreement would provide for the completion of the various improvements and obligations required by the approval and accordingly, the parties wish to express by this Agreement their acceptance of the conditions, safeguards and limitations under which any on-site and/or any off-site construction, or contributions in lieu thereof, will proceed;

**NOW, THEREFORE**, in consideration of the approval heretofore granted to the Developer, the mutual covenants herein contained, and the mutual benefits to be derived by the parties from the performance thereof, it is AGREED as follows:

**I  
IMPROVEMENTS**

1. **Improvements to be Completed by Developer.** The Developer shall, at its sole cost and expense, construct and install all of the improvements: (1) shown on the site required as part of the approval of the development application, which plans are referenced as prepared by Maser Consulting, PA, dated October 31, 2018, last revised July 22, 2019; (2) made necessary during the course of construction (collectively, the "Project"); (3) shown on the cost estimate for site improvements dated July 18, 2019, a copy of which is attached as Exhibit B; (4) as required by the approving authority Resolution, Exhibit A; (5) as agreed pursuant to the testimony of the applicant during the course of the hearings before the approving authority; and (6) and as noted in

the Borough Engineer's Reports and any other Agency Reports issued as part of the underlying approvals, as more particularly referred to in Exhibit A, as well as the minutes of the meetings of the approving authority with respect to the underlying application, it being specifically understood and agreed that all such agency reports are specifically incorporated herein by reference as if the same were fully set forth at length herein.

The Developer shall not commence any construction until the site plans are signed and all necessary permits have been approved by Borough and unless the premises have been made safe for the public by the installation of such fences, barricades, dust, soil erosion and mud abatement devices, and construction lighting required by the manual on Uniform Traffic Control Devices or as may be necessary in the reasonable discretion of the Borough Engineer or Municipal Inspectors in order to prevent the possibility of personal injury, property damage or nuisance. If the Developer fails to maintain such devices after commencement of such construction, the Construction Official or Borough Engineer may suspend work after written notice of any deficiencies are provided to the Developer and after fifteen (15) business days have elapsed without a response. Thereafter the Borough may cause necessary protective devices to be installed at the Developer's expense. The Borough may at any time cause temporary safety devices to be installed upon reasonable notice to the Developer.

The Borough Engineer and/or the Borough Engineer's designee is hereby authorized to approve and/or require minor modifications to the site plan, if those modifications are necessitated by conditions in the field which demonstrate that it would be impractical for the Developer to complete the improvements in accordance with the approved plans, or that any planned site improvement will not function for its intended purpose as a result of such a field condition, and, provided, further that any such modifications do not require a variance or exception from the requirements of the Borough Land Use Regulations. Major modifications shall only be granted by the approving authority.

2. **Compliance with Law.** All improvements shall be constructed and installed in accordance with such state and federal laws as pertain thereto and in accordance with such specifications, ordinances, rules and regulations which are validly enacted or promulgated by the Borough, its officers, employees and agents prior to the commencement of construction. All buildings and structures are subject to inspection and approval by the applicable subcode official. All other site improvements not under the jurisdiction of the Construction Code Official shall be made subject to the inspection and approval of the Borough Engineer or his designee. Developer shall notify the Borough Engineer, in writing, 24 hours prior to the commencement of construction of any improvements or other operations to be inspected. Said written notification shall include confirmation that the developer has complied with any pre-construction notifications as may be required from any other agencies exercising jurisdiction over the construction of the improvements. Additionally, Developer shall also notify the Police Chief in writing 24 hours prior to the commencement of any improvements.

All the improvements referred to in the attached cost estimate, which is attached as Exhibit B, shall be completed no later than as stated in the final resolution and in no event later than five years from the date of final approval. The parties may reasonably agree to extend the deadline for completion of the improvements, provided Developer is diligently working toward completion of the Project.

3. **Drainage Facilities.** Storm and surface waters shall be piped to drainage facilities in accordance with the drainage system shown on the approved plan and said installation shall meet the reasonable approval of the Borough Engineer.
4. **Fire Prevention Facilities and Hydrants.** Fire prevention facilities and hydrants shall be installed at the Developer's expense as set forth on the approved plan and, with such installation subject to the approval of the fire subcode official.
5. **Signage.** Unless heretofore approved as part of the development application, no signs shall be placed upon the construction site without the reasonable approval by the agency having jurisdiction.
6. **Blasting.** All blasting shall be performed only as necessary and in compliance with all regulatory requirements.
7. **Underground Installation of Utilities.** Unless otherwise set forth on the approved plan, all permanent utilities shall be installed underground.
8. **Grading, Surfacing and Paving.** Before grading of any roadway, driveway or parking area, the site shall be cleared of all debris, branches, matted leaves, mud and any other materials that would be regarded as unsuitable under sound construction practices. All roadways, parking areas and driveways shall be constructed in accordance with specific approval by the Borough Engineer.
9. **Snow Removal.** Intentionally deleted as this project will not involve the dedication of public roadways to the Borough.
10. **Monuments.** Developer agrees to install Surveyor's monuments in compliance with the State of New Jersey Map Filing Law.
11. **Site Lighting.** Developer agrees that lighting will be installed in accordance with the approved site plan on file with the approving authority in connection with the application for this development and shall be operated as provided for in Paragraph 20 of the Resolution of Approval. Prior to the issuance of any certificates of occupancy, all applicable street lights shall be installed and operating.
12. **Duty to Provide Details to Plans.** In the event that the Borough Engineer reasonably requires further details of the approved plan, or of any proposed public or site improvement to be submitted and approved, the Developer shall furnish such details on written notice from the Borough Engineer within ten (10) working days, or such longer time as may be reasonably necessary based on the request from the Borough Engineer.
13. **As-built Drawings.** The Developer shall provide the Borough Engineer with "as-built" drawings, indicating the location and size of all sanitary sewer and storm drainage lines and structures, water lines, gas mains and any other buried utility, including all inverts, top of manholes, top of grates with dates, location and elevation of all retaining wall and grades or curbs, sidewalks, roadways, parking areas and waterways, if required by the Borough ordinance, prior to the release of any portion of the performance bond.

14. **Inspections.** The Borough contemplates inspections of all facilities required to be completed by the Developer hereunder. Prior to commencement of construction there may be required a preconstruction meeting. The Developer shall notify the Borough Engineer at least 24 hours prior to the commencement of construction of any such facilities. In the event of temporary suspension of construction, the Borough Engineer shall be notified 24 hours prior to the renewed starting date of construction. The Borough Engineer shall use his best efforts to have inspections completed in a timely manner so as to permit the Developer to proceed with construction in an orderly, safe, and expeditious manner. No backfilling after the installation of any curbing, drainage, utilities, or other improvements shall be done without the approval of the Borough Engineer.

15. **Inspection Fees.** An escrow amount shall be established to facilitate payment of engineering inspection fees in accordance with N.J.S.A. 40:55D-53.1. This account shall be initially funded to the Borough by the Developer prior to construction in the amount of \$91,298.00. Engineering inspections by the Borough Engineer shall be charged against this account at a rate prescribed by appropriate ordinance. The escrow account shall be replenished by the Developer in accordance with the Municipal Land Use Law which provides for a 25% initial escrow deposit or \$22,824.00. No construction permit or certificate of occupancy shall be issued until such deposit shall be made. In the event there is a portion of any amount unused, it shall be returned to the Developer upon approval of the Borough Council.

16. **Building and Engineering Permits.** The Building Department shall not issue building permits to the Developer until the Developer has obtained final approval from the approving authority and the Borough Engineer and all necessary permits, including but not limited to:

- a. soil erosion and sediment control certification;
- b. street opening;
- c. sanitary sewer;
- d. storm sewer;
- e. curb and sidewalk; and
- f. construction permits.

Additionally, prior to the issuance of a construction permit, the Developer shall: (1) produce all bonds required under this Agreement, and (2) submit proof of posting of all required permits and approvals from all applicable governing agencies, which may include but not be limited to:

- a. Mountain Lakes Borough Council;
- b. Mountain Lakes Borough Planning Consultant;
- c. NJDEP Sanitary Sewer Extension;
- d. Morris County Soil Conservation District;
- e. Mountain Lakes Borough Board of Health;
- f. Mountain Lakes Fire Prevention Bureau;
- g. Mountain Lakes Police Department;
- h. Mountain Lakes Engineer; and
- i. Morris County Planning Board.

Prior to the commencement of work, the Developer shall secure at its own cost and expense all necessary permits required by any governmental authority having jurisdiction for the Project.

17. **Field Requirements.** This Agreement is subject to additional in-the-field directions and requirements by the Borough Engineer, in accordance with applicable codes, or when reasonably required by the Borough Engineer and applicable sub-code officials and Health Officer, as to all structures and work. All such direction and requirements shall be given in reasonable and timely fashion prior to commencing operations, or during or after operation where such direction and requirements are necessary to adequately insure that the improvements to be installed under this Agreement function properly and carry out all the purposes for which they are designed, in a good workmanlike manner consistent with sound engineering principles. The provisions of this paragraph will not be utilized to require unusual additional work or facilities beyond that which is necessary to adequately ensure that the facilities operate and function properly to carry out the purposes for which they were designed. Nothing herein shall be deemed to authorize by implication the disapproval of construction materials and methods that are permitted under law or the International Building Code, except if expressly provided to the contrary herein or except if other and different standards for specification are shown on the Site Plan or Subdivision (including site grading plans, profiles and detailed plans submitted with the approved Plan Specifications shown on the approved Plan shall in accordance with the standard road construction and sewer construction specifications of the Borough, a copy of each is on file and available for inspection, and shall govern and control).

18. **Time for Completion.** Unless extended by resolution of the approving authority and the Borough Council, the improvements and work referred to herein, shall be completed within the time stated in this Agreement, commencing with the date construction of the Project commences.

19. **Safety and Stabilization Guarantee.** In accordance with N.J.S.A. 40:55D-53, and if required by Borough Ordinance, the Developer shall post a safety and stabilization guarantee in favor of the Borough.

20. **Performance Guaranty.**  
(a) In compliance with any approval granted by Borough and prior to the performance of any work, the Developer agrees to submit to Borough Engineer for filing with the Borough Clerk a surety bond, an irrevocable letter of credit or such other performance guaranty satisfactory to the Borough Council and the Borough Attorney in a form approved by the Borough Attorney, in the amount specified in Exhibit B (which shall be 120% of the engineer's estimate) guaranteeing all workmanship, materials, and the installation, of the specified improvements and conditioned upon the performance of the terms and conditions of this Agreement. The performance bond or letter of credit shall guarantee performance to be completed in accordance with the resolution of the approving agency.

(b) A reduction or release of the performance guaranty as hereinafter set forth, shall be in accordance with this Agreement and in accordance with the procedures established by the Municipal Land Use Law (N.J.S.A. 40:55D-53). However, no bond will be reduced nor released until "as-built" plans have been submitted, reviewed, and approved for the improvements.

(c) Interior sanitary and storm drain facilities necessary to properly serve the development shall be installed and all NJDEP requirements completed prior to the issuance of a Certificate of Occupancy. Any provision hereof notwithstanding, all sanitary sewer facilities, water lines and storm drainage facilities necessary to properly serve the development shall be fully installed and operable prior to the issuance of a Certificate of Occupancy.

21. **Maintenance Guaranty.** Developer agrees to provide the Borough with a maintenance bond or irrevocable letter of credit to run for a period of two (2) years from the date of completion and official acceptance for all improvements required by this Agreement and those improvements enumerated on Exhibit B. Said bond will be in the amount of fifteen (15%) percent of the costs of the improvements listed on Exhibit B and will be provided in the form satisfactory to the Borough Attorney. Said bond or irrevocable letter of credit shall assure the maintenance of said improvements and facilities by the Developer to keep the same in good working order during the two (2) year period. The Borough shall provide the Developer and the surety with thirty (30) days prior notice declaring Developer in default of the maintenance guaranty and in the event that Developer or surety fails or refuses to perform the necessary corrective work, then the Borough may claim payment under the maintenance guaranty for the cost of the work required. No provisions in this paragraph or in this Agreement, however, shall be construed to impose any duty of liability of maintenance, inspection or repair on the part of the Borough with respect to any private facilities or improvements, whether bonded hereunder or otherwise.

## II

### AGREEMENT AS TO WATER FACILITIES

22. The Developer shall install, at its sole cost and expense, a certain water distribution system as shown on the Plans and Specifications.

23. A connection fee for water service as required by Borough ordinance shall be due and payable. 50% shall be payable upon issuance of permits and the remaining 50% prior to the issuance of a Certificate of Occupancy. The connection fee shall be based upon an 18,000 GPD water use divided by 300 GPD which is the allocation for each equivalent dwelling unit. This will result in a connection fee of \$120,000.00 based upon the Borough ordinance connection fee of \$2,000.00 per EDU.

## III

### AGREEMENT AS TO SANITARY SEWER FACILITIES

24. The construction of the sanitary sewer facilities herein shall include all necessary stubs to service the development, as set forth on the Plans and Specifications, all to be done at the Developer's sole cost and expense and in accordance with the Borough Rules and Regulations.

25. All construction of sanitary sewer facilities set forth herein shall be in accordance with the Plans and Specifications above mentioned and as submitted and approved or to be approved by the Borough, and as directed, supervised and required by the Borough Engineer.

26. The sewer connection fee established by Ordinance shall be due and payable. 50% shall be paid upon issuance of permits and the remaining 50% prior to issuance of a Certificate of Occupancy. The connection fee shall be based upon a 12,000 GPD sewer usage divided by 300 GPD which is the allocation for each equivalent dwelling unit. This will result in a connection fee of \$200,000.00 based upon the Borough ordinance connection fee of \$5,000.00 per EDU.

27. At such time as the Developer's sanitary sewer system or any portion thereof is operable or conveying sewerage flow to the Borough, all revenues, fees and other charges

thereafter derived therefrom shall belong to the Borough. If any off-site improvements are made to the sanitary sewer system allowing for additional capacity into the system, Developer shall be responsible for only its pro-rata share of the cost of such improvements necessitated by the Project and Developer shall be entitled to reimbursement from any future connections to the sanitary sewer system, force mains, or gravity mains constructed by Developer.

**IV  
AGREEMENT AS TO SOIL MOVEMENT**

28. The Developer shall be permitted to remove soil from the site in accordance with the approved development plans.

29. Existing top soil shall be retained on the site, and shall not be removed while Developer is constructing the Project.

30. Soil movement activities shall be conducted in conformance with Chapter 160 of the Borough Code.

**V  
AGREEMENT AS TO AFFORDABLE HOUSING SET ASIDE**

31. Developer agrees to provide 12 Medicaid beds credited of affordable housing on site provided that a total of 120 beds are constructed. The units shall be deed restricted as required by the Uniform Housing Affordability Controls N.J.A.C. 5:80-26.1 et seq.

**VI  
GENERAL UTILITY REQUIREMENTS**

32. The Developer shall not be entitled to any contribution by the user or users of any water lines, sanitary sewer lines, facilities or appurtenances subsequently connected to any water lines, sanitary sewer lines, facilities or appurtenances installed by the Developer herein, arising out of the fact that the Developer herein has installed or paid for such water facilities or sanitary sewer facilities or has paid to the Borough fees.

**VII  
BUILDINGS AND STRUCTURES**

33. **Building and Structure Designs.** The design of any building or structure on the aforementioned lot of the Developer shall be substantially in accordance with the said approved plan and the evidence submitted to the Board.

34. **Site Plan Changes; Procedure.** Developer agrees that the completed buildings and structures and all improvements shall comply in all respects with submissions by the Developer to the approving authority, including but not necessarily limited to the subdivision and/or site plan submissions, architectural submissions, if any, and such other development submissions made to the approving authority except as otherwise provided in this Agreement or except as the same may be modified by resolution of the approving authority. The Borough Engineer shall have the authority to permit minor field adjustments and modifications in the installation of the improvements of buildings and structures as contemplated in the site plan where field conditions and good engineering practices permit. The Construction Official shall have the authority to



approve changes in the building plan that do not affect, vary or contradict the site plan or the terms of this Agreement.

35. **Certificate of Occupancy; Breach of Agreement.** No Certificate of Occupancy shall be issued nor shall any security be fully released until (a) all of the improvements herein provided for necessary for the operation and occupancy of the Unit for which a Certificate of Occupancy is to be issued have been certified in writing by the Borough Engineer to have been completed in a good and workmanlike manner and in accordance with the approved plans; (b) "as built" plans have been submitted and approved for the work performed; (c) the sanitary facilities to serve the subject premises have been constructed in accordance with the plan submitted; (d) all material requirements of this Agreement, the approving authority and any other governmental agency have been met; and (e) all taxes have been paid which may be due on the property.

In no case shall a Certificate of Occupancy be issued unless the provisions of this Agreement have been complied with. Without limitation upon any other remedy provided herein or by law, the Borough or the approving authority may order that no Certificate of Occupancy shall be issued until or unless any breach or default of this Agreement is cured, or that no further permit or Certificate shall be issued until such breach or default is cured. Such order shall be made in writing and shall be sent promptly to the Developer and shall specify the alleged breach or default complained of, so that the Developer will be apprised of what it is that is alleged to require curing.

## VIII GENERAL PROVISIONS

36. **Engineering Inspection Review and Legal Charges.** The engineering review, planning and legal costs incurred by the Borough and approving authority to the date of this Agreement or incurred under the performance of this Agreement, including but not limited to any enforcement proceedings, shall be reimbursed by the Developer pursuant to the provisions of Borough ordinances.

37. **Compliance with Resolutions of Approving Authority.** Developer agrees to make provision for, implement and perform each of the conditions contained in the approving authority's Resolution attached as Exhibit A.

38. **County Planning.** Developer agrees that prior to commencement of any clearing or construction operation, it shall obtain Morris County Planning Board approval if required, and post with the County of Morris all the bonds and other performance guarantees required by the County of Morris, if any. Before issuance of the construction permit, Developer will submit evidence to the Borough Engineer of approval by the County authorities having jurisdiction over the plan and the drainage facilities, together with reasonable evidence of having met the requirements of all County agencies concerning the posting of a bond or other security.

39. **Transfers Not in the Ordinary Course.** It is agreed that any assignment or transfer or sale of the subject property, or any part thereof, shall not operate to relieve the Developer from its obligations hereunder to complete the construction of all the improvements required hereunder and to maintain the same for the two (2) year period of the maintenance bond, unless this Agreement is assigned with the express written consent of the Borough which will not be unreasonably withheld, nor will the same, without such consent, relieve the Developer from performing during said period all the obligations of this Agreement required to be performed during such period.

40. **Approvals by other Governmental Agencies.** It is agreed and understood that the Developer shall be responsible to secure at its own cost and expense any and all approvals required by state, county, federal, municipal, or other agencies having jurisdiction prior to commencement or construction or issuance of a Certificate of Occupancy.

41. **Compliance with Board of Health Requirements.** The lawful requirements of the Board of Health of the Borough will be complied with as to all matters within its jurisdiction.

42. **Effect of Plan Approval.** It is agreed that the granting of approval of the subdivision and/or site plan shall not be deemed as an approval of the applicant's building plans or as requiring issuance of a building permit, which are matters within the exclusive jurisdiction of the Construction Official.

43. **Limitation of On-Site Parking.** During construction, there will be no parking or storage of materials on-site that would prevent the reasonable access to the site as may be necessary by emergency vehicles of the Fire Department, Police Department, Emergency Squad or such other agencies as circumstances may require.

## IX LIMITATION OF MUNICIPAL LIABILITY

44. **Municipal Parties Not Liable to Third Persons.** The covenants, undertaking, agreements or other obligations mentioned in this Agreement shall not be construed as representations by the Borough, or by any Borough officer, board or employee to have or to assume any contractual or other liability to or with any persons, firms, or corporations dealing with the Developer or otherwise using or having an interest in the aforementioned premises, nor shall this Agreement be construed to work any liability on the Borough approving authority persons.

Nothing herein contained shall be construed to render the Borough or any of its officers, boards, or employees, liable for any charges, costs, or debts for material, labor, or other expenses incurred in the making of the improvements.

45. **Indemnification.** Developer shall be and remain liable for any and all damage or money loss occasioned to the Borough or the approving authority or their officers or agents by any neglect, wrongdoing, omission or commission of or by the Developer or by any person, firm or corporation acting for the developer arising from the making of the site improvements, from the performance of the terms hereof, from the granting of site plan approval, or from or out of this Agreement, and shall save, indemnify and hold harmless the Borough, its officers, agents, boards and employees; and the approving authority, its members, officer, agents and employees, from any and all actions at law or in equity, charges, debts, liens, encumbrances, costs, counsel fees, and engineer and surveying fees which may arise from any such damage or loss, from the making or the improvements, from the performance of the terms hereof from the granting of site plan approval or from or out of this Agreement unless the Borough or its agents shall have been judicially determined to have acted contrary to law or failed to perform acts required by law or by this Agreement or have been guilty of negligence which is actionable by law under N.J.S.A. 59:1-1 et seq. This indemnification shall not affect the Developer's right to proceed against any third parties.

## OPERATIONS

46. **Operations Without Nuisance.** Developer agrees not to commit a public or private nuisance and further agrees to abate any such nuisance within five (5) days of written notice from the Borough. The Developer shall comply with the Borough noise control ordinances (7:00 a.m. to 8:00 p.m.) and any applicable ordinance regulating construction. There shall be no construction on Sundays. Notwithstanding anything to the contrary herein, no provisions of this Agreement shall be deemed a waiver of any rights or powers of the Borough or any agency of the Borough under any statute, ordinance or other law.

47. **Abatement of Unsafe Conditions.** Developer shall correct and make safe any dangerous or unsafe condition created by the Developer or those acting for it, adversely affecting public safety or general welfare, or affecting the safety or welfare of other occupants of the Project as determined in the sole discretion of Borough Engineer or enforcement official.

48. **Preservation of Existing Trees.** Developer shall safeguard and preserve all trees on the site, except such as are located in the area of disturbance and except such trees as may be felled with the approval of the Borough or the approving authority. The specifics of removal and replacement of individual plantings will be determined in the field in consultation between and among the Developer's landscape architect, representatives of the Shade Tree Commission, and the arborist to be retained by the Developer in connection with the project.

49. **Insurance.** Developer shall maintain insurance covering its operations and those of its agents, subcontractors and employees, both on the site and off site, in a form and amount at least equal to that specified below:

Comprehensive  
General Liability

Minimum Coverage

Bodily Injury and Property Damage including Blanket Contractual Liability for the assumption of all liability pertaining to suit not caused by the direct negligence of the Borough.

\$500,000.00

Comprehensive  
Automobile Liability

Bodily Injury

Provide \$500,000.00 for each occurrence

Property Damage

Provide \$250,000.00 for property damage for each occurrence with no limitation on aggregate.

Umbrella Liability

Provide \$1,000,000.00  
for each occurrence  
not to exceed  
\$1,000,000.00 in the  
aggregate.

Workman's Compensation and  
Employer's Liability to cover  
all contractor's employees in  
accordance with statutory  
requirements.

The insurance coverage required shall also include specifically that the Developer hereby assumes entire responsibility and liability for any damage or injury of any kind or nature to person whether employees or otherwise, and to property, real or personal, including adjoining property, caused by or resulting from the execution of the work occurring in connection therewith. In the event of loss, damage or injury, which may cause a claim to be filed, Developer shall submit to the Borough in writing, all particulars and details relating to the incident, including all subsequent related effects of such loss, damage or injury. Each incident shall be listed separately. The Certificate of Insurance must be referenced to this project. All insurance requirements shall be subject to the review of the Borough's insurance agent.

**XI  
EASEMENTS**

50. **Permanent Easements.** None anticipated.

**XII  
MISCELLANEOUS**

51. **Construction Plans.** Unless otherwise shown on approved plans, prior to commencement of construction the Developer shall submit to the Borough Engineer for approval construction plans showing proposed locations of portable bathrooms and construction equipment.

52. **Severability of Provisions.** If any paragraph, section, clause, sentence, provision or other part of this Agreement, or the application thereof to any person, firm or corporation, or its application to any facts or circumstances, shall for any reason be adjudged by a Court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remaining paragraphs, sections, clauses, sentences, provisions, or other parts of this Agreement. The provisions of this contract are intended to be severable.

53. **Successors Bound.** This Agreement shall be binding upon the successors and assigns of the parties signing it. All successors shall be given a copy of this Developer's Agreement, provide the Borough with a corporate acknowledgment assuming all obligations hereunder, and reissue all bonds, security, or any other financial obligations set forth in this Agreement under the successor's name.

54. **No Waiver.** Nothing contained in this Agreement shall be deemed a waiver by any party of its rights under any ordinance or state statute or other law, or be construed as an

abridgment, preemption or waiver of the powers of the Borough, approving authority, or any other agency or public body.

55. **Provisions Enforceable as Conditions.** Each of the provisions of this Agreement shall have the same force and effect as if set forth at length as conditions of the grant of site plan approval.

56. **Amendments in Writing.** This Agreement may be changed, modified, or amended only by a written instrument signed by the parties hereto or their successors.

57. **Recording.** This Agreement may be recorded in the discretion of the Borough. It is understood and agreed that the continuing easements and obligations contained in this Agreement may also be included in a Declaration of Covenants and Restrictions filed by the Developer in the Morris County Clerk's Office with such easements and obligations to run with the land.

58. **Deposits as Preconditions.** Building/construction permits or certificates of occupancy shall not be issued unless the deposits mentioned in this Agreement, or other necessary deposits, have been made.

59. **Filing of Agreement.** This Developer's Agreement shall be filed with the Borough Clerk.

**IN WITNESS WHEREOF**, the parties have caused these presents to be duly executed as a sealed instrument the date and year first above written.

ATTEST:

**BOROUGH OF MOUNTAIN LAKES**

\_\_\_\_\_  
Marcy Gianattasio, Clerk

By: \_\_\_\_\_  
Lauren Barnet, Mayor

ATTEST:

**SUNRISE DEVELOPMENT, INC.**

\_\_\_\_\_  
, Secretary

By: \_\_\_\_\_  
Jerry Liang, Vice President

STATE OF NEW JERSEY  
COUNTY OF

SS.:

I CERTIFY that on \_\_\_\_\_, 2019,

personally came before me, and this person acknowledged under oath, to my satisfaction, that:

(a) this person is the Clerk of the Borough of Mountain Lakes, the municipal corporation named in this document;

(b) this person is the attesting witness to the signing of this document by the proper corporate officer who is the Mayor of the Borough of Mountain Lakes, a municipal corporation;

(c) this document was signed and delivered by the municipal corporation as its voluntary act duly authorized by a proper resolution of its Council;

(d) this person knows the proper seal of the corporation which was affixed to this document; and

(e) this person signed this proof to attest to the truth of these facts.

Signed and sworn to before me on  
\_\_\_\_\_, 2019.

\_\_\_\_\_

STATE OF NEW JERSEY, COUNTY OF \_\_\_\_\_ SS.:

I CERTIFY that on \_\_\_\_\_, 2019,

personally came before me, and this person acknowledged under oath, to my satisfaction, that:

(a) this person is the secretary of Sunrise Development, Inc., the corporation named in this document;

(b) this person is the attesting witness to the signing of this document by the proper corporate officer who is the President of the corporation;

(c) this document was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;

(d) this person knows the proper seal of the corporation which was affixed to this document; and

(e) this person signed this proof to attest to the truth of these facts.

Signed and sworn to before me on  
\_\_\_\_\_, 2019.

\_\_\_\_\_

**BONDING ESTIMATE**  
**For**  
**Sunrise Senior Living**  
**Bloomfield Avenue Right-Of-Way Improvements**  
**Borough of Mountain Lakes, Morris County, NJ**  
**7/22/2019**  
**MC #: 16001530A**

Prepared By:           MGM            
Checked By:           JBC          

	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
<b>SITE DEMOLITION</b>				
Curb Removal	20	LF	\$2.88	\$57.60
Pavement Removal	10	SY	\$4.00	\$40.00
			<b>Subtotal</b>	<b>\$97.60</b>
<b>SITE WORK</b>				
Concrete Curb (6" Reveal)	20	LF	\$30.40	\$608.00
Bituminous Pavement	4.5	IN		
Enter # of inches in thickness:				
(base and top) Enter amount of area:	10	SY	\$21.60	\$216.00
DGA subbase	6	IN		
Enter # of inches in thickness:				
Enter amount of area:	10	SY	\$12.96	\$129.60
			<b>Subtotal</b>	<b>\$953.60</b>
<b>WATER</b>				
<b>On Site:</b>				
6" DIP	6	LF	\$45.00	\$270.00
6" Wet tap	1	EA	\$2,400.00	\$2,400.00
			<b>Subtotal</b>	<b>\$2,670.00</b>
<b>SANITARY</b>				
<b>In Road:</b>				
6" PVC (SDR 35) (0-8' deep)	6	LF	\$35.00	\$210.00
<b>On Site:</b>				
6" PVC (SDR 35) (0-8' deep)	17	LF	\$40.00	\$680.00
4' Diameter Drop Manhole (8'-12' deep)	1	EA	\$3,500.00	\$3,500.00
Connection to existing manhole/main	1	EA	\$1,000.00	\$1,000.00
			<b>Subtotal</b>	<b>\$5,390.00</b>
<b>LANDSCAPING</b>				
Shade Tree, (2 1/2" - 3" caliper)	5	EA	\$348.00	\$1,740.00
Evergreen Tree, (6' - 7')	43	EA	\$320.00	\$13,760.00
Ornamental Tree, (2" - 2 1/2" caliper)	2	EA	\$240.00	\$480.00
Evergreen Shrubs, (24"-30")	134	EA	\$48.00	\$6,432.00
Deciduous Shrubs (18"-24")	73	EA	\$36.00	\$2,628.00
			<b>Subtotal</b>	<b>\$25,040.00</b>
			<b>TOTAL:</b>	<b>\$34,151.20</b>



**NOTE:**

1.) This preliminary opinion of probable construction cost has been prepared based upon review of plans entitled Preliminary And Final Major Site Plan for Sunrise Development Inc. as prepared by Maser Consulting P.A., dated 10/31/18, last revised 7/22/19.

2.) The unit pricing included is appropriate and is based upon available pricing indices or this firms historical experience in the general geographical area as a result of same, it is only approximate. For utilization as a budget estimate, same must be updated by current market conditions and other constructability factors.

3.) This opinion of probable construction cost excludes costs that may be associated with the dewatering, unforeseen sub-surface conditions, environmental conditions, earth work, adverse weather conditions, material requirements, temporary utility installations, electrical transformer costs, water meter costs, etc. This estimate is not to be utilized for proforma or finance purposes.

## Robert Oostdyk

---

**From:** Bill Ryden <wryden@anderson-denzler.com>  
**Sent:** Monday, July 22, 2019 8:09 PM  
**To:** Robert Oostdyk  
**Subject:** RE: Sunrise Mountain Lakes - Estimates  
**Attachments:** Sunrise\_Bond Estimate\_Off\_Site.pdf

Bob,

Attached is the estimate of off-site improvement and landscape buffering costs in the amount of \$34,151.20 as prepared by Maser Consulting, dated 7/22/19. Please be advised that I have reviewed the estimate and find it to be satisfactory for bonding purposes as set forth in the Developer's Agreement, as follows:

Estimate = \$34,151.20  
120% of estimate = \$40,981.44  
10% cash portion = \$4,098.14  
90% surety = \$36,883.30

I trust that the above is satisfactory.

Bill

-----Original Message-----

**From:** Robert Oostdyk [mailto:roostdyk@murphymckeonlaw.com]  
**Sent:** Thursday, July 18, 2019 2:38 PM  
**To:** Bill Ryden  
**Subject:** FW: Sunrise Mountain Lakes - Estimates

Robert H. Oostdyk, Jr., Esq.

**MURPHY McKEON P.C.**  
COUNSELLORS-AT-LAW  
RIVERDALE SOUTH  
51 ROUTE 23 SOUTH, P.O. BOX 70  
RIVERDALE, NEW JERSEY 07457  
TELEPHONE: (973) 835-0100  
FACSIMILE: (973) 835-1732  
roostdyk@murphymckeonlaw.com

**FRAUD ALERT: NEVER wire transfer money without calling this office and speaking to us personally on the phone to confirm the wiring information. Even if an email looks like it has come from this office or someone involved in your transaction, you MUST in every instance call us first to verify the information before sending any money via wire transfer.**

NOTICE: This message is from Murphy McKeon, P.C. This message is intended only for the individual(s) or entity to which it is directed. If you are not the addressee, or if this message has been addressed to you in error, you are not authorized to use, read, copy or distribute this message and any attachments, and we ask that you please immediately delete this message and attachments (including all copies), and notify the sender by return e-mail so that our records can be corrected. All personal messages express views only of the sender, which are not to be attributed to Murphy McKeon, P.C. and may not be distributed or copied without this statement.

**BOROUGH OF MOUNTAIN LAKES PLANNING BOARD**

**RESOLUTION**

Application No. 18-268  
1 Old Bloomfield Avenue  
Block 118.04, Lot 2.01  
OL-2 Zone/R-AH3 Overlay Zone

WHEREAS, Sunrise Development, Inc. ("Applicant") has applied to the Borough of Mountain Lakes Planning Board (the "Board") for Preliminary and Final Major Site Plan approval with variances to permit the construction and operation of an assisted living facility on the property located at 1 Old Bloomfield Avenue (Block 118.04, Lot 2.01 on the Tax Map), in the Borough of Mountain Lakes (the "Subject Property"); and

WHEREAS, a public hearing was commenced on January 31, 2019, was continued on February 28, 2019, and was concluded on March 28, 2019, during which hearing Applicant's submissions were reviewed by the Board, testimony was provided by witnesses on behalf of the Applicant, legal argument was advanced by Applicant's counsel, and the Board's consultants and members of the public were given an opportunity to comment on the Application; and

WHEREAS, the Board has considered the Applicant's submissions as well as testimony, reports, exhibits, and other evidence presented by the Applicant and Applicant's witnesses, the arguments of Applicant's counsel, the comments from the Board's consultants, and from members of the public;

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Borough of Mountain Lakes that, based upon the forgoing, the following findings of fact and conclusions of law are made:

1. Applicant is the contract purchaser of the Subject Property, an unimproved 5.87 acre tract located at 1 Old Bloomfield Avenue in the Borough of Mountain Lakes. The Subject Property is located in a portion of the OL-2 (Office Light Industrial) Zone which is subject to the R-AH3 (Residential AH-3) Overlay Zone.

2. The Subject Property is owned by VREP-2.01 Bloomfield LLC, which has consented to the prosecution of this Application.

3. In connection with resolution of litigation to establish the Borough's Affordable Housing obligation, the Subject Property was identified in the Borough's Housing Element and Fair Share Plan ("HEFSP") adopted March 24, 2016, as an area to be rezoned to allow for an inclusionary assisted living facility. This was to be achieved by an overlay zone permitting the use as a conditional use. The enabling ordinance (Ordinance 6-18) established very clear and extensive physical and operational conditions for the assisted living facility itself and for certain specific site design conditions and bulk standards. The Planning Board was charged with assuring compliance with the ordinance-directed conditions and standards, but was otherwise free to satisfy itself – and mandate where necessary – general site plan details and criteria, not inconsistent with the ordinance requirements.

4. Applicant proposes a three-story, fully sprinklered, steel and concrete structure, housing a 90-Unit assisted living facility with a maximum of 120 beds, 12 of which shall be set aside as affordable Medicaid beds (providing Affordable Housing credits as defined by applicable state regulations).

5. Among other things, Applicant submitted the following:

a) A plan set (14 sheets) prepared by Maser Consulting P.A., entitled "Preliminary and Final Major Site Plan for Sunrise Senior Living, LLC, Assisted Living Facility,

Block 18.04, Lot 2.01, Borough of Mountain Lakes, Morris County, New Jersey”, dated 10/31/18 and last revised 3/15/19 (hereinafter the “Plans”).

b) A plan set (5 sheets) prepared by JSA Architects, entitled “Sunrise of Mountain Lakes” with Floor Plans, a Roof Plan, and Exterior Elevations, dated 10/31/18 (hereinafter the “Architectural Plans”).

c) A revised “Roof Plan” (1 sheet) prepared by JSA Architects, dated 2/28/19 (hereinafter “Revised Roof Plan”).

6. The fully built-out facility will include dining facilities, lounges, hair salon, craft spaces, indoor and outdoor amenities, and a mix of 50 - 1 bed, 19 – 2 bed, and 21 “Denver” Units (which can be configured for either 1 or 2 bed arrangements). Although this could theoretically result in a 130 bed capacity, Applicant agreed that the actual configurations would be such as to maintain a 120 bed maximum capacity for the facility – consistent with the ordinance limitation.

7. Applicant shall certify annually to the Borough that it has not maintained more than 90 Units, that it has not exceeded a total bed count of 120, and that 12 beds have been set aside as compliant affordable Medicaid beds.

8. The proposed building is located in the southerly portion of the Subject Property, physically minimizing the impact of the three-story structure on its residential neighbors to the rear, taking advantage of lateral distance, the topography of the site, and the heavily wooded rear portion of the property. Though some slope disturbance and tree removal is inevitable on a site like this, the three-story height allows construction of an optimally sized facility on a minimal footprint, reducing both loss of vegetation and slope disturbance. Utilizing both the natural topography and a retaining wall which permits lowering the first floor finished grade, virtually

all of the first floor and parking area are below the grade and out of the sight lines of the residences to the rear of the site.

9. Applicant's representative, engineer, architect and planner testified, and the Board finds that, the project complies with all of the conditions – including bulk and dimensional standards – established by Ordinance 6-18 for this conditional use. The only variance relief required relates to certain provisions of the underlying OL-2 Zone.

10. Access to the facility will be via the existing shared driveway from Old Bloomfield Avenue. Applicant agreed to create ASHTO-compliant site triangles at the driveway intersection with the public road and to maintain vegetation in the triangles at conforming heights.

11. Applicant proposes 48 parking spaces (including 2 ADA-compliant spaces) and a Designated Loading Area – thus meeting or exceeding RSIS, ADA, and applicable ordinance requirements.

12. Applicant's operations will include private trash and recycling pickups, which can be scheduled by Applicant to conform to Board time limitations. Applicant agreed that all trash and recycling pickups would take place on weekdays between the hours of 8:00 a.m. - 8:00 p.m.

13. Although the proposed development satisfies all of the ordinance-imposed conditions for this conditional use, several variances are required from standards outside those defining the conditional use. The required variance relief is as follows:

a) Applicant proposes a fence which runs along the rear of the building to extend into the defined "front yard" at a 25.76 foot setback (relative to the 50 foot front yard setback required). Fences are not permitted within the front yard;

b) Applicant's proposed free standing sign would constitute a second free standing sign on the Subject Property (relative to a limitation of one free standing sign per property);

c) The existing free standing sign is set back 4.24 feet from the front property line (relative to a minimum 10 foot setback requirement).

14. Applicant's planner testified to the bases supporting the grant of the variance relief which Applicant seeks. As to the fence in the front yard, the overall design of the building and, in particular, the outdoor portion of the memory care area which must be surrounded by a fence, is forced forward as a result of the intentional location of the building maximizing removal from the residential neighbors to the rear and allowing it to be placed in the lowest area resulting from the topography and retaining wall design. The result is a relatively constrained location. The fence, proposed to be set back 25.76 feet from the property line will be mostly obscured from the road by the topography of the site and by vegetative screening. The proposed, externally lit, monument sign is conforming as to size and location and would be fully conforming on the Subject Property were it not for the existing "Corporate Campus" sign (which serves a different purpose) and is built into the front slope of the Subject Property (albeit at a non-conforming location). This existing sign is a lawful pre-existing condition and aids in wayfinding to the overall office-park site. The proposed new free standing sign will identify Applicant's specific use on the Subject Property.

15. There was discussion concerning the width of the internal access drive (particularly the 30 foot wide portion). The Board's traffic consultant and the Borough's Fire Marshall wanted to assure adequate width for emergency vehicle access and, to this end, prevent parking along the side of both the 30 foot wide portion and the 24 foot wide portion, which could

impede such access. Applicant agreed to curbside marking and signage to create a "Fire Lane" for the entire internal entrance drive -- both the 30 foot wide and 24 foot wide portions.

16. During the period of time covered by the public hearing in this matter, Applicant presented a series of plans relating to tree removal, tree protection, landscaping, buffers, etc. Applicant's representatives walked the site with members of the Borough's Shade Tree Commission, revised and refined their plans, attended and participated in a Shade Tree Commission meeting with respect to the project, and generally worked out satisfactory plans for tree protection, tree removal, landscaping and buffer plantings in consultation with the Shade Tree Commission, though it was ultimately determined that the specifics of removal and placement of individual plantings would be determined in the field in consultation between and among Applicant's landscape architect, representatives of the Shade Tree Commission, and the Arborist to be retained by Applicant in connection with the project.

17. In connection with discussions relating to irrigation for the plant material on the Subject Property, Applicant indicated an intention to utilize on-site well water for this purpose. Notwithstanding the general policy in the Borough against the installation of individual wells, Applicant urged that they would intend a shallow well (not threatening the deeper ground water involved with the Borough wells and the municipal water system), and argued that this approach was more environmentally friendly than using the municipal water supply for irrigation purposes. The Borough Engineer agreed with the concept but wanted to confirm that there was not a specific Borough restriction or prohibition against the sort of well being proposed by Applicant. It was agreed that this would be permitted (and if permitted, required) for irrigation purposes, unless such a specific restriction or prohibition were determined to exist. In this latter



event, an irrigation system would still be required, but would have to draw from the municipal water supply.

18. Discussion also proceeded regarding the role to be played by a professional Arborist in connection with this project. It was agreed between and among the Applicant, the Board, and the Board's consultants that the role would be defined as primarily addressing matters which would encourage and assure health and sustainability of retained plantings and new plantings, and assisting in the determination of the most effective locations for plant material, which decisions would best be made in the field. It was also agreed that there was not a realistic need to have a professional Arborist available at all times throughout the site preparation and construction process but rather that the Arborist, to be retained by Applicant, should be present at least at the following times:

- a) After the limits of disturbance are marked out on the ground and prior to any clearing being undertaken;
- b) During excavation for and installation of the retaining wall on the northerly side of the Subject Property;
- c) During excavation for and installation of utility lines to/from Old Bloomfield Avenue;
- d) During landscaping/planting layout and installation of plant material;
- e) In the event unanticipated circumstances or conditions are encountered which require re-evaluation of tree removal, tree preservation, landscape and/or buffer plantings.

19. In addition to the formal landscape plantings proposed by Applicant, Applicant shall supplement the present buffer area along the northerly portion of the property and shall add additional vegetative screening, particularly relative to the adjoining residential development to

the north, essentially as described in Applicant's recap of its undertakings to the Shade Tree Commission.

20. Applicant proposed a lighting plan with site lighting at higher levels than those generally provided in the Borough ordinances. Applicant's engineer testified that, as a general rule, higher light levels are suggested for assisted living facilities, though they may be modulated to lower levels during the night, dependent on specific need. No building-mounted lights are proposed, but site lighting is proposed to be furnished by a combination of individual pole mounted fixtures, along with low level bollards for specific walkways. Applicant proposed, and the Board accepts that the lighting will be on from dusk until dawn but will be dimmed after 10:00 p.m. This reduced light level, however, will be subject to increase triggered by motion sensors (anticipated, for instance, to occur during late night or early morning shift changes for staff).

21. Based on the testimony of Applicant's traffic consultant and the concurring input of the Board's traffic consultant, the Board concluded that there are no significant traffic impacts to be anticipated from the proposed assisted living facility. Most vehicular activity will relate to employee arrivals and departures. These will occur, due to the design of shift times, during off-peak hours with respect to other traffic. Applicant's witnesses testified that there will be virtually no resident vehicles. Aside from staff, the only significant vehicular activity will relate to visitors. Normally, this is a relatively low number of people per day. Applicant does recognize and makes arrangements for overflow parking for holidays, etc., utilizing adjoining or proximate parking availability (such occasions usually occurring on days when businesses are closed).

22. Applicant's architect testified that the mechanicals for the facility are to be located on the recessed roof-top, depressed 11.5 feet below the roof perimeter structures and not visible from the ground (as shown on the Revised Roof Plan). This design serves not only as a visual, but also an acoustic buffer.

23. Through a series of iterations of comment letters and Applicant responses, the several Board consultants and outside agencies became essentially satisfied with the design details and plans for Applicant's development of the Subject Property. At the final hearing, the Borough Engineer confirmed that Applicant's responses were satisfactory, taking into account that certain matters would be addressed as conditions of approval in compliance review. The Board's Conflict Planner gave the Board a similar evaluation, focusing on landscaping, fencing, and retaining wall details as matters to be finalized under conditions of approval. The Board's environmental consultant was mostly satisfied on matters involving storm water management and environmental issues. He expressed concern about the level of detail in Applicant's EIS, but conceded that he didn't expect any further information would be developed which would dictate design changes. The Board also accepted the argument of Applicant's engineer that the proposed development resulted in far less impact than other potential development permitted by the underlying OL-2 Zone.

24. With regard to the foregoing, the Board finds that taking into account matters to be dealt with as conditions of approval and compliance review, Applicant has satisfactorily addressed matters of low impact development, storm water management, sustainability features, and tree protection, buffer, landscaping, and other shade tree issues (subject to implementation of Applicant's undertakings to the Shade Tree Commission with review and on-site guidance of a professional Arborist).

25. The Board further finds that, based on the evidence presented relating to the tract, Applicant need not obtain a new NJDEP Letter of Interpretation, nor need Applicant furnish any further detailed or expanded Environmental Impact Statement for this infill project on land previously approved for office park development.

26. The Board concluded that the overall development plan, as now depicted in the Plans and Architectural Plans, not only assists the Borough in satisfying its Affordable Housing obligations, but has been designed in such a way as to minimize the impacts of a major facility on the adjoining residential neighbors to the rear, not only producing compliance with the conditions set forth in Ordinance 6-18 for this use, but generally resulting in a well-conceived, attractive development of the Subject Property. The few minor variances required relative to the underlying OL-2 Zone requirements are almost de minimis. The Board further concludes that, under the circumstances of the entire proposed development scheme, the benefits of the variance relief required appear to significantly outweigh the minor detriments.

27. Based upon all of the foregoing, the Board concluded that the proposed Site Plan could be approved, and that the variances sought by Applicant with respect to the proposed assisted living facility, as described above, could, with appropriate conditions, be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance.

BE IT FURTHER RESOLVED by the Planning Board of the Borough of Mountain Lakes that the Application of Sunrise Development, Inc. for Preliminary and Final Major Site Plan approval, together with variances for that portion of the fence located in the front yard at a 25.76 foot setback, allowing the existing free standing sign to remain as located at a setback of 4.25 feet from the front property line, and permitting a second free standing sign to identify

Applicant's use, all as detailed in the Board's findings and conclusions set forth above, to permit the construction and operation of the proposed 90 Unit assisted living facility with a maximum of 120 beds (12 of which shall be maintained as affordable Medicaid beds), and site amenities as described herein and depicted on the Plans and the Architectural Plans (each as revised in accordance with this Resolution), all on the Subject Property located in the OL-2/R-AH3 Overly Zone, and commonly known as 1 Old Bloomfield Avenue (Block 118.04, Lot 2.01 on the Tax Map) be and hereby is approved and granted, subject to the following conditions:

1. Plans and Architectural Plans shall be revised to conform to the testimony and agreements of the Applicant as well as the Plan revisions noted in the December 28, 2018 comment letter from the Borough Engineer, consistent with the responses thereto in Applicant's March 15, 2019 letter to the extent these are satisfactory to the Borough Engineer, and as otherwise may be required by the Borough Engineer to conform to the terms and conditions of this approval. Revisions shall be made to the satisfaction of the Borough Engineer.

2. Construction, use and operations on and of the Subject Property, including the assisted living facility to be constructed thereon, shall be in accordance with the Plans (as revised in accordance with the requirements of this Resolution), the Architectural Plans submitted to the Board (revised in accordance with the requirements of this Resolution), the testimony adduced at the hearing, the findings and conclusions of the Board set forth above and the conditions of approval set forth herein.

3. Applicant shall obtain all approvals, permits, licenses and other forms of review or permission which may be required from any Board, body or agency, whether municipal, county, state or federal, having jurisdiction over the Subject Property or the project to be

undertaken by Applicant. If any such approvals or permits result in required Plan changes, Applicant must return to the Planning Board for its approval of the Plan revisions.

4. All real estate taxes on the Subject Property shall be paid currently and all fees and escrow fees necessary for the completion of this Application and the completion of the project shall be paid by Applicant.

5. All escrow and inspection fees shall be paid and replenished as necessary, to completion of the Application and the project.

6. Applicant/assisted living facility operator shall certify annually to the Borough that the facility has maintained not more than 90 Units; that 12 affordable set-aside Medicaid beds have been maintained throughout the year; and that the maximum occupancy of the facility has been no greater than 120 beds at any time.

7. ASHTO compliant site triangles shall be established at the Old Bloomfield Avenue driveway intersection by way of easement to the Borough (in form and content satisfactory to the Borough Attorney and the Borough Engineer). These shall also be the subject of an ongoing maintenance obligation to preserve the sight lines. The easement shall be recorded in the Morris County Clerk's Office.

8. An appropriate water line connection shall be made to the Mountain Lakes main on Old Bloomfield Avenue.

9. Applicant shall create a Fire Lane along the full length of the internal entrance driveway with appropriate curbside markings and signage.

10. Applicant/assisted living facility operator shall schedule trash and recycling pickups for weekdays between 8:00 a.m. and 8:00 p.m.

11. An Arborist shall be retained by Applicant to assist in matters relating to tree removal, tree preservation, buffer plantings and landscape plantings. At a minimum the Arborist shall be onsite as follows:

- a) After the limits of disturbance are marked out on the ground and prior to any clearing being undertaken;
- b) During excavation for and installation of the retaining wall on the northerly side of the Subject Property;
- c) During excavation for and installation of utility lines to/from Old Bloomfield Avenue;
- d) During landscaping/planting layout and installation of plant material;
- e) In the event unanticipated circumstances or conditions are encountered which require re-evaluation of tree removal, tree preservation, landscape and/or buffer plantings.

12. Applicant/assisted living facility operator shall be and shall remain responsible for maintenance of the planted buffer and landscape screening on an ongoing basis. A maintenance covenant in this regard, in form and content satisfactory to the Borough Attorney and the Borough Engineer, shall be recorded in the office of the Morris County Clerk.

13. A Deed restriction shall be recorded in the office of the Morris County Clerk setting forth the 30-year obligation for designation and set-aside of 12 affordable Medicaid beds and compliance with applicable Affordable Housing regulations and affordability controls. The form and content of the Deed restriction shall be to the satisfaction of the Borough Attorney.

14. Soil moving plans, schedules, routes, etc. shall be coordinated with the Borough Engineer and the Borough Police Department.

15. Parking, access and site improvements shall be ADA compliant.

16. FDC demarcation requirements satisfactory to the Fire Marshall shall be added to the Architectural Plans.

17. Applicant shall furnish satisfactory fire flow calculations certified by a Fire Protection Engineer.

18. There shall be a post-installation evaluation of sign lighting to the satisfaction of the Borough Engineer regarding intensity, freedom from off-site glare, and lack of impact on vehicular safety.

19. There shall be a post-construction/installation noise level test of the generator and other mechanicals to assure compliance with State day and night standards.

20. Applicant shall enter into a Developers Agreement with the Borough, covering the usual aspects of site preparation, construction, inspections, etc., and including Affordable Housing obligations and long term compliance reporting, satisfactory to the Borough Attorney and the Borough Engineer.

21. Applicant shall supply construction details confirming an 8 foot synthetic fence with a natural wood color or veneer (privacy fence) at the location indicated on Applicant's Plans, as well as a 4 foot safety fence atop the retaining wall (split rail with black mesh; about 1 foot back from the edge of the wall; with a Plan Note on depth of footing(s) relative to the geo-grid for the retaining wall).

22. Dimensions of the buffer area along the northerly boundary of the Subject Property shall be added to Sheet 7 of Applicant's Plans.

23. Applicant shall submit Plans satisfactory to the Borough Engineer and the Borough Conflict Planner for the proposed gazebo and pergola reflecting colors that are more consistent with the main building, as well as roof materials which are more similar. Applicant



understands that heights, dimensions and materials will have to be specified for construction permitting. In addition, plans shall be submitted showing retaining wall finishes, which are to be complementary to the main building finishes, satisfactory to these Borough consultants.

24. Applicant shall request Title 39 enforcement by the Borough.

25. Wherever matters are subject to final detail or resolution in the post-approval compliance process, as an expressed condition of approval or otherwise, in the event an issue cannot be resolved to the satisfaction of the Borough professional, consultant or representative, Applicant shall return to the Board for a binding decision.

26. Applicant shall obtain and submit "will serve" letters from all utilities (at least gas, electric).

27. Applicant shall participate in a pre-construction meeting with the Borough Engineer and such other participants as the Borough Engineer desires to include in the meeting.

28. All construction activities shall be in accordance with the Borough Ordinances regarding hours of work, maintenance of streets, etc.

29. Satisfactory compliance with the comments and recommendations of the Borough Fire Marshall, except with respect to increasing the width of the 24 foot wide portion of the internal access drive.

30. Applicant shall comply with all construction, fire and similar codes in connection with construction and operation of the assisted living facility.

31. Applicant shall obtain any required approval from NJDEP for water demand and/or sewer flows, obtaining whatever NJDEP permits may be required. Applicant also shall pay applicable connection or other fees for water and/or sewer.

32. Applicant shall satisfy the Borough Engineer and the Borough Fire Marshall that adequate water volume and pressure will be available for firefighting purposes at the Subject Property utilizing the existing water main to which Applicant will connect as a single source. If this cannot be satisfactorily demonstrated, Applicant will design and implement a plan for utilizing a second water main, such plan and its execution being to the satisfaction of the Borough Engineer and the Borough Fire Marshall.

33. Conditions Nos. 1, 3, 4, 5, 7 (as to Plans and as to form), 12 (as to form), 13 (as to form), 16, 17, 20, 21, 22, 23, 26, 31 and 32 shall be satisfied prior to the signing of the Site Plan documents by the Board and the Borough Engineer.

BE IT FURTHER RESOLVED that this Resolution adopted this 25<sup>th</sup> day of April, 2019, memorializes the action taken by the Board, as set forth above, at its regular meeting of March 28, 2019.

The Vote:

In Favor: 5

Opposed: 0

Abstain: 0

#### CERTIFICATION

I hereby certify that this is a true copy of a Resolution duly adopted by the Planning Board of the Borough of Mountain Lakes at a public meeting duly held on April 25, 2019.



---

Cynthia Shaw, Administrator  
Borough of Mountain Lakes  
Planning Board

**BOROUGH OF MOUNTAIN LAKES  
COUNTY OF MORRIS**

**RESOLUTION 128-19**

**RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION FOR  
PUBLIC WATER WORKS APPROVAL WITH THE STATE OF NEW  
JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
(SUNRISE DEVELOPMENT INC. / 1 OLD BLOOMFIELD AVENUE)**

**WHEREAS**, there is a need to apply for Public Water Works Approval from the State of New Jersey Department of Environmental Protection Division of Water Quality in connection with the development of “Sunrise Development Assisted Living Facility” –Sunrise Development Inc. (Block 118.04, Lot 2.01 as shown on the Tax Map of the Borough of Mountain Lakes); and

**WHEREAS**, the Borough of Mountain Lakes is required to consent to the filing of an application for Public Water Works Approval Permit Application.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Mountain Lakes, in the County of Morris and State of New Jersey, that the appropriate municipal officials are hereby authorized to execute the Consent by the Governing Body for the application for the Public Water Works Approval Permit for “Sunrise Development Assisted Living Facility” –Sunrise Development Inc. (Block 118.04, Lot 2.01 in the Borough of Mountain Lakes.

Council Member	By:	2 <sup>nd</sup>	Yes	No	Abstain	Absent
Happer						
Horst						
Korman						
Lane						
Menard						
Shepherd						
Barnett						

I, Marcy Gianattasio, RMC, Borough Clerk of the Borough of Mountain Lakes, in the County of Morris, in the State of New Jersey, certify this to be a true copy of the Resolution adopted at the regularly scheduled session of the Borough Council held on August 26, 2019.

---

ANDERSON & DENZLER ASSOCIATES, INC.

CONSULTING ENGINEERS  
519 RIDGEDALE AVENUE  
P.O. BOX 343  
EAST HANOVER, N.J. 07936

CARL E. DENZLER, PRES.  
WILLIAM D. RYDEN, P.E.  
LEON C. HALL, P.E.

TELEPHONE 973 887-2270  
FACSIMILE 973 887-7974  
mail@anderson-denzler.com

August 7, 2019

Mr. Mitchell Stern, Manager  
Borough of Mountain Lakes  
400 Boulevard  
Mountain Lakes, NJ 07046

Re: Sunrise Assisted Living  
BSDW Permit Application  
Borough of Mountain Lakes

Dear Mr. Stern:

Attached is the Water Works Permit application package for the Sunrise Assisted Living Project, as prepared by Maser Consulting. The applicant is seeking DEP approval for the 18,000 gallons per day of water demand in accordance with the requirements of the 4-25-19 Planning Board resolution.

I find all of the forms and information to be in order and therefore I would recommend that you approve and sign the application as requested by the applicant. Specifically, your signature is required on Form PA-01 at Items 6 & 7 on page 2; on Form PA-05E on Page 3; and on Form PA-10B on Page 4.

Please return the signed forms to Mr. Jesse Cokeley at Maser Consulting.

I trust that the above is satisfactory.

Very truly yours,  
ANDERSON & DENZLER ASSOCIATES, INC.



William D. Ryden, P.E.  
Borough Engineer

WDR:mk/ML2623  
Attachment



**State of New Jersey  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
Mail Code 401-04Q**

**Division of Water Supply & Geoscience – Bureau of Water System Engineering  
401 East State Street – P. O. Box 420, Trenton, New Jersey 08625-0420**

**Standard Application Form to Construct/Modify/Operate Public Water Works Facilities  
Or State Certification of 50 or more Realty Improvements**

1. Public Water System / \*Applicant: Mountain Lakes Water Department  
 Permanent Legal Address: 55 Pocono Road  
 City/Town Mountain Lakes State NJ Zip Code 07046  
 Telephone (973) 334-1577 Fax Number (    )  
 PWSID # NJ1425001 Public Water System E-mail address dpw@mtnlakes.org

2. This Application is for the approval of the following (check one or more as applicable):

<input type="checkbox"/> New Public Water System (or) <input checked="" type="checkbox"/> Modify an existing Public Water System		
New /Modified Water Supply Source	Treatment Plant	Distribution Modification
<input type="checkbox"/> Ground Water Source <input type="checkbox"/> Surface Water Source <input type="checkbox"/> Interconnection <input type="checkbox"/> Raw Water infrastructure <input type="checkbox"/> Modify Existing Source  <input type="checkbox"/> 50 or more Realty Improvements (non-public wells)	<input type="checkbox"/> New Treatment Plant <input type="checkbox"/> Modify Existing Treatment Plant <input type="checkbox"/> Ground Water Rule 4 Log Certification <input type="checkbox"/> Booster Treatment in distribution system	<input type="checkbox"/> Water Main Extension (new demand) <input checked="" type="checkbox"/> Simplified Water Main Certification <input type="checkbox"/> Master Permit <input type="checkbox"/> Distribution System Change; Storage Tank <input type="checkbox"/> Replacement Mains <input type="checkbox"/> Pump Station <input type="checkbox"/> Transmission Main <input type="checkbox"/>
Is the permit associated with mitigating Water Quality Violation (MCL / AL) Yes / <input checked="" type="radio"/> No Violation #: _____		
Is the permit associated with a WS State Revolving Fund Application? Yes / <input checked="" type="radio"/> No Application ID #: _____		

**Brief description of the above:**

The proposed work consists of approximately 456 LF of 6" Class 52 DIP, 12 LF of 4" Class 52 DIP, and one fire hydrant to serve the assisted living facility containing 90 units within 3 story ± 81,200 square foot building.

3. Location of Work Site 1 Old Bloomfield Avenue  
 Name of Facility, if applicable Sunrise Senior Living - Assisted Living Facility  
 Address (Street/Road) Intersection of Bloomfield Avenue and Old Bloomfield Avenue Zip Code: 07054  
 Lot No. 2.01 Block No. 188.04  
 Municipality Borough of Mountain Lakes County Morris County  
 State Plane coordinates (NAD83 US Feet) X (Easting) = 509,872.96 Y = (Northing) 743,222.13  
 Coordinates are for the:  Centroid of development  Entrance  Well  Treatment Plant  
 Connection to existing water main  
 Survey Method:  Digital Image  GIS  Survey  Map

4. New Jersey Licensed Professional Engineer responsible for the preparation of plans, specifications and engineer's report.  
 Name Jesse B. Cokeley  
 Name of Firm, if employee Maser Consulting P.A.  
 Address (street/road) 50 Chestnut Ridge Road, Suite 101  
 City/Town Montvale State NJ Zip Code 07645  
 Telephone (845) 352-0411 Ext \_\_\_\_\_ Fax Number (845) 352-2611  
 E-mail address for permit correspondence jcokeley@maserconsulting.com

To avoid Administrative Deficiencies and possible return of application ensure that all the fields are completed

**5. ESTIMATED CONSTRUCTION COST OF PROJECT AND APPLICABLE FEES**

With the exception of Simplified Water Main Certification applications form BWSE-PA-01C (Fee Calculation form) SHALL be completed and included with this Application Form.

**6. \*APPLICANT'S CERTIFICATION**

I certify under penalty of law that the information provided in this document is true, accurate and complete. I am aware that there are significant civil and criminal penalties for submitting false, inaccurate or incomplete information.

Mitchell Stern  
Type: Name

[Redacted Signature]  
\*Signature of Applicant / #Owner's Authorized Representative

Borough Manager  
Type: Position

\_\_\_\_\_  
Date of Application

# If the application form is signed by an authorized representative of the public water system then a certified copy of the authorization shall be attached.

**7. PROPER CONSTRUCTION AND OPERATION CLAUSE**

I, Mitchell Stern agree that the works will be properly constructed and operated in accordance with the engineering plans and specifications, as approved, and the conditions under which approval is granted by the New Jersey Department of Environmental Protection.

(      ) Initial here if appropriate. Portion(s) of this water main extension that is located on privately owned land shall not be owned, operated or maintained by this water utility.

[Redacted Signature]  
\*Signature of Applicant/Licensed Operator of Water System

**8. STATEMENT OF PREPARER OF PLANS, SPECIFICATIONS, AND ENGINEER'S REPORT**

I hereby certify that the engineering plans, specifications and engineer's report applicable to this project comply with the current rules and regulations of the New Jersey Department of Environmental Protection with the exceptions as noted. I further certify that for applications, other than water main extensions, that the facilities are designed so as to achieve the design intent.

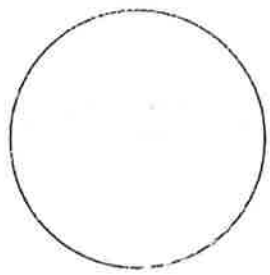
Jesse B. Cokeley  
Type: Name of Engineer

[Handwritten Signature]  
Signature of Engineer

Principal Associate, Maser Consulting, P.A.  
Type: Position, Name of Firm

54008  
N.J.P.E. License Number

8/6/19  
Date



**Please note that all signatures shall be originals and not photocopies.**

**\* The applicant shall be the Public Water System and not a developer, land owner or engineering firm for all applications other than Certification of 50 or more Realty Improvements.**

**Instructions:** All Items (1 through 8) of the Standard Application shall be completed. An authorized representative<sup>#</sup> of the water system must endorse Item Nos. 6 and 7. Item No. 8 must be signed and sealed by the New Jersey Licensed Professional Engineer that prepared the Application, Technical Review Forms, Plans, Specifications and Engineer's Report.

**To avoid Administrative Deficiencies and possible return of application ensure that all the fields are completed**



**NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
DIVISION OF WATER SUPPLY & GEOSCIENCE  
BUREAU OF WATER SYSTEM ENGINEERING  
TECHNICAL REVIEW FORM**

**SYSTEM SUPPLY CAPACITY ANALYSIS  
(N.J.A.C. 7:10- 11.5(e))**

Mountain Lakes Water Department  
Water Purveyor

NJ1425001  
PWSID#

Mountain Lakes  
Municipality

**A. New Demands of this Project**

Estimated additional residential demand (N.J.A.C. 5:21-5.1):

Type/Size of Housing Unit	Water Demand per Unit (in gallons per day)	Number of Units	Average Day Demand (Number of Units x water demand per unit)	Peaking Factor	Peak Day Demand (MGD)
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
<b>Total Residential Demand</b>			N/A		N/A

Estimated additional non-residential demand (N.J.A.C. 7:10-12.6 Table 1):

Type of Establishment	Water Demand per Unit (in gallons per day)	Number of Units	Average Day Demand (Number of Units x water demand per unit)	Peaking Factor	Peak Day Demand (MGD)
Assisted Living Facility	150 GPD per person	120 people	18,000 GPD	3	0.054
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
<b>Total Non-Residential Demand</b>			18,000 GPD		0.054

Total New Average Daily Demand =

Residential Ave Demand N/A MGD + Non-Residential Ave Demand 0.018 MGD = 0.018 MGD (Value D1)

Total New Peak Daily Demand =

Residential Peak Demand N/A MGD + Non-Residential Peak Demand 0.054 MGD = 0.054 MGD (Value D2)

Supporting Data and Calculations shall be included in the Engineer's Report. Identify page and section \_\_\_\_\_  
If Peaking Factor is less than 3 include supporting documentation or copy of pre-approval letter from the Bureau.

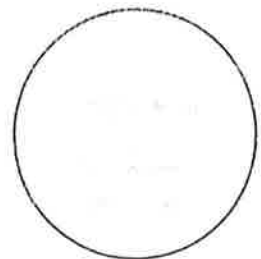
**ENGINEERS CERTIFICATION**

I hereby certify that answers provided above are accurate and reflective of the project being considered for approval.

ABC/ll  
Signature of Engineer  
Professional Engineer's Embossed Seal

8/6/19  
Date

54006  
N.J.P.E. #



Maser Consulting, P.A.  
Type or Print Name of Engineering Firm

**B System Supply Capacity**

**1. Own Sources: \***

List all the water system's existing sources of water with their allocation, pumping, treatment and auxiliary power capacities:

Wells or Surface Water Source	Allocation Limits (MGD)	Pumping Capacity (MGD)	Treatment Capacity (MGD)	Limiting Capacity (smaller of pumping and treatment)	Capacity Under Auxiliary Power (MGD)	Auxiliary Power Y/N		
						Permanent	Portable Dedicated	Portable Rental
Well 5 Route 46		1.152 MGD	1.152 MGD	1.152 MGD	1.152 MGD	N	N	Y
Well 4 Towpath		0.397 MGD	0.397 MGD	0.397 MGD	0.397 MGD	N	N	Y
Well 3 Towpath		0.304 MGD	0.304 MGD	0.304 MGD	0.304 MGD	N	N	Y
Well 2 Tower Hill		0.374 MGD	0.374 MGD	0.374 MGD	0.374 MGD	N	N	Y
<b>Totals (MGD)</b>		2.228 MGD	2.228 MGD	2.228 MGD	2.228 MGD			

\*Attach separate sheet in the same format for additional sources (Value 1) (Value 2)

System Source/Treatment Capacity (value 1) = 2.228 MGD

Largest source or Treatment component is: Well 5 Route 46 at 1.152 MGD

System Source/Treatment Firm Capacity (Source Capacity minus largest source or treatment component): 1.076 MGD (Value 3)

**2. Allocation Limits**

The current allocation limits for the water system's own sources:

Diversion Permit	gpm	MGM	MGY
5238	1,000	30	285
<b>Totals</b>	1,000	30	285

(value 4) (value 5)

**3. Purchase Contracts**

List all the existing Purchase Contracts:

Supplier (PWSID - PWS Name)	Total Hydraulic Capacity (MGD)	Contract Type (Bulk, Emergency)	Contract Effective Date	Contract Expiration Date	Peak Day Contract Limit (MGD)	Peak Month Contract Limit (MGM)	Yearly Contract Limit (MGY)
<b>Total Purchase Volumes</b>							

\*Attach separate sheet in the same format for additional contracts Value 6 Value 7 Value 8

**4. Total System Supply Capacity**

Firm Capacity = (Source Firm Capacity) + (Contract Daily Total)  
 = 1.076 (value 3) + 0 (value 6) = 1.076 MGD (value C1)

Monthly Capacity = Allocation Monthly Limit + Contract Monthly total  
 = 30 (value 4) + 0 (value 7) = 30 MGM (value C2)

Annual Capacity = Allocation Annual Limit + Contract Annual total  
 = 285 (value 5) + 0 (value 8) = 285 MGY (value C3)



**C. Existing System Demands**

**1. System Demands**

List the water system's historic total demand for each month for the previous five years:

This demand shall be "Volume Purchased" + "Volume Diverted from Own Sources"

Type in Year →	2014 (Millions of Gallons)	2015 (Millions of Gallons)	2016 (Millions of Gallons)	2017 (Millions of Gallons)	2018 (Millions of Gallons)	Current Year
January	13.816	13.517	21.708	13.585	14.334	
February	10.496	12.112	11.822	11.454	11.662	
March	12.382	12.837	12.824	12.984	13.451	
April	12.479	12.681	13.426	13.283	12.746	
May	15.299	21.549	17.338	17.486	16.004	
June	18.635	18.070	21.838	20.980	20.643	
July	21.087	22.051	25.323	20.240	24.356	
August	22.578	25.902	23.445	20.024	18.872	
September	21.083	22.911	24.591	19.783	16.777	
October	14.782	15.634	19.695	16.587	13.952	
November	11.314	11.913	16.803	11.710	11.918	
December	11.299	12.290	13.098	12.150	11.334	
Peak (MGM)	22.578	25.902	25.323	20.980	24.356	
Total (MGY)	185.243	201.486	212.910	190.206	186.045	

Peak Monthly Demand = (highest month in the past five years)  
 = 25.90 MGM (value D4), Month Aug, Year 2015

Peak Daily demand = (Peak Monthly Demand divided by the number of days in that month)  
 = 25.90 ÷ 31 days  
 = 0.836 MGD (value D3), Month Aug, Year 2015

Peak Yearly Demand = (highest yearly total in the past five years)  
 = 212.91 MGY (value D5), Year 2016

Does the water system have any bulk Sales Contracts with other Water Systems? Yes:  No:

If No, go to section C4

**2. Contracts\* (Sales Contracts Only)**

List all the existing Sale Contracts

Supplier (PWSID - PWS Name)	Hydraulic Capacity (MGD)	Contract Type (Bulk, Emergency)	Contract Effective Date	Contract Expiration Date	Peak Day Contract Limit (MGD)	Peak Month Contract Limit (MGM)	Yearly Contract Limit (MGY)
Totals							

\*Attach separate sheet in the same format for additional contracts

**3. Constrained Capacity Evaluation**

Constrained Monthly limit = 90% of the Total System Monthly Supply Capacity  
 = \_\_\_\_\_ (value C2) x 0.9 = \_\_\_\_\_ MGM (value 13)

Is the Peak Monthly Demand \_\_\_\_\_ (value D4)  
 less than or equal to the "Constrained Monthly Limit" \_\_\_\_\_ (value 13)? Yes:  No:

Constrained Annual limit = 90% of the Total System Annual Supply Capacity  
 = \_\_\_\_\_ (value C3) x 0.9 = \_\_\_\_\_ MGY (value 14)

Is the Peak Annual Demand \_\_\_\_\_ (value D5)  
 less than or equal to the "Constrained Annual Limit" \_\_\_\_\_ (value 14)? Yes:  No:

If you answered No to either of the questions.

Does the Water System have an approved "Five Year Demand-Resource Evaluation" Report? Yes:  No:

If Yes, provide the Letter Approval Number: \_\_\_\_\_

If No, has the Water System received prior approval to submit this permit application? Yes:  No:

If Yes, provide the Letter Approval Number: \_\_\_\_\_

If No, this permit will be determined as Administratively Incomplete and may be Returned.

**4. Previously Allocated Demands**

List all the permits that have a demand associated with them that have been already approved, but not yet constructed, or are currently under review with the Bureau:

Permit Number	Permit Effective Date	Permit Expiration Date	Average Daily Demand (as defined in the permit) (MGD)	Peak Daily Demand (as defined in the permit) (MGD)
WCP150001	4/9/2015	4/9/2020	0.02620	0.076
WCP170001	1/24/2018	1/23/2023	0.00823	0.025
Authorized connections that do not require a SDW Permit				
Total Previously Allocated Demand			0.0334	0.101

Value D6

Value D7

**D. New Total System Demand:**

New Estimated Total Daily Peak System Demand = Value D2 + Value D3 + Value D7  
 = 0.054 + 0.836 + 0.101 = 0.991 **MGD (Value T1)**  
(nearest 1000gal i.e. 3 decimals)

New Total Monthly Peak System Demand = Value D4 + (Value D1 + Value D6) x days x monthly peaking factor  
 = 25.90 + ( 0.018 + 0.0334 ) x 31 x 1.5 = 28.29 **MGM (Value T2)**  
(nearest 10,000gal i.e. 2 decimals)

New Total Annual Peak System Demand = Value D5 + (Value D1 + Value D6) x days  
 = 212.91 + ( 0.018 + 0.0334 ) x 365 = 231.7 **MGY (Value T3)**  
(nearest 100,000gal i.e. 1 decimal)

**E. System Capacity Evaluation:**

Is the (New Total Daily Peak System Demand) 0.991 (Value T1)  
 less than (Total System Supply Firm Capacity) 1.076 (Value C1)? Yes:  No:

Is the (New Total Monthly Peak System Demand) 28.29 (Value T2)  
 less than (Total System Supply Monthly Capacity) 30 (Value C2)? Yes:  No:

Is the (New Total Annual Peak System Demand) 231.7 (Value T3)  
 less than (Total System Supply Annual Capacity) 285 (Value C3)? Yes:  No:

Note that if the allocated demand associated with this and prior unconstructed permits exceeds the "constrained capacity" values then the permittee may be required via permit conditions to implement the required "Five Year Demand-Resource Evaluation"

If you have answered No to any of these three questions then the water system does not have the capacity to provide water for this permit application and **the application package will be returned.**

**F. APPLICANT'S CERTIFICATION**

I certify under penalty of law that the information provided in this document is true, accurate and complete. I am aware that there are significant civil and criminal penalties for submitting false, inaccurate or incomplete information.

Mitchell Stern  
 Type: Name

Borough Manager  
 Type: Position

\_\_\_\_\_  
 \*Signature of Applicant/ Owner's Authorized Representative

\_\_\_\_\_  
 Date of Application



**NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF WATER SYSTEM ENGINEERING  
SIMPLIFIED WATER MAIN CERTIFICATION  
(N.J.A.C. 7:10-11.10(b)1)**

Mountain Lakes Water Department

Water Purveyor

NJ1425001

PWSID#

**A. Safe Drinking Water Program Specific Administrative Review**

Only the following information shall be submitted for a Simplified Water Main Certification.

1. Completed Standard Application Form to Construct/ Modify/ Operate Public Water Works Facilities or 50 or more Realty Improvements, Form PA-01.
2. Completed Technical Review Form PA-10B bearing the signature and seal of a New Jersey Professional Engineer and the signature of the water system representative.
3. Completed Technical Review Form PA-05E (firm source capacity and allocation analysis) bearing the signature and seal of a New Jersey Professional Engineer and the signature of the water system representative.
4. Permit application review fee of \$250.
5. One (1) set of plans showing the location of existing and proposed water mains bearing the signature and seal of a New Jersey Licensed Professional Engineer prepared as outlined at N.J.A.C. 7:10-11.5(i). Any endorsement shall be Water Supply specific. Endorsements such as "Final for Sewer" are not acceptable for water supply applications.
6. An electronic copy, in pdf format, of the application including Technical Review Forms and plans. These electronic documents are submitted on CD with the application. Do not include an image of the check or other personally identifiable information otherwise the application will be Administratively Deficient until corrected.

**NOTES:**

All application documents are public records. Drawings and documents marked 'Proprietary/confidential' or with other similar restrictions shall not be submitted, or will be returned as administratively deficient, without prior written approval of the Bureau.

Plans that include soil, landscaping, lighting, demolition etc. (i.e. other than those related to water main construction) shall be returned in their entirety as Administratively Deficient requesting only those that relate to the water mains.

Any standard application / review form more than 6 months out of date will be determined as an Administrative Deficiency requiring the current form to be completed and submitted.

Simplified Water Main Certifications do NOT require Engineer' Reports and Specifications to be included.

**B. Planning Area Applicability**

1. Is project activity located in in the Highlands Preservation Area?  Yes or  No  
 If yes, is the application exempt from Highlands Act Rules?  Yes or  No  
 If yes, submit documentation demonstrating that the project activity is exempt.

**Note:** The permit application will be returned to the applicant if the project is located within the Highlands Preservation Area and not exempt from the Highlands Act. For these project activities, a Water Main Extension Permit application must be submitted as part of a HPAA.

2. Is the project activity located in the Pinelands Planning Area?  Yes or  No  
 If yes, have you included one of the following:
- a. Pinelands Certificate of Filing  Yes or  No
  - b. Letter of Exemption for Pinelands Review  Yes or  No
  - c. Public Development Approval  Yes or  No

**Note:** The permit application will be returned to the applicant if the project is located within the Pinelands Planning Area and one of the above documents is not submitted.

3. Is the project activity consistent with the Area-wide Water Quality Management Plan?  Yes or  No

**Note:** The permit application will be returned to the applicant if the project is not consistent.

**C. Simplified Water Main Certification Applicability**

1. Does the project propose new residential service to more than 30 realty improvements but fewer than 50 service connections and requires 3,000 feet or less of water mains and does not include other distribution system infrastructure such as; interconnections, pump stations or storage tanks?  Yes or  No
2. Will the project generate a new non-residential average demand greater than 12,000 gallons per day determined pursuant to Table 1 at N.J.A.C. 7:10-12.6(b) and require water mains less than 3,000 feet in length?  Yes or  No

**Note:** If you answered no to both questions the project is not eligible for a Simplified Water Main Certification.

**D. Water Main Details**

Piping Information:	Diameter (in.)	Length (LF)	Material
	4	12	Class 52 DIP
	6	456	Class 52 DIP
	Total Length (LF)	468 (total, see below)	

**Comments**

The proposed work consists of approximately 456 LF of 6" Class 52 DIP, 12 LF of 4" Class 52 DIP, and one fire hydrant to serve the assisted living facility containing 90 units within a 3 story ±81,200 square foot building.

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(Demand details shall be recorded on the PA-05E)

**E. Construction Standards**

**The undersigned hereby certifies that the proposed water main extensions will be constructed in conformance with the requirements of N.J.A.C. 7:10-11.10 et. seq. and specifically that:**

	YES	NO	N/A
1. In accordance N.J.A.C. 7:10-11.10(c) the water system has the:			
a. Firm source capacity for the estimated new peak daily demand? (N.J.A.C. 7:10-11.5(e)1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	*
b. Monthly allocation to meet the estimated new peak monthly demand? (N.J.A.C. 7:10-11.5(e)2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	*
c. Annual allocation to meet the estimated new peak year demand? (N.J.A.C. 7:10-11.5(e)2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	*
2. Does the application ONLY include Service Lines? If Yes go to question 7. If no go to question 3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. In accordance with N.J.A.C. 7:10-11.10(d) the distribution water mains have been designed to:			
a. Maintain a minimum pressure of 20 psi at street level under all flow conditions?	<input type="checkbox"/>	<input type="checkbox"/>	*
b. Be at least six inches in diameter?	<input type="checkbox"/>	<input type="checkbox"/>	*
4. In accordance with N.J.A.C. 7:10-11.10(e) the distribution water mains have been designed to:			
a. Limit maximum flow velocity to 5 fps or less for mains up to 16 inches in diameter?	<input type="checkbox"/>	<input type="checkbox"/>	*
b. As far as practicable eliminate dead ends by being laid in a loop system?	<input type="checkbox"/>	<input type="checkbox"/>	*
c. Have a fire hydrant or flushing device with flow greater than 2.5 fps installed on any dead end?	<input type="checkbox"/>	<input type="checkbox"/>	*
d. Be covered with a minimum of 3.5 feet of earth?	<input type="checkbox"/>	<input type="checkbox"/>	*
e. Provide adequate separation of water mains and sanitary or industrial sewers and protection of water main crosses sanitary / industrial sewers?	<input type="checkbox"/>	<input type="checkbox"/>	*
g. Include n-1 valves at intersections of water mains?	<input type="checkbox"/>	<input type="checkbox"/>	*
5. In accordance with N.J.A.C. 7:10-11.10(g) the distribution water mains have, as applicable, been designed to provide sanitary protection to the water during maintenance by:			
a. All chambers or pits containing gate valves; air-relief valves; blowoffs; meters being properly drained?	<input type="checkbox"/>	<input type="checkbox"/>	*
b. Any blowoffs; air-relief valves; flushing devices or hydrant drains not being directly connected to a storm or sanitary sewer?	<input type="checkbox"/>	<input type="checkbox"/>	*
c. The open end of any automatic air-relief pipes being extended one foot above grade and are provided with downfacing elbow or mushroom cap and provided with an insect screen?	<input type="checkbox"/>	<input type="checkbox"/>	*
6. Are there any proposed surface water crossings? If Yes, have they been pre-approved by the Bureau of Water System Engineering? Approval letter number _____ If No, either obtain pre-approval or submit a standard water main extension application.	<input type="checkbox"/>	<input type="checkbox"/>	
7. In accordance with N.J.A.C. 7:10-11.10(e)7 are the water services designed to conform to the requirements of the Plumbing Sub code of the NJ State Uniform Construction Code?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	*
8. Is there any new construction that results in materials being in contact with potable water? If Yes, do the specifications and contract documents require that those materials be disinfected prior to use in accordance with N.J.A.C. 7:10-11.6(d)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does any service line supplied by this water main extension serve a facility with an unapproved water supply? If YES then either provide the physical connection permit number: _____ or an application for a physical connection permit must be submitted	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**If you have answered NO to any of the construction standard questions above marked \* then the design deviates from the standards and a full Water Main Extension permit application must be submitted whereby the deviation can be explained in the Engineer's report.**

**F. Certification**

**a. APPLICANT'S CERTIFICATION**

I certify under penalty of law that the information provided in this document is true, accurate and complete and complies with N.J.A.C. 7:10-11.5. I am aware that there are significant civil and criminal penalties for submitting false, inaccurate or incomplete information.

Mitchell Stern  
Type: Name

[Redacted]  
Signature of Applicant/Owner's Authorized Representative

Borough Manager  
Type: Position

\_\_\_\_\_  
Date of Application

**b. STATEMENT OF PREPARER OF PLANS, AND SUPPORTING DOCUMENTATION**

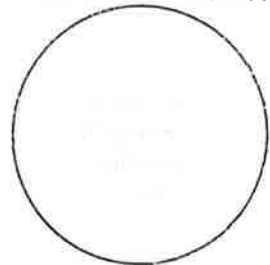
I hereby certify under penalty of law that the engineering plans, and supporting documentation applicable to this project comply with the current rules and regulations of the State Department of Environmental Protection. I further certify that the facilities are designed to achieve the design intent. I am aware that there are significant civil and criminal penalties for submitting false, inaccurate or incomplete information.

Jesse B. Cokeley  
Type: Name of Engineer

[Handwritten Signature]  
Signature of Engineer

Maser Consulting P.A.  
Type: Position, Name of Firm

54006  
N.J.P.E. License Number



**BOROUGH OF MOUNTAIN LAKES  
COUNTY OF MORRIS**

**RESOLUTION 129-19**

**RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION FOR  
TREATMENT WORKS APPROVAL WITH THE STATE OF NEW  
JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
(SUNRISE DEVELOPMENT INC. / 1 OLD BLOOMFIELD AVENUE)**

**WHEREAS**, there is a need to apply for a Treatment Works Approval from the State of New Jersey Department of Environmental Protection Division of Water Quality in connection with the development of “Sunrise Development Assisted Living Facility” –Sunrise Development Inc. (Block 118.04, Lot 2.01 as shown on the Tax Map of the Borough of Mountain Lakes); and

**WHEREAS**, the Borough of Mountain Lakes is required to consent to the filing of an application for Treatment Works Approval Permit Application.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Mountain Lakes, in the County of Morris and State of New Jersey, that the appropriate municipal officials are hereby authorized to execute the Consent by the Governing Body for the application for the Treatment Works Approval Permit for “Sunrise Development Assisted Living Facility” –Sunrise Development Inc. (Block 118.04, Lot 2.01 in the Borough of Mountain Lakes.

Council Member	By:	2 <sup>nd</sup>	Yes	No	Abstain	Absent
Happer						
Horst						
Korman						
Lane						
Menard						
Shepherd						
Barnett						

I, Marcy Gianattasio, RMC, Borough Clerk of the Borough of Mountain Lakes, in the County of Morris, in the State of New Jersey, certify this to be a true copy of the Resolution adopted at the regularly scheduled session of the Borough Council held on August 26, 2019.

---



ANDERSON & DENZLER ASSOCIATES, INC.

CONSULTING ENGINEERS  
519 RIDGEDALE AVENUE  
P.O. BOX 343  
EAST HANOVER, N.J. 07936

CARL E. DENZLER, PRES.  
WILLIAM D. RYDEN, P.E.  
LEON C. HALL, P.E.

TELEPHONE 973 887-2270  
FACSIMILE 973 887-7974  
mail@anderson-denzler.com

August 7, 2019

Mr. Mitchell Stern, Manager  
Borough of Mountain Lakes  
400 Boulevard  
Mountain Lakes, NJ 07046

Re: Sunrise Assisted Living  
Treatment Works Application  
Borough of Mountain Lakes

Dear Mr. Stern:

Attached is the Treatment Works Permit application consents Form WQM-003 for the Sunrise Assisted Living Project, as prepared by Maser Consulting. The applicant is seeking DEP approval for 12,000 gallons per day of wastewater flow in accordance with the requirements of the 4-25-19 Planning Board resolution.

I find the application to be in order and therefore I would recommend that you endorse the application as requested by the applicant and sign the form on pages 1 & 3 at the marked locations.

The application must also be endorsed and signed by Parsippany, and I would ask that you forward the form to Joseph Beckmeyer at the Sewer Utility for his review and action.

I trust that the above is satisfactory.

Very truly yours,  
ANDERSON & DENZLER ASSOCIATES, INC.



William D. Ryden, P.E.  
Borough Engineer

WDR:mk/ML2625  
Attachment

STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
Division of Water Quality

Reset Form

**STATEMENTS OF CONSENT**

*A supplement to the TWA-1 or NJPDES-1 Forms*

**General Information**

Applicant/Owner/Operator Sunrise Development Inc.  
Location of Work Site 1 Old Bloomfield Ave (Block 118.04; Lot 2.01), Mountain Lakes, Morris County  
Name of Project/Facility Sunrise Development Inc. Assisted Living Facility  
Type of permit application TWA  
(TWA, NJPDES/SIU)  
NJPDES Permit Number (if applicable) NJ0024970

**A-1 Consent By Governing Body\*\***

(Consent by the municipality in which the project is located.)

As an authorized representative of the governing body, I hereby certify that the

Borough of Mountain Lakes  
(Name of Municipality or Municipal Authority)

consents to the submission of the above listed application to the Department of Environmental Protection for approval. I further certify that the project as proposed conforms with the requirements of all municipal ordinances.

Signed\* \_\_\_\_\_ Date \_\_\_\_\_

Type Name and Position \_\_\_\_\_

\* Cite authorization to sign for the governing body

Resolution# \_\_\_\_\_ Dated \_\_\_\_\_  
(Submit the resolution with the application. If no such resolution granting authority to sign exists, the Governing Body's full resolution, consenting to the project, must be submitted with the application.)

\*\* Note

For most Treatment Works Approval (TWA) applications, this section may be omitted if a sewerage entity (for example, sewerage authority, utilities authority, municipal utilities authority, joint meeting, etc.) has responsibility for regulating the construction and operation of wastewater treatment and conveyance facilities within the municipality. In such cases, the governing body consent requirement may be satisfied by completing Section A-2. Applicants for TWAs for industrial/commercial facilities discharging pursuant to NJPDES/DSW or DGW permits must complete section A-1.

**A-2 Consent by Sewerage Authority\*\***

As an authorized representative of this agency, I hereby certify that the

N/A

(Name of Agency)

consents to the submission of the above listed application to the Department of Environmental Protection for approval. I further certify that the project as proposed conforms with the requirements of this agency.

Signed \* \_\_\_\_\_ Date \_\_\_\_\_

Type Name and Position \_\_\_\_\_

\* Cite authorization to sign for the agency

Resolution# \_\_\_\_\_ Dated \_\_\_\_\_  
(Submit the resolution with the application. If no such resolution granting authority to sign exists, the Governing Body's full resolution, consenting to the project, must be submitted with the application.)

\*\* Note

For TWA applications, this section must be completed when a sewerage entity (for example, sewerage authority, utilities authority, municipal utilities authority, joint meeting, etc.) has responsibility for regulating the construction and operation of wastewater treatment and conveyance facilities within the municipality.

**A-3 Consent by Owner of Wastewater Treatment Facility\*\***

(For NJPDES/SIU applications only)

As an authorized representative of this agency, I hereby certify that the

N/A

(Name of Agency)

consents to the submission of the above listed application to the Department of Environmental Protection for approval. I further certify that the project as proposed conforms with the requirements of this agency and the agency agrees to accept wastewater from the project for treatment.

Signed \* \_\_\_\_\_ Date \_\_\_\_\_

Type Name and Position \_\_\_\_\_

\* Cite authorization to sign for the agency

Resolution# \_\_\_\_\_ Dated \_\_\_\_\_  
(Submit the resolution with the application. If no such resolution granting authority to sign exists, the Agency's full resolution, consenting to the project, must be submitted with the application.)

\*\* Note

For NJPDES/SIU applications, this section must be completed when the owner of the receiving wastewater treatment plant is different that the entity listed under A-2.

**B. Certification by Wastewater Conveyance System Owner\*\***

By agreeing to accept wastewater from the project, I (we) hereby certify that to the best of my (our) knowledge the wastewater conveyance system, into which the project proposed under this application will connect, has adequate capacity in accordance with N.J.A.C. 7:14A-1.2 ("Adequate conveyance capacity"). Furthermore, I (we) am (are) not aware of inadequate conveyance capacity conditions in any portion of the downstream facilities necessary to convey the wastewater from this project to the treatment plant.

Name of Municipality or Authority Borough of Mountain Lakes

Signed \* \_\_\_\_\_ Date \_\_\_\_\_

Type Name and Position \_\_\_\_\_

\* Cite authorization to sign for the governing body

Resolution# \_\_\_\_\_ Dated \_\_\_\_\_

(Submit the resolution with the application. If no such resolution granting authority to sign exists, the governing body's full resolution, consenting to the project, must be submitted with the application.)

\*\* Note

- 1. For TWA applications, this section must be completed by the owner/operator of the wastewater conveyance system into which the project named herein will directly connect.
- 2. For NJPDES/SIU applications, this section must be completed when the owner/operator wastewater conveyance system into which the project named herein will directly connect is different that the entity listed under A-3.

**C. Certification by Wastewater Treatment Facility Owner\*\***

(For TWA applications that include a sewer connection/extension.)

I (we) hereby certify that the committed flow\*\*\* to the \_\_\_\_\_

(Name of Wastewater Treatment Plant)

does not exceed the presently permitted design capacity and with the additional flow proposed by this application, the permitted design capacity is not anticipated to be exceeded. I (we) further certify that the treatment plant is currently complying with its conventional and non-conventional NJPDES permit requirements (see N.J.A.C. 7:14A-22.17(b)-(d), percent removal and toxicity requirements excluded from this certification) as determined by a rolling average of the three most recent monthly discharge monitoring reports that were required to be submitted to the Department as of this date, and based upon my (our) assessment of all information pertinent to this permit request, is anticipated to continue to do so with the additional flow from this project.

Accepted for Treatment by \_\_\_\_\_  
(Name of Treating Authority)

Signed \* \_\_\_\_\_ Date \_\_\_\_\_

Type Name and Position \_\_\_\_\_

Name of project and/or location \_\_\_\_\_

\* Cite authorization to sign for the governing body

Resolution# \_\_\_\_\_ Dated \_\_\_\_\_

(Submit the resolution with the application. If no such resolution granting authority to sign exists, the governing body's full resolution, consenting to the project, must be submitted with the application.)

\*\* For TWA applications, this section must be completed by the owner of the wastewater treatment facility receiving the wastewater identified in this application.

\*\*\* For the purposes of this certification, committed flow means the sum of the 1) actual metered flow, 2) flow from DEP approved TWA applications (not yet operational), and 3) flow from locally approved projects that do not require DEP approval.

### **Additional Information (For TWA Applications)**

1. Approvals, permits, service contracts, or other reservations of flow capacity issued or agreed to by any participating municipality or sewerage agency do not constitute the required approval of the DEP.
2. For computation of actual flow at the receiving wastewater treatment plant, the average flow processed by the facility for the three (3) month period immediately preceding the submission of the application shall be used. Pursuant to the NJPDES regulations (N.J.A.C. 7:14A), no application shall be submitted to the DEP if the wastewater treatment facility is not meeting its discharge permit requirements.

### **Lack of Consent\***

1. The affected sewerage authority or municipality must consent to the application or submit comments to the DEP within 60 days of the applicant's request for consent. Prior to the expiration of the 60-day period to respond to a request for a written statement of consent, the municipality or sewerage authority may request a 30-day time extension.
2. Any document issued by a sewerage authority or municipality which is a tentative, preliminary, or conditional approval shall not be considered a statement of consent.
3. When the affected sewerage authority or municipality does not consent to a project, it shall state all reasons for rejection or disapproval in a resolution and send a certified copy of the resolution to the DEP.
4. When the affected sewerage authority or municipality expressly denies a request for a written statement of consent for a project, the permit application may be determined by the DEP to be incomplete for processing; or in the alternative, the DEP may review the reasons for denial. Any such reasons shall be considered by the DEP in determining whether to issue a draft permit in accordance with N.J.A.C. 7:14A-15.6, or a Treatment Works Approval or sewer connection approval in accordance with N.J.A.C. 7:14A-22.
5. When the affected sewerage authority or municipality does not issue a written statement of consent in accordance with (1) above, or a denial in accordance with (3) above, the DEP, upon receipt of proof that the applicant has delivered to the affected agency a written request for a statement of consent, shall review the reasons therefore, if known on the basis of reasonably reliable information. Any such reasons shall be considered by the DEP in determining whether to issue a draft permit in accordance with N.J.A.C. 7:14A-15.6, or a Treatment Works Approval in accordance with N.J.A.C. 7:14A-22. The DEP, may in its discretion, deem the application to be incomplete pending the expiration of the time period set forth in (1) above.

\* This section has been excerpted from the NJPDES regulations for guidance purposes only. Please refer to N.J.A.C. 7:14A-22.8(a)3 for the complete requirements concerning statements of consent.

**Notice: False statements, representations, or certifications, in any application, record, or document are subject to fines and penalties as set forth in the Water Pollution Control Act (N.J.S.A. 58:10A-10F 2 and 3.**





**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES  
SPECIAL MEETING JULY 8, 2019  
HELD AT BOROUGH HALL, 400 BOULEVARD, 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 9, 2019 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**

<b>Roll Call</b>	<b><u>Present</u></b>	<b><u>Absent</u></b>		<b><u>Present</u></b>	<b><u>Absent</u></b>
Happer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Menard	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Horst	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shepherd	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Korman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barnett	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lane	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

Council Member Lane entered the meeting at 7:34 p.m.

**FLAG SALUTE**

Mayor Barnett led the salute to the flag.

**COMMUNITY ANNOUNCEMENTS**

Mayor Barnett announced that it was a wonderful Fourth of July. She said that our team did very well with everything that day including the lake races and the fireworks.

Council Member Happer announced that the concert on Friday night by Brothers Wisdom was very nice and an enjoyable night.

**BOROUGH COUNCIL DISCUSSION ITEMS**

Beach Project – Island Beach Facilities

Mayor Barnett stated that Birchwood Lake is looking very nice and after swim season the finishing touches will be completed. She feels now is the time to talk about Island Beach and getting an architect started and see if we are ready to break ground this fall. The Public Works Committee has been discussing this project.

Manager Mitchell Stern explained that at the early stages of the Birchwood Beach project it was quickly realized the value of engaging an architect because of the need for certified construction documents for the construction permitting process and also for the continuity of work between the various trades on the project. Additionally, the Island Beach project will be significantly different from the original design; therefore the project will need architectural drawings.

Mr. Stern told the Borough Council that the DPW Committee is recommending a single structure design that is similar to Birchwood. The reasons for the single structure approach include cost savings to build one structure instead of two, it would be the best use of the property and it affords us the greatest opportunity for success at Island Beach.

Mr. Stern would like to engage the project architect on or before July 10<sup>th</sup> and he shared with the Borough Council an optimistic project timeline from the architect.

Council Member Happer asked if there were drawings of the project that the Borough Council could look at tonight.

Council Member Menard explained that there is a concept drawing and said the building will be similar in size to Birchwood and maybe a little smaller. He said that what is open for consideration is whether to have a pavilion that is attached or detached to the building. Council Member Menard and the architect agree that it would be more cost effective to have the pavilion attached to the building.



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES  
SPECIAL MEETING JULY 8, 2019  
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ 07046**

Mayor Barnett explained that the bathroom configuration at Island Beach can be replicated and the snack shack does not have to be as big as the one at Birchwood. She said the lifeguard quarters have to be about the same size as Birchwood and because of the sailing program the storage needs are unique to Island Beach.

Council Member Lane asked Manager Stern if there was a plan for site work, runoff and storm water management because she said this is a concern. Manager Stern said that the Borough Engineer informed him that there was no concern for storm water runoff because it was existing and runs into the lake. Council Member Happer feels that there is a problem because right after a rain storm there was water sitting right on top of the drain. Council Member Lane feels that the scope of the work for the project should include all of the environmental concerns and should all be part of the budget and conversations about the project.

The Borough Council discussed the Island Beach project as far as the size of the building. They are concerned with the costs of the building and the lack of a better concept plan. The Borough Council also feel that the architect has already been paid a lot of money and that the architect should be finishing the plans at no cost as was stated by him in the past. They feel it is hard to picture the placement of the building and the actual costs of the project without seeing a more realistic plan. The Borough Council will table this discussion and asked Borough Manager Mitchell Stern to renegotiate with the architect. The Borough Council would also like a more detailed scope of work and a better idea of the budget.

#### **PUBLIC COMMENT**

Mayor Barnett opened the meeting to the public

**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.

Ms. Conlan – 310 Morris Ave, stated that most people she spoke to are not in favor of a gazebo at Island Beach. She feels the existing building would be ideal storage and would like it left in place.

A resident from 12 Baldwin Lane complimented the Borough Council and the DPW saying they did a beautiful job at Birchwood. She feels that a pavilion whether attached or detached will take away from the picnic grove at Island Beach. She thinks people would rather have the picnic tables scattered like they are now rather than have them lined in rows under a covered pavilion. She also does not want any trees taken down because it would eliminate the beauty at Island Beach. She feels that the gazebo at Birchwood serves a purpose and there is no reason to build one at Island Beach.

Holly Daniel – 333 Boulevard, stated that she is part of the Sailing Camp Committee and they are in favor of a gazebo or pavilion. She says when there is a storm everyone has to get off the beach and the children waiting to be picked up need a safe place to go while waiting to be picked up. She feels a gazebo would be a nice place for some shade. The Sailing Camp Committee would like to have some kind of ramp to make it easier for volunteers with the boats.

Pierre Bay – 430 Morris Ave, feels there is not a need for more storage at Island Beach. He also told the Borough Council he feels a concrete ramp is not needed but the wall at Island beach could get fixed and made lower.

Jacob Denooyer - 79 Lake Dr, thanked the Borough Council for the invitation to speak. He feels an easy access to the lake would be great. He would like a six month window May 1<sup>st</sup> to November 1<sup>st</sup> to find volunteers to move boats instead of a four month window. He says it is hard to find volunteers to help when it is too cold and windy. Mr. Denooyer would also like to see on the plans for Island Beach the trees that will be taken down in the renovations.

Lisa Lees – 302 Morris Ave, says that she is concerned with safety at Island Beach. She feels a pavilion would block the view of the beach and the sight line to the water from the parking lot while the kids are there. Ms. Lees also stated that at times there are sailors and counselors on the beach but the lifeguards are not on the beach. Ms. Lee is in favor of a small pavilion but would not like to see any trees taken down and she does not want to look at the chain link fence. She also asked about the Snack Shack and who benefits from this. The Borough Council explained that no one profits from the snack shack and if any organizations would like to take it over they may do so.





**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES  
SPECIAL MEETING JULY 8, 2019  
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ 07046**

Steve Castellucci – 6 Laurelwood Dr, thanked the Borough Council for all the hard work being done. He feels the Borough Council is working too hard to make a proposal tonight for Island Beach when they are confused and the plan lacks specifics. He feels that there are a number of unfinished projects and open issues in the Borough and would like the Borough Council to thoughtfully think the Island Beach project through before making any decisions.

Debra Dewing – 33 Arden Rd, thanked the Borough Council for all of their efforts. She reminded the Borough Council that this project will have a fifty to seventy year time horizon and asked them to think about the quality, size and functionality. In terms of aesthetics Ms. Dewing stated that the building at Island Beach blocks the view of the lake, therefore she would not want the new building on the current sight. She also said she is encouraging of a pavilion for shade to get out of the sun especially for health reasons. She also does not agree with restricting the boat racks for six months and feels that blocking some of the view of the beach from the parking lot may keep certain people off the beach after hours and help with a feeling of privacy.

Jackie Day – 430 Morris Ave, feels that a pavilion is important and does not have to be big. She would like to see the pavilion tucked away and not blocking any views. Ms. Day is confident that Island Beach could look as good as Birchwood. She also feels that cutting the wall back and making it shorter will help get the boats in the water easier.

Karen Brennfleck, Mountain Lakes Recreation Director, explained that the dates were amended to add two weeks to the beginning and the end of the boating season. The people who have boats on the racks at Island beach were notified.

**ORDINANCE TO INTRODUCE**

**INTRODUCTION OF ORDINANCE 11-19 ORDINANCE AUTHORIZING THE SALARY AND/OR WAGES OF THE OFFICERS AND EMPLOYEES OF THE BOROUGH OF MOUNTAIN LAKES, COUNTY OF MORRIS, NEW JERSEY**

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"/>
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"/>
Lane	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Menard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shepherd	<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"/>

**PUBLIC COMMENT**

Mayor Barnett opened the meeting to the public. **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.

There was no one in the public wishing to speak

**EXECUTIVE CLOSED SESSION**

R118-19 - 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 Litigation – Tax Appeals

A motion was made by Council Member Happer, seconded by Deputy Mayor Shepherd to go into Executive Session, with all members in favor signifying by "Aye"

**ADJOURNMENT at 9:30 P.M.**

Motion made by Council Member Happer, second by Deputy Mayor Shepherd to adjourn the meeting at 9:30 p.m., with all members in favor signifying by "Aye".

Respectfully Submitted

---

Marcy Gianattasio, Borough Clerk



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES  
 JULY 22, 2019  
 HELD AT BOROUGH HALL, 400 BOULEVARD, 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 9, 2019 and posted in the municipal building.

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

**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>
Happer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Menard	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Horst	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shepherd	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Korman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barnett	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lane	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

**FLAG**

Deputy Mayor Shepherd led the salute to the flag.

**COMMUNITY ANNOUNCEMENTS**

Police Chief Bennett announced that the theft and burglary rumors in the Borough have been greatly exaggerated. He told the Borough Council that just like every year throughout Morris County there have been some car burglaries. There have been less of these types of burglaries because people are locking their car doors. The police have received one report of a house burglary but this is still under investigation.

Chief Bennett told the Borough Council that the Ranger Program is still being very well received, and they have had about forty-five details. Joe Mullaney, Mountain Lakes Special Officer, sets the calendar for this program. The Rangers are out monitoring the beaches when the lifeguards are off duty.

Chief Bennett thanked the Borough Council for including the new traffic trailer in the Capital Budget. He explained that the trailer can be programed to do many good things such as radar, predetermined texts messages, real time traffic reporting and may other useful programs for the Police Department. Chief Bennett said the sign has been very successful.

Chief Bennett also told the Borough Council that the Police Department just had a CERT (Community Emergency Response Team) detail. They attended a Triathlon in Denville this past weekend.

Council Member Horst complimented Chief Bennett on Traffic and Safety. She told Police Chief Bennett that the traffic trailer really makes you slow down when you see it on Morris Avenue.

**Council Member Lane entered the meeting at 7:40 p.m.**

Deputy Mayor Shepherd announced that tax bills have been mailed and taxes are due August 12<sup>th</sup>. On Thursday July 25<sup>th</sup> the Denville String Band will be playing at Island Beach from 7:00 to 8:00 p.m. Also at Island beach on Saturday July 27<sup>th</sup> is the Sailing Regatta and this starts at 10:00 a.m. to 12 noon and continues at 1:00 p.m. Deputy Mayor Shepherd reminded everyone that boats should be stored on private property or on the provided boat racks, and mooring of boats is not allowed and all boats found moored in the lakes will be removed.

Deputy Mayor Shepherd also announced that the Board of Education meeting scheduled for Monday August 19<sup>th</sup> has been moved to Monday August 12<sup>th</sup> at 6:30 p.m. in the Mountain Lakes High School Media Center. On Thursday July 18<sup>th</sup> the BOE held a meeting to choose new board members.



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES  
JULY 22, 2019  
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ 07046**

Council Member Horst announced that Boy Scout Troop #41 completed a major work project with the Mountain Lakes Woodlands Committee at Ogden Trail. The troop helped lay some material to fill some low mudded areas. They also replaced some trail signs so people would know the type of trail they were walking on.

Council Member Korman announced that on Saturday July 20<sup>th</sup> the Whippany River Watershed Action Committee facilitated a lake study. Four Council Members were present for this and also present was Debra Dewing the Chair of the Mountain Lakes Lakes Management Committee.

**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.

Deputy Mayor Shepherd opened the meeting to the public  
There was no public comment.

**BOROUGH COUNCIL DISCUSSION ITEMS**

**Beach Project – Island Beach Facilities**

During the Borough Council meeting of July 8, 2019, questions arose concerning the scope of work detailed in RSC's Island Beach design as well as promises made by RSC to complete design work without additional charges. Borough Manager Stern has a lengthy phone conversation with Jeff Schlecht of RSC. Mr. Schlecht advised that his firm was not in a position to waive fees and the fees for the project were already reduced. Manager Stern was not satisfied that the Borough would be receiving the services that were needed for the project. Following the call to Mr. Schlecht, Manager Stern reached out to Anthony Iovino of Arcari & Iovino. This is the architect for the Borough Hall renovation and expansion project. Although A&I's proposal is \$900.00 higher than RSC's this proposal was complete and very detailed. Manager Stern is recommending that The Borough Council contract with A&I to perform the architectural Services for the Island Beach portion of the project and for a design of an unattached pavilion. Manager Stern believes that we have the ability to perform the construction management services in house.

Council Member Menard was disappointed with RSC's answers and feels the new proposal from A&I is much more complete.

Council Member Lane told the Borough Council that she is very disappointed with RSC Architects.

Deputy Mayor Shepherd feels the proposal from A&I Architects was much more on target than what was presented from RSC Architects.

**Mid-Year Borough Council Goals**

The Borough Council discussed their 2019 Council Borough Goals.

- 1) Fiscal Strength & Operational Effectiveness: Ensure efficient use of resources.
- 2) Openness and Responsiveness: Inform and Engage the Community.
- 3) Services & Infrastructure: Provide high quality services, programs and infrastructure.
- 4) Environmental Stewardship & Community Development: Preserve Mountain Lakes environmental resources and foster the unique character of the community.



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES  
 JULY 22, 2019  
 HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ 07046**

**ATTORNEY'S REPORT**

Attorney Robert Oostdyk reported to the Borough Council that at the next Borough Council meeting he expects to have the Sunrise Developer's Agreement for the Borough Council to consider. Mr. Oostdyk told the Borough Council that the Borough's Engineer and Sunrise's Engineer have come to an agreement as to what the necessary bonding for the project should be. He told the Borough Council that Sunrise is anxious to get started on the project.

**MANAGER'S REPORT**

**Sunset Lake Dam Rehabilitation Project**

Manager Stern reported that project engineers have created an updated design that will be less intrusive to affected property owners and less costly. The engineer would like to present the updated plan at a special meeting in Mountain lakes. Mr. Stern recommends that the Borough hold a separate meeting from the Borough Council to allow sufficient time to address any questions. The recommended dates are September 11<sup>th</sup> or September 24<sup>th</sup>.

**Credit Card Acceptance**

Manager Stern reported that the Borough is preparing to accept credit cards and card-less payment for items the Borough sells at the counter such as trash bags and beach passes. Also, residents can pay online for utilities and taxes. First Data Processing has been chosen as the Borough's vendor. A 2.75% fee will be passed to the card user for property taxes and utility charge payments and this fee will be absorbed by the Borough for items and services. A required resolution is on the agenda tonight that would need to be passed before these services can start.

**ORDINANCES**

**Final Hearing of Ordinances**

- a. **ORDINANCE 9-19, AN ORDINANCE AMENDING THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF MOUNTAIN LAKES AND REPEALING CHAPTER 115, ARTICLE II, "COMMERCIAL FERTILIZER APPLICATION"**

**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.

Deputy Mayor Shepherd opened the meeting to the public

There was no public comment.

**Introduced: June 24, 2019**

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"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Menard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shepherd	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barnett	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES  
 JULY 22, 2019  
 HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ 07046**

**Adopted: July 22, 2019**

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

- b. ORDINANCE 10-19, BOND ORDINANCE PROVIDING FOR THE IMPROVEMENT OF VARIOUS ROADS IN AND BY THE BOROUGH OF MOUNTAIN LAKES, IN THE COUNTY OF MORRIS, NEW JERSEY, APPROPRIATING \$610,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$105,000 BONDS OR NOTES OF THE BOROUGH FOR FINANCING SUCH APPROPRIATIONS.**

**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.

Deputy Mayor Shepherd opened the meeting to the public

There was no public comment.

**Introduced: June 24, 2019**

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"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Menard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shepherd	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barnett	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Adopted: July 22, 2019**

Council member	M	2nd	Yes	No	Abstain	Absent
Happer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
Lane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Menard	<input type="checkbox"/>	<input checked="" 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"/>
Barnett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- c. ORDINANCE 11-19, ORDINANCE AUTHORIZING THE SALARY AND/OR WAGES OF THE OFFICERS AND EMPLOYEES OF THE BOROUGH OF MOUNTAIN LAKES, COUNTY OF MORRIS, NEW JERSEY**



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**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.

Deputy Mayor Shepherd opened the meeting to the public

There was no public comment.

**Introduced: July 8, 2019**

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"/>
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"/>
Lane	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Menard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shepherd	<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"/>

**Adopted: July 22, 2019**

Council member	M	2nd	Yes	No	Abstain	Absent
Happer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Menard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shepherd	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**\*CONSENT AGENDA ITEMS**

Matters listed as Consent Agenda Items are considered routine and will be enacted by one motion of the Council and one roll call vote. There will be no separate discussion of these items unless a Council member requests an item be removed for consideration.

**\*RESOLUTIONS**

- a. R114-19 – Resolution Authorizing the Payment of Bills
- b. R115-19 – Resolution Authorizing Approval to Submit Grant Application and Execute Grant Contract with the New Jersey Department of Transportation for the Condit Road Resurfacing Project
- c. R116-15 – Resolution Authorizing Approval to Submit Grant Application and Execute Grant Contract with the New Jersey Department of Transportation for the Melrose Road Resurfacing Project
- d. R117-19 - Resolution Authorizing Approval to Submit Grant Application and Execute Grant Contract with the New Jersey Department of Transportation for the Mountain Lakes R.R. Station Access
- e. R119-19 - Resolution Appointing Mitchell Stern Housing Administrative Agent
- f. R120-19 – Resolution Authorizing Membership the Mountain Lakes Volunteer Fire Department
- g. R121-19 – Resolution Authorizing the Acceptance of Credit Card Payments and Electronic Fee Transfers for the Satisfaction of Certain Municipal Charges and Authorizing the Execution of a Contract with First Data for Payment Processing Services



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**\*APPROVAL OF MINUTES**

6/10/2019, (Regular)  
 6/24/2019, (Regular) KORMAN NOT ELIGIBLE

**\*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

**\*APPROVAL OF THE CONSENT AGENDA**

Council member	M	2nd	Yes	No	Abstain	Absent
Happer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
Lane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Menard	<input type="checkbox"/>	<input checked="" 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"/>
Barnett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**COUNCIL REPORTS**

Council Member Korman reported that she saw a post on Facebook involving one of our lakes and she gave out Manger Stern's name and number for information about what was said in the post.

Council Member Horst reported that the Green Team is looking at a ~~Green Building Housing Resolution~~ **Green Building Policy/Resolution**. Council Member Horst also reported that the Green Team's Chairperson is employed part time by the Whippany Water Shed Conservancy and they have ~~\$1500.00~~ **\$2400.00** in grant money available for a Rain Garden. She feels that Island beach would be a good spot for this to help channel some of the water that runs into the lake.

Council Member Korman reported that the Affordable Housing Committee discussed the Developer Fee Ordinance and they are concerned whether the ordinance will yield the funds needed to support the Borough's Affordable Housing program. They also discussed the Accessory Apartment Ordinance and they are committed to having the Borough Manager hire an administrator specific to Affordable Housing by the end of September. The Affordable Housing Committee is gathering a list of question to use for the interview process.

Council Member Korman asked Attorney Oostdyk about the Developer Fees Ordinance as far as actual activity for the Affordable Housing Trust Fund. Attorney Oostdyk said that he and Borough Manager Stern met with the Construction Official to discuss the process of collecting the fees. They have some recommendations that will be presented to the Affordable Housing Committee and then to the Borough Council.

Council Member Lane reported that the Environmental Commission is reviewing two student applications that have been received and they will be following up with interviews. The Environmental Commission discussed the Zerus conversation that took place at the last Council Meeting. They discussed the proposed hotel and gas station.as far as oil and gas leaks, location of the wetlands and aquafer, location of wetlands and how the project coincides with current ordinance including well head protection. The Environmental Commission has agreed to have further review with the Economic Development





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Committee.

Council Member Lane reported that the Environmental Commission also discussed Birchwood and Island Beach renovations. An update was provided regarding the repaving of the parking lot at Birchwood Lake and there was some disappointment about repaving in the original footprint. The driving lanes are twenty-eight, thirty and twenty-five feet. Council Member Lane stated the US Highway standard is twelve feet. Even if this was doubled, the size of the lanes could have been greatly reduced. The DPW Committee responded to this saying these decisions were made for public safety however Council Member Lane has no knowledge of the DPW Committee consulting the Public Safety Committee, the Police or the Fire Department on this issue. The Environmental Committee recommends that the green buffer to the right of the parking lot be increased and that additional trees be planted in the middle of the parking areas.

Council Member Lane told the Borough Council that the Environmental Commission is in the process of getting an updated list of potential grants from the Whippany River Watershed Action Committee. The Environmental Commission is working on the environmental resource inventory and they are reviewing ordinances that are specific to the environmental involving air quality, soil erosion, well head protection, noise, surface water management sustainability in high lands and steep slope sustainability.

**PUBLIC COMMENT**

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Deputy Mayor Shepherd opened the meeting to the public.

Kirk Swenson - 177 Lake Dr, told the Borough Council he received a communication from the Borough saying that boat storage at the lakes is limited to one boat per rack and that if you do not comply with this your boat will be confiscated and you will be charged a fifty dollar fee. He does not think this is consistent with the Borough's ordinance. He is concerned about this and he is not sure where this rule came from. He would like to know how this rule is enforced. Mr. Swenson feels that there is a big issue with how boats are stored. He says the last time the ordinance was amended was in 2003 and at that time people were storing smaller boats and less kayaks. He told the Borough Council that the Mountain Lakes Club addressed this issue by putting additional racks up for smaller boats. Mr. Swenson suggested the ordinance be reviewed and updated because if a family has more than one kayak they cannot use them all at the same time.

Attorney Robert Ooystak stated that the ordinance can be amended if need be.

Council Member Menard mentioned that there are residents who modify the boat racks by adding their own platforms for extra storage. He told the Borough Council that Mr. Swenson sent him a photo from the Mountain Lakes Club of their racks and it looks like a relatively inexpensive way to add boat storage.

Manager Mitchell Stern explained that the issue is not about the two or three kayaks on a rack. The problem is when there are four or five kayaks or modifications made that are stressing out the racks. He says he is not going to enforce unless the racks are being modified or too much weight is being put on the racks.

Council Member Lane is concerned that if boats are stacked on top of each other someone can get hurt taking one boat off the rack that is too high. She also told the Borough Council that the demand for more boat storage has changed in the past four years and it may be time to re-evaluate the ordinance. The DPW Committee has spoken several times about modifying the storage so that the existing racks can be used for multiple size boats.

**NEXT STEPS AND PRIORITIES**

Mayor Barnett reviewed the following next steps and priorities:

Next Step	Completed by	Completion date
Manager to send Birchwood	Mitchell Stern	ASAP



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Reports to the entire Council		
Remind the DPW about recycling	Mitchell Stern	
Schedule Sunset Lake Dam meeting	Mitchell Stern	

**ADJOURNMENT at 9:30 P.M.**

A motion was made by Council Member Horst, second by Council Member Lane to adjourn the meeting at 9:30 p.m., with all members in favor signifying by "Aye".

Respectfully Submitted

---

Marcy Gianattasio, Borough Clerk



# BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

## CONSTRUCTION OFFICE MONTHLY ACTIVITY REPORT

JULY 2019

### ADMINISTRATIVE SUMMARY

The number and scope of projects received during th month waned slightly but the activity level was kept constant by the review and issuance of permits for another building at the Enclave project site. Discussions were held with several contractors who indicated that larger addition and alterations projects were in the process of being submitted. The office should see those projects in the next month or two.

Inspections continue at the Lightbridge Daycare Academy site with the expectation that the facility is to open in time for the new school year.

Permits have been issued for the work at the municipal schools and the work is now progressing. These projects, while still requiring a large portion of staff time to administer, are fee exempt and are not reflected on the collection list. The Borough must absorb the costs of plan review and inspection of these projects.

New construction permit applications continued to be submitted during the month. With an expected lull during vacation season, we expect that the activity level will continue at its increased pace through the Fall season.



Mountain Lakes Borough  
 400 BOULEVARD  
 MOUNTAIN LAKES, NJ 07046

## Construction Permit Activity Report

7/1/2019 -> 7/31/2019

### Summary

	<b>Cost:</b>	<b>Count:</b>			
New:	\$0.00	0	Cubic Footage:	5,342 Cu.ft	Permits Issued: 28
Addition:	\$28,300.00	1	Square Footage:	433 Sq.ft	Updates Issued: 5
Alteration:	\$180,811.00	32			
Demolition:	\$0.00	0			
<b>Total:</b>	<b>\$209,111.00</b>	<b>33</b>			

Permits	Count	Permit Fees	Admin Fees	Total	Inspections	Passed	Failed	Other	
Building:	6	\$1,335.00	\$0.00	\$1,335.00	B	31	22 %71	7 %22.6	2 %6.5
Plumbing:	4	\$465.00	\$0.00	\$465.00	P	38	25 %65.8	10 %26.3	3 %7.9
Electrical:	26	\$2,604.00	\$0.00	\$2,604.00	E	64	42 %65.6	18 %28.1	4 %6.2
Fire:	1	\$75.00	\$0.00	\$75.00	F	7	4 %57.1	1 %14.3	2 %28.6
Elevator:	0	\$0.00	\$0.00	\$0.00	V	0	0 %	0 %	0 %
Mechanical:	16	\$1,125.00	\$0.00	\$1,125.00	M	17	15 %88.2	1 %5.9	1 %5.9
	<b>53</b>	<b>\$5,604.00</b>	<b>\$0.00</b>	<b>\$5,604.00</b>		<b>157</b>	<b>108</b>	<b>37</b>	<b>12</b>
DCA Training:	1		20	Other Fees	(Note: Does not include result of none)				
DCA State:	26		355	\$400.00					
DCA Minimum:	3		3						
	<b>30</b>		<b>\$378</b>						

Variations	Total	Paid	Certificates	Issued Total	Paid Total
Building	0	0	CA	17	\$0.00
Plumbing	0	0	CCO	0	\$0.00
Electrical	0	0	CO	1	\$200.00
Fire	0	0	CC	0	\$0.00
Mechanical	0	0	TCO	0	\$0.00
Elevator	0	0	TCC	0	\$0.00
<b>Total:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>Total:</b>	<b>18</b>	<b>\$200.00</b>

**NOTE:**  
 Information gathered is based on the Issue date for that item, ie permit issue date, certificate issue date.  
 This will cause discrepancies between the payments section which uses Payment date. Example you took in money for a CO but the CO has not been issued yet.

Permit Subcode Exempted (State) Fees			Permit Subcode Waived (Local) Fees		
	Record Count	Total Exempted		Record Count	Total Waived
Building	0	\$0	Building	0	\$0
Plumbing	0	\$0	Plumbing	0	\$0
Electrical	0	\$0	Electrical	1	\$87
Fire	0	\$0	Fire	0	\$0
Mechanical	0	\$0	Mechanical	3	\$1,425
Elevator	0	\$0	Elevator	0	\$0
<b>Total:</b>		<b>\$0</b>	<b>Total:</b>		<b>\$1,512</b>
	<b>Record Count</b>	<b>Total Exempted</b>	<b>Violations</b>	<b>Fines</b>	<b>Paid</b>
DCA Fees	4	\$15	Issued	0	\$0.00

Payments (Based on Payment Date)	
Permit (85)	\$16,904.00
NON-UCC (0)	\$0.00
Variation Payments	\$0.00
Penalty (0)	\$0.00
Inspection Payments	\$0.00
Ongoing Invoice	\$0.00
Test Payments	\$0.00
Other Payments	\$0.00
<b>Grand Total</b>	<b>\$16,904.00</b>

# BOROUGH OF MOUNTAIN LAKES CONSTRUCTION OFFICE ANNUAL PERMIT FEES

8/2/2019

	2017 COLLECTED	YEAR TO DATE	
JANUARY	9,550	9,550	
FEBRUARY	16,180	25,730	
MARCH	11,015	36,745	
APRIL	14,473	51,218	
MAY	8,196	59,414	
JUNE	16,031	75,445	
JULY	18,388	93,833	
AUGUST	20,069	113,902	
SEPTEMBER	6,698	120,600	
OCTOBER	12,736	133,336	
NOVEMBER	9,522	142,858	
DECEMBER	6,930	149,788	
	2018 COLLECTED	YEAR TO DATE	ENCLAVE FEES
JANUARY	10,958	10,958	
FEBRUARY	4,025	14,983	
MARCH	3,342	18,325	
APRIL	8,802	27,127	
MAY	18,270	45,397	
JUNE	7,805	53,202	
JULY	11,359	64,561	
AUGUST	9,355	73,916	
SEPTEMBER	9,504	83,420	
OCTOBER	23,654	107,074	13,888
NOVEMBER	17,709	124,783	
DECEMBER	34,113	158,896	23,496
	2019 COLLECTED	YEAR TO DATE	ENCLAVE FEES
JANUARY	12,338	12,338	
FEBRUARY	4,042	16,380	
MARCH	23,677	40,057	
APRIL	8,056	48,113	
MAY	23,363	71,476	
JUNE	26,134	97,610	
JULY	16,904	114,514	10,592
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

# **BOROUGH OF MOUNTAIN LAKES**

## **DEPARTMENT OF PUBLIC WORKS**

**Department Activity**  
**July 2019**

### **IN HOUSE**

All regular work details including building maintenance, vehicle repairs and maintenance, trash and recycling collection, trash bag deliveries, street sweeping, lawn maintenance, leaf and brush disposal, daily maintenance of wells, monthly water testing for Coliform and Chlorine, final water reads, utility mark outs, etc. Additionally:

### **Streets & Roads Department:**

- Pothole repairs Borough-wide
- Door closure repairs at Police Department
- Build table for Police Department printer/copier
- Gutter cleaning at the Borough Hall
- Cove Park Maintenance
- Installed ventilation fans in Borough Clerk and Tax Collector offices
- Styrofoam Delivery to Foam Pack Industries
- Prepare E-waste materials for pickup
- Emergency library repairs due to ceiling damage
- Begin road repair at Laurelwood Road & Pinewood Lane
- Delivered quarry process and wheel barrows for Woodlands Committee
- Catch basin repairs which include road cutouts, basin cleanouts, building of form-walls, concrete pouring and blacktop filling:
  1. North Pocono Road & West Shore Road
  2. 5 Ronarm Drive
  3. Woodland Avenue & Midvale Road
  4. 10 Maple Way (new inlet grate also installed)
  5. Intervale Road
- Tree limb/debris removals using chipper, chain saw and loader:
  1. 63 Crane Road – storm damage
  2. Birchwood Trail Loop – storm damage
  3. 7 Woodland Avenue – storm damage
  4. 69 Tower Hill Road – storm damage

### **Water/Sewer Department:**

- Prepare accounts for water billing
- Installed new curb box & curb stop @ 78 Lake Drive
- Meter Replacements:
  1. 10 Cove Place
  2. 1 Hillside Terrace
  3. 29 Oak Lane
  4. 26 Dartmouth Road
  5. 33 Hillcrest Road – reader only
  6. 106 Ball Road

- Water main break repairs:
  1. Rockaway Terrace
  2. Cobb Road

**Recreation:**

- Open Island Beach bathrooms Tuesday and Thursday mornings for beach yoga
- Brother Wilson Band bathroom preparation
- Denville String Band assistance
- 4<sup>th</sup> of July event preparation:
  1. Paint barge with fire retardant paint
  2. Replace boards on barge
  3. Notify residents for Midvale Boat Dock removals for barge placement
  4. Setup up “one-way” signs on Lake Drive
  5. Barricade set up for road closures
  6. Light Tower pickup, setup and return from the County and town of Boonton
  7. Install temporary orange fencing for Fire Department
  8. Assist company with fireworks display

**Vacation/Sick Time:**

- 104 Vacation Hours/51 Sick Hours – 155 Man Hours



# BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

**Bill Bender**  
**Fire Chief**  
[info@mlvfd.com](mailto:info@mlvfd.com)

400 Boulevard  
Mountain Lakes, NJ 07046  
P -973-394-1094

TO: Borough Manager Mitchell Stern  
DATE: 8/14/19  
SUBJECT: June 2019 Report

The following lists the activity for the Mountain Lakes Volunteer Fire Department during the month of July 2019:

## FIRE CALLS (17)

LOCATION	DATE	TIME	DESCRIPTION
Esplanade Rd	7/1	2:55 PM	Wire Fire
10 N. Crane	7/2	2:17 PM	Fire Alarm-Malfunction
9 Roberts Dr	7/2	1:19 PM	Unknown odor in home. Unfounded
23 Sherwood Dr	7/5	1:56 PM	Oven Fire
91 Crane Rd	7/9	3:25 PM	Car Fire
255 Morris Ave	7/13	11:20 AM	Smoke Condition
260 Blvd	7/13	10:06 AM	Fire Alarm- Alarm Company testing
77 Briarcliff	7/16	8:20 PM	Fire Alarm-Malfunction
60 Hanover Rd	7/17	12:15 PM	Fire Alarm- Set off in error
96 Meyers Farm Rd	7/19	7:21 AM	Assist Boonton Twp FD
10 N. Crane Rd	7/19	8:30 PM	Fire Alarm-Malfunction
30 Sherwood Drive	7/22	1:55 AM	Smoke Alarm- Faulty Detector
4 Sherwood Drive	7/23	7:50 PM	Fire alarm- Malfunction
Johanson Man.	7/25	11:25 AM	Assist Boonton Twp FD
50 Lookout Rd	7/29	9:44 AM	Fire Alarm- Faulty Detector
Speedway Gas	7/29	4:52 PM	Fluid Spill
Briarcliff School	7/30	8:10 AM	Fire Alarm- Set of in error

## DRILLS (3)

LOCATION	DATE	TIME	DESCRIPTION
Firehouse	7/2	7:00 PM	JFD Officer Training
Boonton Twp FD	7/9	7:30 PM	Mutual Aid Drill. Lecture on Electric Cars
Firehouse	7/23	7:00 PM	JFD Officer Training



### **MEETINGS (4)**

<b>LOCATION</b>	<b>DATE</b>	<b>TIME</b>	<b>DESCRIPTION</b>
Fire House	7/2	8:00 PM	Officers Meeting
Academy	7/10	7:00 PM	County Chiefs Meeting
Firehouse	7/23	7:00 PM	New Member orientation meeting for Junior Fire Department
Firehouse	7/23	8:00 PM	Business meeting

### **Truck and Equipment Checks/Work Details (1)**

<b>LOCATION</b>	<b>DATE</b>	<b>TIME</b>	<b>DESCRIPTION</b>
Firehouse	7/23	9:00 PM	Truck Checks E1, E2, R1

### **COMMUNITY EVENTS (1)**

1. Annual 4<sup>th</sup> of July Picnic and fireworks standby at Island beach

### **ANNOUNCEMENTS (2)**

1. I am pleased to announce that James Daniel, Alan Lin and Thomas Moran have completed their FF1 training at the academy.
2. FF Brendan Baker has resigned as a member of the MLVFD. He has relocated to Indiana. Brendan served in the MLFD for 4 years and will be missed.

**Total Manhours: 225**

# Borough of Mountain Lakes

## BOARD OF HEALTH

400 BOULEVARD • MOUNTAIN LAKES, NEW JERSEY 07046  
Telephone: (973) 334-3131 • Fax: (973) 402-5595



**July 2019**

### Administration/Tests:

- Review all swimming pool and spa results – Craig school, YMCA and Sports Care.
- Reviewed staff reports and collaborate regarding items or issues of concern.
- Retail food establishment updates and spot checks
- Continued working on lead education program
- Wildwood School plan review
- 

### Environmental Inspections

- Wildwood School- inspection for onsite overview of renovations
- Sunrise senior project- inspection of food prep equipment
- Zeris Inn – follow up of potential food borne illness. Investigation revealed no correlation to reported cluster of illness, dates were not aligned with onset times. Kitchen was in acceptable condition during inspection.

### Environmental Complaints

- Wildwood Lake – inspection of dog becoming very ill after drinking water. – Investigation with veterinarian and environmental company and the swim coach did not reveal any correlation to illness. No reports of children becoming ill. All results for Wildwood Lake were within the normal limits.

### Nursing

#### CDC/NJDOH PUBLIC HEALTH ALERTS

Cyclosporiasis Surveillance and Increase in Cases: Information for Clinicians, Laboratorians and Local Health Department Investigators

**Date:** July 16, 2019

**Public Health Message Type:**  Alert  Advisory  Update  Information

**Intended Audience:**  All public health partners  Healthcare providers  Infection preventionists  Local health departments  
 Schools/child care centers  ACOs  Animal health professionals  Other:

#### **Key Points or Updates:**

- The New Jersey Department of Health (NJDOH) is working closely with the Centers for Disease Control (CDC) and public health and regulatory officials to investigate an increase in domestically acquired cyclosporiasis cases or cases that are not associated with travel to a country that is considered endemic for Cyclospora.
- Clinicians should order testing when the clinical presentation, history or travel suggests a possible Cyclospora infection.
- Laboratories should report cases that test positive via microscopic examination or molecular diagnosis
- Local health department (LHD) investigators should promptly interview all cyclosporiasis cases with the Cyclosporiasis Case Report Form (CDS-39) which can be found at the following link <http://www.nj.gov/health/forms/cds-39.pdf> and update CDRSS with exposures.

**Action Items:**

- All cases of cyclosporiasis should be reported in CDRSS or to the LHD where the patient resides. Contact information for LHDs during business hours can be found at: [www.localhealth.nj.gov](http://www.localhealth.nj.gov).
- Prompt and thorough investigation of cases by completing the CDS-39 through an interview with the case-patient or guardian (if case is minor) is usually the only way to identify commonalities and detect outbreaks.

**Contact Information:**

Deepam Thomas, Foodborne Disease Program Coordinator (609) 826-5964, or the Communicable Disease Service (CDS) at (609) 826-5964 during business hours

**References and Resources:**

- NJDOH Cyclosporiasis Home Page: <https://www.nj.gov/health/cd/topics/cyclo.shtml>
- CDC Cyclosporiasis Home Page: <https://www.cdc.gov/parasites/cyclosporiasis/>

**Monthly Activities**

CDRSS is checked, at minimum, twice daily to review for newly listed communicable diseases. This is accomplished by all nursing staff. Upon the listing of a new disease, investigation of disease is initiated by PHN.

NJLINC checked daily. Health alerts and advisories are reviewed by all Public Health nurses. Health alerts, recalls, and specific health advisories are forwarded to the Health Educator for dissemination of information to the public if action is warranted as per NJLINC.

**Screenings This Month**

No screenings this month.

**Disease Prevention - Well Child Program – 2 months thru 18 years of age - L. Gearhart, PHRN**

No patients this month for the Well Child Program.

**Childhood Lead Poisoning Prevention Program – T. Fucci, PHRN**

No cases from Mountain Lakes reported to our office during this month. Lead case management monitoring occurs twice daily at a minimum for jurisdiction within the NJDOH Welligent LeadTrax Monitoring system.

**TB Control Program – T. Fucci, PHRN**

No Mantoux tests were administered this month.

**Perinatal Hepatitis B Prevention Program, T. Fucci, PHRN**

No PNHBV cases from Mountain Lakes reported to our office during this month.

**Communicable Disease**

The classifications for the cases listed below are based on the investigation conducted by the PHN, laboratory evaluation and NJDOH case definition. All investigation information is entered into CDRSS; NJDOH reads entries, comments on individual cases or will send PHN email requesting more data. Once NJDOH is satisfied with investigation methods, the case is approved and closed.

*Patient Status is based on pt s/s, lab result interpretation and NJDOH Case Definition which is found in the NJDOH Communicable Disease Manual*

**July 2019**

<b>New Cases: 2</b>	<b>Ongoing Cases: 0</b>
1- STEC E. Coli- confirmed & closed 1- Lyme- not a case	

**Time Used/Overtime by Month**

	<u>Sick Time Hours</u>							<u>Vacation/Comp Hours/Per Day/Bereave</u>							<u>Court Overtime</u>						<u>Department Overtime</u>					<u>Training/School Hours</u>									
	2013	2014	2015	2016	2017	2018	2019	2013	2014	2015	2016	2017	2018	2019	2013	2014	2015	2016	2017	2018	\$2,019	2013	2014	2015	2016	2017	2018	2019	2013	2014	2015	2016	2017	2018	2019
<b>Jan</b>	12	104	106	58	236	216	79	12	60	64	127.5	22	15	14	\$0	\$0	\$0	\$0	\$0	\$158	\$0	\$1,522	\$9,344	\$2,989	\$3,164	\$2,998	\$4,159	\$4,348	0	6	60	50	48	51	86
<b>Feb</b>	72	80	104	142	226	252	86	36	45	34	11	84	104	220	\$0	\$221	\$0	\$0	\$0	\$0	\$210	\$6,162	\$10,162	\$4,641	\$7,750	\$7,009	\$4,927	\$2,138	30	112	75	125	103	15	16
<b>March</b>	60	128	82	82	238	310	110	156	36	96	139	198	148.5	168	\$0	\$180	\$0	\$0	\$151	\$0	\$0	\$16,524	\$7,262	\$6,541	\$7,689	\$12,822	\$29,829	\$6,254	87	52	15	91	115	59	57
<b>April</b>	60	36	72	46	209.5	0	106	60	165	218	138	154	250	265.5	\$0	\$360	\$271	\$0	\$0	\$0	\$422	\$4,355	\$1,563	\$8,942	\$4,657	\$5,399	\$12,146	\$27,385	59	37	85	60	44	0	94
<b>May</b>	96	94	188	69	128	204	96	132	220	322	192	254	178	169	\$0	\$0	\$0	\$0	\$0	\$0	\$993	\$13,769	\$10,958	\$11,708	\$16,276	\$12,700	\$24,263	\$29,828	33	45	42	120	54	3	106
<b>June</b>	96	104	144	85	140	130	106	204	257	152	299	268	208	254	\$0	\$0	\$0	\$0	\$0	\$193	\$0	\$19,603	\$9,640	\$18,386	\$6,362	\$17,917	\$21,572	\$32,632	53	106	240	95	40	24	58
<b>July</b>	72	68	128	140	318	152	47	407	520	428	592	518	524	84.5	\$0	\$0	\$0	\$0	\$0	\$158	\$0	\$31,478	\$11,237	\$27,256	\$31,836	\$31,018	\$24,005	\$27,180	20	48	85	105	12	39	25.5
<b>August</b>	72	120	114	182	272	94	600	674	585	528	606	682	\$0	\$0	\$0	\$0	\$140	\$193	\$32,665	\$20,462	\$30,377	\$20,059	\$21,042	\$18,754	22	0	128	115	48	62					
<b>Sept</b>	94	116	71.5	92	276	94	100	131	228	364.5	294	375.5	\$0	\$0	\$0	\$354	\$0	\$0	\$12,410	\$6,874	\$13,746	\$12,484	\$21,047	\$16,316	157	118	66	150	47	58					
<b>Oct</b>	96	92	82	94	332	106	168	146	302	414	125	208	\$0	\$266	\$0	\$0	\$0	\$0	\$12,150	\$8,543	\$16,914	\$15,755	\$12,876	\$14,514	40	120	43	253	36	41					
<b>Nov</b>	72	94	96.5	188	346	148	292	256	145	164	274.5	235.5	\$0	\$0	\$0	\$0	\$0	\$246	\$21,516	\$9,762	\$8,770	\$11,241	\$18,359	\$15,103	80	76	40	290	24	179.5					
<b>Dec</b>	106	164	121	392	392	254	168	175	157.5	217.5	171	346.5	\$0	\$0	\$0	\$0	\$302	\$0	\$18,515	\$15,512	\$5,481	\$19,991	\$18,360	\$20,920	10	145	114	167	100	46					
<b>Total</b>	908	1200	1309	1570	3114	1960	630	2335	2685	2732	3187	2969	3275	1175	\$0	\$1,028	\$271	\$354	\$593	\$947	\$1,625	\$190,769	\$121,318	\$159,759	\$157,266	\$181,548	\$206,506	\$129,765	591	865	993	1621	671	577.5	<b>442.5</b>

### MLPD Monthly Activity Report

Month/Year	Alarms	False Alarm Charges	False Alarm Collected	Total Arrests	Juv. Arrests	CDS (Drug) Arrests	L.O. Violations	DWI	M.V. Stops	M.V. Summonses	M.V. Accidents	Animal Complaints	Medical	Thefts	Assaults	Burglary/Robbery	Murder	Total Call Volume
January-11	95	N/A	N/A	4	0	2	1	1	90	51	17	13	22	3	0	0	0	651
January-12	39	\$ 400.00	\$ -	4	0	1	0	0	86	44	13	4	18	6	0	3	0	557
January-13	26	\$ -	\$ -	3	0	0	0	1	65	37	10	6	21	2	1	0	0	533
January-14	18	\$ -	\$ -	6	1	1	5	2	186	69	13	7	12	2	1	2	0	767
January-15	21	\$ -	\$ 850.00	3	0	3	0	0	135	48	5	5	16	3	0	0	0	614
January-16	14	\$ -	\$ -	7	0	1	0	3	166	51	13	6	8	5	0	2	0	647
January-17	19	\$ -	\$ 50.00	11	0	7	0	2	223	72	6	4	6	4	0	0	0	832
January-18	15	\$ -	\$ -	8	0	2	1	4	164	76	13	7	14	1	0	0	0	858
January-19	23	\$ -	\$ -	5	1	1	0	0	117	51	6	7	14	2	0	0	0	918
February-11	20	N/A	N/A	5	2	0	0	1	198	62	14	8	10	1	0	0	0	572
February-12	27	\$ -	\$ -	7	0	1	0	4	116	44	11	11	18	3	0	0	0	584
February-13	17	\$ -	\$ -	6	0	0	0	3	65	55	6	7	10	0	0	0	0	440
February-14	15	\$ -	\$ -	3	0	0	1	0	217	110	10	11	8	1	1	0	0	729
February-15	23	\$ 50.00	\$ 400.00	7	0	0	9	3	91	61	11	9	12	1	0	0	0	535
February-16	18	\$ 50.00	\$ 1,000.00	10	2	3	0	3	201	36	5	6	9	6	0	1	0	723
February-17	16	\$ 50.00	\$ -	9	0	6	0	2	168	64	10	6	7	1	1	1	0	682
February-18	14	\$ -	\$ -	8	0	1	2	1	174	63	2	3	9	2	0	0	0	734
February-19	18	\$ 50.00	\$ 50.00	4	0	0	2	0	76	26	4	4	15	3	1	0	0	724
March-11	17	N/A	N/A	2	0	0	0	1	127	73	8	18	13	5	0	0	0	669
March-12	28	\$ -	\$ -	2	0	1	2	0	98	42	6	8	17	5	1	1	0	584
March-13	21	\$ -	\$ -	2	0	0	2	2	51	33	10	10	10	1	0	8	0	570
March-14	13	\$ -	\$ -	2	0	0	0	0	264	134	9	14	16	4	1	0	0	844
March-15	14	\$ 100.00	\$ 50.00	11	1	5	4	2	94	55	11	9	7	1	1	3	0	610
March-16	12	\$ -	\$ -	16	0	9	0	1	313	91	11	10	15	4	0	0	0	973
March-17	19	\$ 50.00	\$ 50.00	10	0	3	0	0	174	43	7	6	11	3	0	1	0	801
March-18	15	\$ -	\$ -	6	0	2	0	2	151	75	10	7	17	3	1	1	0	1030
March-19	21	\$ -	\$ -	6	0	1	0	0	132	40	8	12	13	1	1	0	0	797
April-11	27	N/A	N/A	4	0	1	3	0	110	69	9	11	8	5	1	0	0	560
April-12	30	\$ -	\$ -	5	0	0	2	2	103	45	13	11	11	5	0	1	0	588
April-13	19	\$ -	\$ -	6	0	1	0	3	44	28	9	7	13	2	2	3	0	533
April-14	20	\$ 50.00	\$ -	5	1	1	1	1	243	95	9	18	11	2	0	4	0	784
April-15	17	\$ -	\$ 50.00	2	0	0	1	0	76	44	13	18	14	4	0	2	0	621
April-16	22	\$ 50.00	\$ -	19	0	12	0	1	267	41	15	7	8	8	1	0	0	820
April-17	22	\$ 600.00	\$ 650.00	11	0	3	3	1	122	40	5	11	13	8	0	6	0	737
April-18	14	\$ -	\$ -	7	1	4	0	1	122	58	8	8	7	3	0	0	0	748
April-19	21	\$ -	\$ -	6	0	3	1	1	109	38	8	15	12	4	0	0	0	922
May-11	37	N/A	N/A	5	0	1	7	0	111	141	9	11	21	2	0	0	0	676
May-12	34	\$ 50.00	\$ -	2	0	1	3	0	65	99	15	20	19	1	0	0	0	649

### MLPD Monthly Activity Report

Month/Year	Alarms	False Alarm Charges	False Alarm Collected	Total Arrests	Juv. Arrests	CDS (Drug) Arrests	L.O. Violations	DWI	M.V. Stops	M.V. Summonses	M.V. Accidents	Animal Complaints	Medical	Thefts	Assaults	Burglary/Robbery	Murder	Total Call Volume
May-13	20	\$ 100.00	\$ -	2	0	0	0	0	43	15	12	11	16	3	0	1	0	541
May-14	23	\$ -	\$ -	7	2	2	0	0	219	88	9	10	7	8	0	4	0	792
May-15	21	\$ 200.00	\$ -	6	0	0	1	2	79	43	12	18	11	2	0	1	0	646
May-16	11	\$ 100.00	\$ 50.00	13	1	11	0	1	267	38	12	14	13	4	5	0	0	806
May-17	25	\$ -	\$ -	9	0	4	0	3	142	48	10	12	14	9	0	8	0	928
May-18	20	\$ -	\$ -	10	0	0	7	2	164	94	11	9	14	3	1	0	0	875
May-19	13	\$ -	\$ -	2	0	0	0	0	62	18	12	10	22	1	1	3	0	869
June-11	39	N/A	N/A	8	1	0	3	0	85	94	9	14	12	4	0	0	0	633
June-12	15	\$ -	N/A	5	2	3	5	1	64	59	6	21	12	3	0	1	0	571
June-13	14	\$ -	\$ 50.00	1	0	1	0	0	47	21	16	12	9	4	0	0	0	514
June-14	31	\$ 50.00	\$ -	5	1	1	0	0	134	56	13	14	14	1	0	1	0	646
June-15	14	\$ 300.00	\$ 200.00	2	0	0	1	0	81	7	14	9	17	3	0	0	0	698
June-16	21	\$ -	\$ -	15	0	8	4	0	220	70	17	15	9	5	0	1	0	956
June-17	29	\$ -	\$ -	7	1	2	0	2	135	39	16	9	14	4	1	0	0	844
June-18	24	\$ -	\$ -	2	0	0	0	0	154	68	11	7	15	5	0	2	0	800
June-19	22	\$ -	\$ -	12	0	1	10	1	117	52	11	10	12	2	0	0	0	856
July-11	35	N/A	N/A	1	1	1	1	0	54	27	10	29	12	4	1	1	0	594
July-12	27	\$ 100.00	\$ -	10	0	1	4	3	72	27	15	14	7	1	0	2	0	566
July-13	25	\$ 200.00	\$ -	5	1	3	5	0	56	17	10	14	8	2	0	1	0	547
July-14	37	\$ 300.00	\$ -	5	0	0	0	2	187	96	8	7	9	3	0	2	0	655
July-15	23	\$ 450.00	\$ 50.00	3	0	0	2	1	116	52	13	15	8	11	0	0	0	705
July-16	22	\$ -	\$ 100.00	15	0	8	1	0	204	52	14	12	19	12	2	12	0	1012
July-17	20	\$ -	\$ -	7	0	3	1	0	138	22	7	12	10	6	2	1	0	693
July-18	16	\$ -	\$ -	7	0	2	0	0	128	56	8	5	9	12	2	22	0	828
July-19	28	\$ -	\$ -	4	0	0	2	0	116	51	7	9	12	6	0	1	0	903
August-11	44	N/A	N/A	9	0	0	0	1	59	32	18	32	19	3	0	0	0	737
August-12	30	\$ 200.00	\$ -	6	2	2	1	2	57	23	11	19	14	3	0	1	0	517
August-13	25	\$ 100.00	\$ -	5	0	0	2	0	80	27	10	30	8	5	3	0	0	537
August-14	22	\$ -	\$ -	7	0	1	0	1	188	74	8	21	9	2	0	27	0	685
August-15	27	\$ 100.00	\$ 800.00	4	0	0	0	1	258	82	3	25	13	5	0	4	0	831
August-16	33	\$ -	\$ 250.00	18	0	6	1	0	198	56	8	23	13	3	0	1	0	810
August-17	15	\$ -	\$ -	14	1	4	3	0	109	25	10	8	9	7	1	2	0	603
August-18	23	\$ -	\$ -	3	0	0	0	0	121	44	8	11	17	6	0	3	0	794
August-19																		
September-11	25	N/A	N/A	1	0	0	0	1	66	28	15	26	13	5	0	8	0	634
September-12	8	\$ -	\$ -	5	0	0	0	2	44	22	12	97	12	1	0	2	0	611
September-13	17	\$ -	\$ -	1	0	0	1	0	29	10	9	14	14	2	0	0	0	480
September-14	17	\$ 50.00	\$ 150.00	6	1	1	0	0	155	65	7	18	11	3	1	2	0	696
September-15	28	\$ 550.00	\$ 100.00	5	0	0	1	1	192	80	9	16	19	14	0	1	0	846

### MLPD Monthly Activity Report

Month/Year	Alarms	False Alarm Charges	False Alarm Collected	Total Arrests	Juv. Arrests	CDS (Drug) Arrests	L.O. Violations	DWI	M.V. Stops	M.V. Summonses	M.V. Accidents	Animal Complaints	Medical	Thefts	Assaults	Burglary/Robbery	Murder	Total Call Volume
September-16	20	\$ 200.00	\$ -	9	0	3	0	1	153	40	7	10	10	11	0	11	0	861
September-17	14	\$ -	\$ -	4	1	2	0	1	98	35	12	6	15	1	0	0	0	714
September-18	12	\$ -	\$ -	7	0	2	1	1	78	28	9	5	14	11	0	8	0	795
September-19																		
October-11	45	N/A	N/A	2	0	0	0	0	50	31	15	20	19	1	0	1	2	671
October-12	40	\$ 50.00	N/A	4	0	1	0	0	45	23	14	114	19	3	0	0	0	773
October-13	4	\$ -	\$ 350.00	7	2	0	0	2	66	30	7	33	18	3	2	2	0	667
October-14	24	\$ 150.00	\$ 200.00	4	0	1	0	1	106	52	12	20	10	7	2	1	0	663
October-15	21	\$ 600.00	\$ 550.00	9	0	0	2	3	147	49	11	16	16	2	0	0	0	716
October-16	28	\$ -	\$ -	3	0	2	1	0	105	22	7	13	9	4	0	1	0	708
October-17	25	\$ -	\$ -	5	0	2	0	0	115	48	16	6	15	6	0	1	0	766
October-18	13	\$ -	\$ -	3	0	1	0	1	122	55	15	4	15	8	0	0	1	866
October-19																		
November-11	18	N/A	N/A	1	0	0	0	0	59	35	9	19	17	2	1	2	0	577
November-12	38	\$ 50.00	N/A	4	0	0	0	2	51	35	9	28	12	1	0	1	0	576
November-13	9	\$ -	\$ -	2	0	0	0	1	51	17	10	15	20	6	1	1	0	599
November-14	33	\$ 200.00	\$ 100.00	2	1	0	1	1	107	46	7	14	10	8	1	0	0	625
November-15	28	\$ 550.00	\$ 500.00	7	0	1	0	0	169	42	11	7	13	6	0	2	0	766
November-16	21	\$ -	\$ 200.00	4	0	2	1	0	230	69	10	5	9	4	0	0	0	853
November-17	18	\$ -	\$ -	6	0	2	1	0	79	31	10	1	12	9	1	5	0	701
November-18	20	\$ -	\$ -	4	0	2	0	0	81	27	13	5	10	5	0	3	0	804
November-19																		
December-11	34	N/A	N/A	2	0	0	0	0	76	28	8	14	17	6	0	6	0	541
December-12	17	\$ -	N/A	0	0	0	0	0	73	47	14	17	20	2	2	0	0	581
December-13	22	\$ -	\$ -	5	1	2	0	0	66	28	13	6	14	6	0	1	0	545
December-14	37	\$ 1,350.00	\$ 250.00	10	3	4	0	3	106	52	10	8	11	2	0	1	0	576
December-15	26	\$ 1,200.00	\$ 450.00	2	0	0	4	0	157	45	16	13	15	6	0	1	0	718
December-16	22	\$ 50.00	\$ -	13	0	6	0	2	194	79	13	8	10	0	0	0	0	865
December-17	15	\$ -	\$ -	1	0	1	0	0	100	44	4	4	13	2	0	0	0	690
December-18	25	\$ -	\$ -	3	0	0	0	0	60	21	10	5	16	1	0	0	0	683
December-19																		
2011	376	N/A	N/A	38	4	5	15	5	1025	671	141	215	183	41	3	18	2	7515
2012	333	\$ 850.00	\$ -	54	4	11	17	16	874	510	139	364	179	34	3	12	0	7157
2013	219	\$ 400.00	\$ 400.00	45	4	7	10	12	663	318	122	165	161	36	9	17	0	6506
2014	290	\$ 2,150.00	\$ 700.00	62	10	12	8	11	2112	937	115	162	128	43	7	44	0	8462
2015	263	\$ 4,100.00	\$ 4,000.00	61	1	9	25	13	1595	608	129	160	161	58	1	14	0	8306
2016	244	\$ 450.00	\$ 1,600.00	142	3	71	8	12	2518	645	132	129	132	66	8	29	0	10034
2017	237	\$ 700.00	\$ 750.00	94	3	39	8	11	1603	511	113	85	139	60	6	25	0	8991
2018	211	\$ -	\$ -	68	1	16	11	12	1519	665	118	76	157	60	4	39	1	9815



### MLPD Monthly Activity Report

<u>Month/Year</u>	<u>Alarms</u>	<u>False Alarm</u> <u>Charges</u>	<u>False Alarm</u> <u>Collected</u>	<u>Total</u> <u>Arrests</u>	<u>Juv.</u> <u>Arrests</u>	<u>CDS (Drug)</u> <u>Arrests</u>	<u>L.O.</u> <u>Violations</u>	<u>DWI</u>	<u>M.V.</u> <u>Stops</u>	<u>M.V.</u> <u>Summonses</u>	<u>M.V.</u> <u>Accidents</u>	<u>Animal</u> <u>Complaints</u>	<u>Medical</u>	<u>Thefts</u>	<u>Assaults</u>	<u>Burglary/</u> <u>Robbery</u>	<u>Murder</u>	<u>Total Call</u> <u>Volume</u>
2019 YTD	146	\$ 50.00	\$ 50.00	39	1	6	15	2	729	276	56	67	100	19	3	4	0	5989

July 2019

<u>Total Overtime</u> <u>Hours Paid</u> 320.5
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<u>Total</u>	<u>Vaca/Comp/Personal/Bereave Hrs</u>	<u>% of Hrs Equating to</u>
<u>Vaca/Comp Hrs</u>	<u>Creating OT</u>	<u>OT</u>
487.5	114	23.38%

<u>Total Sick Time</u>	<u>Total Sick Time</u>	<u>% of Hrs Equating to</u>
<u>Hrs</u>	<u>Hrs Creating OT</u>	<u>OT</u>
106	47	44.34%

- \* 21.5 Hours investigations/arrests/transpots
- \* 25.5 Hours Fourth of July
- \* 9 Hours Vehicle Maintenance/Upfitting
- \* 9 Hours DPW Sewer Work
- \* 4.5 hrs zeroing/assembling new rifles
- \* 90 hours Cifelli curbing/paving

# **BOROUGH OF MOUNTAIN LAKES**

## **Recreation Department**

### **Department Activity July 2019**

The Recreation Commission does not meet in July or August. The next meeting will be held on September 17<sup>th</sup> at Borough Hall.

- Regularly toured all recreational facilities weekly throughout the summer season including: Midvale Playground, Midvale Boat Launch, Taft Field, Wilson Basketball Courts, Tennis Courts, Birchwood and Island Beaches, Esplanade and Cove in order to maintain the areas for resident use. Worked with DPW to keep facilities ready for resident use.
- Finalized efforts with the DPW, Police, Fire Departments, Mountain Lakes Club, town volunteers and Beach Manager for the annual Fourth of July races and fireworks. There was concern by ML Club from last year. All ran smoothly this year. Well attended.
- Continued planning and hosting summer events including: concerts (3) and movie night.
  - Attendance at first 2 were well attended: Brother Wisdom, Denville String Band. Alex Laurenzi Quartet is scheduled in August.
  - ML Sailing Association had their Bon Fire on same night as Denville String Band. Attendees from both events appreciated seeing each other. Young and Old enjoyed music and S'mores!
- Assisted our Mountain Lakes HUB Lakes Adult Sports League Representatives including: volleyball (men's, women's and coed), softball, table tennis, bowling, golf, tennis and attended HUB Lakes meeting. Managed equipment and facility requests for HUB Lakes summer league teams.
- Will continue to work with HUB League to sort through scoring issues for Track & Dive.
- ML Women's Golf won the HUB Lakes tournament.
- Set up online registration and program details for Fall Recreation Field Hockey program and Fall Cross Country.
- Updated Mountain Lakes Website with details of summer programs and events.
- Met with Beach Director on a regular basis to discuss beach usage, staffing and swim lessons.
- Provided customer service, camp information and registration assistance to residents for all summer programs.
- Assisted residents with various facilities requests.
- Ongoing meetings with camp directors and site checks for all camps: Sailing, Tennis, Teen Camp and Summer Recreation Camp. (Final Enrollment Numbers below)

	2018	2019
Field Hockey	11	0
Tennis	15	38
Sail	146	195
Rec Camp	345	365
Yoga	NEW	35
Surf	9	17
Teen Camp	98	116



7/3	89 Kenilworth Road	Pass
7/3	107 Kenilworth Rd	Pass
7/9	11 Hillcrest Road	Pass
7/9	12 Sherwood Drive	Pass
7/16	1 Sherwood Drive	Pass
7/16	260 Blvd	Pass
7/16	17 Park Lane	Pass
7/12	17 Sherwood Drive	Pass
7/16	24 Yorke Road	Pass
7/17	10 Blvd	Pass
7/23	200 Blvd	Pass
7/25	255 Blvd	Pass

**SIGN ENFORCEMENT** -Monitor placement of signs/date for compliance

**Parking Enforcement:** Monitor parking of landscaping trucks on Blvd and around town to ensure compliance.

## Marcy Gianattasio

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**From:** MLHPC Alex Gotthelf <mlhpc.chair@gmail.com>  
**Sent:** Monday, June 17, 2019 4:03 PM  
**To:** Marcy Gianattasio  
**Cc:** pialicciardi@optonline.net  
**Subject:** New Member Application \_Pia Licciardi Abate

Dear Marcy,

We were approached a few months back by Pia Licciardi Abate to join our committee. See a cut and paste of that email below.

We would like to formally invite her and process her application with both the Borough and at our committee. Please advise on how to proceed with the Borough. I fully expect that she will be approved by our committee but I will bring her up for a confirmation vote of approval in the mean time.

Pia is copied on this email.

Thank you.

Alex Gotthelf, AIA

Chair of ML HPC

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**From:** Pia Licciardi Abate [mailto:[pialicciardi@optonline.net](mailto:pialicciardi@optonline.net)]  
**Sent:** Tuesday, January 15, 2019 9:26 AM  
**To:** Val Egan  
**Subject:** Historic Preservation Committee - Interested New Member

Hi Valerie,

I am interested in serving on the Historic Preservation Committee. I believe the committee is already considering someone else, but I thought I would express my interest should another position open.

I have lived in Mountain Lakes for 22 yrs. (in three different homes, including The Craven House), served on the Mountain Lakes Zoning Board from 2008-2013 and was the Commodore of the MLSA from 2008-2010, in addition to serving on many other committees throughout the years. My husband and I have three children in college and a daughter at MLHS.

I have a LinkenIn page which outlines my education and work experience. I hold a Master's Degree in Art History and have worked in various capacities at museums in NYC. More recently, I wrote a book on Frank Lloyd Wright.

If you would like more information about me, please let me know.

Thank you.

Best,

Pia Licciardi Abate

Pia Licciardi Abate  
138 Lake Drive  
Mountain Lakes, NJ 07046  
973-214-7023  
[piaabate@gmail.com](mailto:piaabate@gmail.com)

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Alex Gotthelf  
2019 MLHPC Chairman





# BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

## Application: Student Membership on Borough Committees and Commissions

Name: **Niralee Shah**

Year in High School: **10th grade**

Address: **4 Brook Lane Mountain Lakes**

Applicant Email Address: **nshah20@mlschools.org**

I am interested in serving on:

- Historic Preservation Committee
- Lakes Management Advisory Committee
- Shade Tree Commission
- Woodlands Management Advisory Committee

If there is not an opening on my selected committee, I would consider serving on a different committee: **Y / N Yes**

Essay: Why I am Interested in Being a Student Member of this Committee/Commission (150 words max):

I have countless memories from my childhood swimming every summer on the team at Birchwood Lake. I continue to go and appreciate the beauty of the lakes we have in our town whether it be canoeing and walking around Birchwood Lake or picnicking with my family. As a high school varsity swim team member, I would like to share the responsibility of keeping our lakes fun and safe for younger children. I am fascinated by how the lakes in our town are so well maintained and how the town cares for them. I hope I can be part of this committee because I would like to learn not only about the numerous lakes but also about how members of the committee find time to help. I will be able to appreciate the abundant work that goes into sustaining the environment and give me a chance to help alongside the committee.

List any community service or other leadership experiences you would like us to be aware of:

Co-Editor  
 -The Journal at the Lakeland YMCA, March 2018 - current  
 Assistant Editor for Lakeland High School Yearbook, Summer 2018  
 -The Journal, June 2017 - current

Adoptee  
 -Major League Organization, Hampton, VA  
 -Swim team for PFDs with special needs, Sept 2016-present  
 -Lakeland School for PFDs with special needs, 10th-11th grade  
 -Lakeland School for PFDs with special needs, 2016-17  
 -Key Club member, Sept 2016 - June 2017  
 -The Department of the Environment and Planning office as a volunteer

Awards  
 -C.A. Smith Group Award (2015 and Silver award (2017)  
 -Organization for Global Good

**Niralee Shah : application page 2**

**Employment :**

Swim coach at the Lakeland YMCA; March 2018 - current

Limitless School for children with special needs; Junior Counselor; Summer 2018

Babysitting: June 2017 - current

**Volunteer :**

Kids2Kids organization, Morristown, NJ

Swim teacher for children with special needs; Sept 2015 - current

Limitless school for children with special needs, Denville, NJ

Aid to children with special needs; Summer 2015-17

Key Club member; Sept 2016 - June 2017

Participated in various volunteering and fundraising efforts as a club member

**Awards**

Girl Scouts Bronze Award (2015) and Silver award (2017)

Ongoing work for Gold Award



## BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

### Application: Student Membership on Borough Committees and Commissions

Name: Maimoonah Shafqat

Year in High School: Sophomore

Address: 7 Roberts Drive

Applicant Email Address: maimoonah22@gmail.com

I am interested in serving on:

- Historic Preservation Committee
- Lakes Management Advisory Committee
- Shade Tree Commission
- Woodlands Management Advisory Committee

If there is not an opening on my selected committee, I would consider serving on a different committee: Y / N Yes

Essay: Why I am Interested in Being a Student Member of this Committee/Commission (150 words max):

I consider the Lakes Management Advisory Committee as essential to preserving the natural beauty of Mountain Lakes. Birchwood Lake is right behind my house, and I have personally made many memories there, whether it be swimming or running around the trail. This lake is also used by the Mountain Lakes Swim/Dive Team for practice and meets. Mountain Lake is used by the Sailing Association for their summer camp. I believe that the residents of Mountain Lakes should be able to use the lakes for recreational purposes-for example, swimming or fishing-but the health of the lakes themselves must be preserved. I am also interested in pursuing Environmental Science as a career, and serving on this committee would be an excellent learning experience. I want to help keep our lakes in good condition so we can continue to enjoy them.

List any community service or other leadership experiences you would like us to be aware of:

- Junior Volunteer at St.Clare's Hospital (2 years)
- Assistant Teacher at JMJC Sunday School
- Student Advisor/Team Captain, MLHS Academic Team
- Editor, MLHS Mountaineer Newspaper



## **BOROUGH OF MOUNTAIN LAKES**

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

### **Application: Student Membership on Borough Committees and Commissions**

Name: Kaylee Smith

Year in High School: Junior as of 2018

Address: 192 Boulevard Mountain Lakes, NJ 07046

Applicant Email Address: [ksmith20@mlschools.org](mailto:ksmith20@mlschools.org)

I am interested in serving on:

- Historic Preservation Committee
- Lakes Management Advisory Committee
- Shade Tree Commission
- Woodlands Management Advisory Committee

If there is not an opening on my selected committee, I would consider serving on a different committee: Y / N Yes

Essay: Why I am Interested in Being a Student Member of this Committee/Commission (150 words max):

I have always had a passion for history, and since I have lived here, I have learned a lot about Mountain Lakes. I am eager to learn more and share the historical importance of Mountain Lakes with my peers in order to promote the committees ideals. I also believe that the historical preservation of Mountain Lakes is a cornerstone of what makes this community distinctively outstanding. The uniquely adapted arts and crafts style paired with the Laker heritage makes Mountain Lakes captivating to those passing through the community, and even more so by those who live here.

List any community service or other leadership experiences you would like us to be aware of:

- CoEditor of yearbook (2016)
- NJHS (National Jr. Honor Society) Qualifier and Participant (2016)
- Elected Student Council Treasurer (2017)
- Captain of Women's Varsity Swim Team (2017)
- MVP of Women's Varsity Swim Team (2017)
- Student Council Elected Leaders Camp Participant (2017)
- Completed Silver Award and Current Girl Scout



## BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

### Application: Student Membership on Borough Committees and Commissions

Name: Gillian Strauss  
Year in High School: Rising Sophomore  
Address: 17 Crane Road Mountain Lakes, NJ 07046  
Applicant Email Address: gillistrauss@icloud.com

I am interested in serving on:

- Historic Preservation Committee
- Lakes Management Advisory Committee
- Shade Tree Commission
- Woodlands Management Advisory Committee

If there is not an opening on my selected committee, I would consider serving on a different committee: Y / N Yes

Essay: Why I am Interested in Being a Student Member of this Committee/Commission (150 words max):

Being an active member of the community is important to me and I believe that I can help by participating as a student member of the Historic Preservation Committee. Growing up in Mountain Lakes in a Belhall house built in 1929, I have learned the importance of the historical presence in this town. Mountain Lakes has been a special place to grow up and I would like to be a part of preserving the culture and the unique character of the town. I am also interested in learning about the government at a local level so that I can learn the right way to make my voice heard and have an opportunity to make an impact. Over the years my mother has played an active role in the town's League of Women Voters. I hope to follow in her footsteps, making this town a better place, and supporting my community.

List any community service or other leadership experiences you would like us to be aware of:

- Two years ago I began working with an organization called Project Morry, which gives underprivileged children a chance to go to a summer sleepaway camp. This is an experience that I feel passionately about sharing with other children. I recently led a drive where art supplies were donated so that the camp funded by Project Morry, Morry's Camp, could have an art program for their campers. Additionally, I attend monthly 'Support Sundays' to help the organization with projects needed to get the camp functioning for the next summer.
- I participate in the Mountain Lakes Girl Scouts program, recently receiving my Silver Award. Two of my friends and I made and sold banana bread in order to raise money to make baskets filled with activities for children in the Goryeb Children's Hospital.
- I am a member of the MLHS Spanish Club and Entrepreneurship Club.



## **BOROUGH OF MOUNTAIN LAKES**

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

### **Application: Student Membership on Borough Committees and Commissions**

Name: Gillian Strauss

Year in High School: Current Sophomore

Address: 17 Crane Road, Mountain Lakes NJ

Applicant Email Address: gstrauss21@mlschools.org

I am interested in serving on:

- ✓ Historic Preservation Committee
- Lakes Management Advisory Committee
- Shade Tree Commission
- Woodlands Management Advisory Committee

If there is not an opening on my selected committee, I would consider serving on a different committee: Y / N

#### **Essay: Why I am Interested in Being a Student Member of this Committee/Commission (150 words max):**

Being an active member of the community is important to me and I believe that I can help by participating as a student member of the Historic Preservation Committee. Growing up in Mountain Lakes in a Belhall house built in 1929, I have learned the importance of the historical presence in this town. Mountain Lakes has been a special place to grow up and I would like to be a part of preserving the culture and the unique character of the town. I am also interested in learning about the government at a local level so that I can learn the right way to make my voice heard and have an opportunity to make an impact. This year I have been an active participant and leader of various high school clubs and activities. I want to further my involvement outside of the high school by joining the Historic Preservation Committee, making this town a better place, and supporting my community.

#### **List any community service or other leadership experiences you would like us to be aware of:**

- This year I worked with a few students from my entrepreneur class to start a business called

Backstage Productions to help market the spring musical at MLHS. I was the Co-Merchandising Head of our business. This learning experience helped me interact with vendors and professionals and learn how to deal with risk and predict sales.

- I founded the first MLHS chapter of the DECA national business club. Next year I will become co-president of this club and work with students to compete nationally against other schools on their business skills.
- At my Hebrew School I am a mentor and student teacher for middle schoolers working to prepare for their Bat and Bar Mitzvah services.
- This year I became a peer mentor for two, second grade, students at Wildwood elementary school. I visit their class every week and do activities to help them with social and academic skills.
- This summer will be my seventh and final summer attending a sleepaway camp called Camp Echo Lake. At camp I have not only learned independence, but this summer I will participate in a camp leadership program. As a Leader In Training I will assist counselors and learn leadership skills throughout the summer.
- I am an active member of the MLHS Entrepreneur Club.
- This year I also participated on the advertising committee of the first ever MLHS Hispanic Film Festival.
- I am a member of the Mountain Lakes Girl Scout troop. I received my Silver Award for raising money to create activity baskets for kids staying at the Goryeb Children's Hospital in Morristown. I am currently working to achieve my Gold Award.
- I participate on the Mountain Lakes Field Hockey team.

Application - Mountain Lakes Environmental Commission - Student Member

Megan Beik

5 Pepperidge Road, Boonton Township

Grade 11 at Mountain Lakes High School

[mbeik20@mlschools.org](mailto:mbeik20@mlschools.org)

Essay:

In the first grade, my mother forced me to join my local Girl Scout troop. At the time, I dreaded the thought of being in school for any longer than I had to, but every meeting we had drew me in more. In our meetings, we would talk about giving back to the community and our environment. Occasionally, we would go on field trips that allowed us to learn about the ecosystem, which allowed me to discover my passion for the environment. As my love for Girl Scouts grew, so did my love for the Earth. Currently, I am working on my Gold Award, which is focusing on pollinator decline. Now looking back, I realize that joining Girl Scouts was one of the best decisions I have ever made because it let me find my true passion: the environment.

As I have grown older, I've realized that most do not share the same passion for the environment as I do. I would love to work with others that share the same passion and goals. By being on the committee, I can bring my ideas to light and help work on making our community cleaner and more sustainable. This opportunity can prepare me for college and my career, where I plan on working in the fields of environment and medicine.

Environment and Leadership experiences:

- I am currently working on my Girl Scout Gold Award with the focus of pollinator decline.
- I am a Peer Leader at Mountain Lakes High School, a program where I help incoming freshman navigate high school.
- I volunteered at Rockaway Valley School and picked weeds and tilled dirt in their garden.



- Hosted a “Fun Night” for younger Girl Scout Troops and taught them how to make dog and cat toys with reclaimed items.
- Took a class on foraging and medicinal plants with herbalist Jim Furey.
- Raised money for Earthjustice with the Young Democrats Club at Mountain Lakes High School.
- A member of the Environmental Club and Mountain Lakes High School. We gather once a month during the school year and discuss environmental issues our school has.
- Led younger troops on a nature walk at Pyramid Mountain, emphasising the importance of the ecosystem.
- Volunteered to clean up trash at Denali National Park.



## **BOROUGH OF MOUNTAIN LAKES**

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

### **Application: Student Membership on Borough Committees and Commissions**

Name: Elizabeth Hirschfeld

Year in High School: Rising Junior

Address: 8 Laurel Hill Road

Applicant Email Address: elizabethhirschfeld12@gmail.com

I am interested in serving on Environmental Commission

If there is not an opening on my selected committee, I would consider serving on a different committee: Yes

Essay: Why I am Interested in Being a Student Member of this Committee/Commission (150 words max):

I consider myself fortunate to have grown up in a community as beautiful as Mountain Lakes, and I appreciate the importance of preserving our environment for future residents. With so many threats to the environment today, it is everyone's job to protect our natural resources and surroundings. I am interested in being a student member of the Environmental Commission because I am very passionate about preserving nature and promoting sustainability. For example, I always try to recycle, and I would like to help promote a greater emphasis on recycling in school and around town. I also would like to focus more on littering. I think that it would be great to get the community more involved in keeping Mountain Lakes' beaches and parks pristine. Finally, I believe that my experience in many leadership roles in school has been good preparation for serving on a Borough committee.

List any community service or other leadership experiences you would like us to be aware of:

Big Brother Big Sister mentor

Spanish Club Executive Board

Phoenix Literary Magazine Editor

Mountaineer Newspaper Editor

Hispanic Film Festival Executive Committee

Yearbook Editor

Key Club

## Background on Commissions and Committees

### The Environmental Commission

The mission of the Environmental Commission is to advise and educate the municipal government, the planning and zoning boards, and the residents about environmental issues that impact our Borough. Examples of Commission activities include:

- Inform the planning and zoning boards about environmental impacts of proposals for development
- Investigate environmental problems and offer solutions
- Inform residents on environmental matters including ways to help protect the environment
- Interact with neighboring commissions and other organizations to tackle regional and state problems
- Study and make recommendations concerning open space preservation, water resources management, air pollution control, solid waste management, noise control, soil and landscape protection, marine resources and protection of the flora and fauna.
- Maintain an inventory of the natural resources of the community
- Support the Green Team and their efforts toward Certification with Sustainable Jersey
- <https://mtnlakes.org/committees-and-commissions/environmental-commission/>

### Historic Preservation Committee

The mission of the Historic Preservation Committee is to safeguard the buildings and public spaces that make Mountain Lakes a unique community and to educate residents by collecting and preserving artifacts and stories that help tell the town's history. Examples of Committee responsibilities include:

- Foster civic pride in the history and architecture of Mountain Lakes and promote the heritage and community identity of Mountain Lakes
- Promote appreciation of historic resources for the education, pleasure and welfare of our residents
- Encourage beautification, maintenance and preservation of historic resources
- Discourage the unnecessary demolition of historic resources
- <https://mtnlakes.org/committees-and-commissions/historic-preservation-committee/>

### Lakes Management Advisory Committee

The mission of the Lakes Management Advisory Committee is to advise Borough Council on issues pertaining to the maintenance and restoration of the quality of the watersheds, lakebeds, and waters of the Lakes of Mountain Lakes, including tributaries and estuaries; and to educate residents about our lakes, particularly about the benefits of riparian buffers. Examples of Committee responsibilities include:

- Study best practices to develop a management plan for lake and watershed protection and improvement, including a program for monitoring existing lake and watershed conditions
- Maintain a system of record keeping which will enable year-to-year comparisons of the quality of the Borough lakes and streams.
- <https://mtnlakes.org/committees-and-commissions/lakes-management-advisory-committee/>

### Shade Tree Commission

The Shade Tree Commission is committed to the development, maintenance and promotion of a sustainable, safe and productive shade tree resource that benefits the physical, environmental and social well-being of the community, and preserves the historical climate and character of the borough. Examples of Commission responsibilities include:

- Evaluate and maintain inventory of all trees in the Right of Way
- Support Mountain Lakes through improved air quality, property values, water quality, animal habitat, and overall climate impact and reduce risk and liability for the community
- Develop and maintain a five-year Community Forestry Management Plan (CFMP)
- <https://mtnlakes.org/committees-and-commissions/shade-tree-commission/>

### Woodlands Management Advisory Committee

The mission of the Woodlands Advisory Committee is to make recommendations to Borough Council regarding the health of the Borough's woodlands. "Borough Woodlands" are defined as including all Borough-owned wooded areas, from large tracts designated as parks to the

## **Application: Student Membership on Borough Committees and Commissions**

Name: Jackie Edwards

Year in High School: Sophomore

Address: 12 Vale Drive

Applicant Email Address: jedwards21@mlschools.org

I am interested in serving on:

Shade Tree Commission

If there is not an opening on my selected committee, I would consider serving on a different committee: Yes

Essay: Why I am Interested in Being a Student Member of this Committee/Commission (150 words max):

I am interested in being a student member of this commission because I think it is important to protect the shade trees in Mountain Lakes, as well as make sure that they are not in danger of falling. Additionally, I take interest in the many species of trees that live in our community since I have lived in Mountain Lakes for almost all of my life and Mountain Lakes is renowned for its abundance of magnificent trees. I think that being on the Shade Tree Commission would be an important learning experience in environmental protection as well as in what it is like to be part of a commission.

List any community service or other leadership experiences you would like us to be aware of:

- Current Volunteer with Mountain Lakes Makers Club (Directed by Ian Matty and held at the Mountain Lakes Library)