



**LAKE COMO BOROUGH  
1740 MAIN STREET  
P.O. BOX 569  
LAKE COMO, NJ 07719  
(732) 681-3232  
MINUTES**

**DATE: DECEMBER 1, 2015  
7:30 PM WORKSHOP**

**DISCUSSION ITEMS**

1. Seasonal Certificate of Occupancy
  - a. Borough Clerk/Administrator Louise Mekosh began discussion and stated that Code Enforcement Officer Bob Poff reviewed the draft ordinance and additions to the checklist and is ok with the changes. Ms. Mekosh stated that the appendix includes almost all items the code enforcement officers check during inspections.
    - i. Borough Attorney Peg Schaffer added that the checklist is intended for self-inspections between tenants and stated that she will be adding language about violations for cutting corners.
  - b. Ms. Mekosh stated that this year there were 59 yearly inspections and 106 seasonal inspections. Ms. Schaffer stated that she will add the additional items and the final draft will be on the next workshop for approval and introduce in the New Year.
  
2. Ms. Mekosh stated that an extra meeting is needed for budget reasons and was hoping Tuesday, December 22, 2015 at 7:30 would work for the Council. A resolution adding this extra meeting will be added to the December 15, 2015 meeting.

**PUBLIC COMMENTS ON WORKSHOP ITEMS**

Councilman Witte made a motion to open the meeting to the public seconded by Councilman Higgins, all are in favor.

No Public Comments

Councilman Witte made a motion to close the meeting to the public seconded by Councilman Higgins, all are in favor.

Respectfully Submitted  
Amy L. Boney  
Deputy Borough Clerk

The minutes of this meeting are not verbatim. Please call Borough Hall at (732)681-3232 to schedule an appointment to hear the tape(s) of this meeting in its entirety. All tapes are subject to being destroyed 80 days after the approval of the Minutes.



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MINUTES

DATE: DECEMBER 1, 2015  
REGULAR MEETING IMMEDIATELY FOLLOWING WORKSHOP

**MEETING CALLED TO ORDER**

Mayor Wilton called the meeting to order at 7:35pm.

**SALUTE TO FLAG AND MOMENT OF SILENT PRAYER**

**SUNSHINE LAW**

INTRODUCTION AS REQUIRED UNDER THE SUNSHINE LAW: ADEQUATE NOTICE OF THE MEETING HAS BEEN PROVIDED BY THE ADOPTION OF A RESOLUTION BY THE MAYOR AND COUNCIL ON THE SIXTH DAY OF JANUARY 2015 IN WHICH RESOLUTION THE TIME AND PLACE OF AGENDA AND REGULAR MEETINGS COMMENCING WITH JANUARY 6, 2015 WERE SET FORTH. NOTICE OF SAME WAS DELIVERED TO THE ASBURY PARK PRESS AND THE COAST STAR AND A COPY OF SAME IS POSTED ON THE BULLETIN BOARD IN THE BOROUGH HALL. ALL MEETINGS ARE OPEN TO THE PUBLIC.

**ROLL CALL**

Douglas Witte	Present
Kevin Higgins	Present
Virginia Kropac	Present
John Carvelli	Present
Hawley Scull	Present
Michael Noonan	Present

**APPROVAL OF MINUTES**

Councilman Higgins made a motion to approve the minutes from the November 16, 2015 Workshop and Regular Meetings seconded by Councilwoman Scull, all are in favor.

**COMMUNICATIONS**

No Communications

**REPORTS OF COMMITTEES**

- Councilman Noonan reported that the town has been exploring installing parking pay stations on North Blvd. and have applied to join to Cranford Police Department Co-Op. We have been accepted by Cranford and are just waiting for approval from the State. All other matters are in order.

- Councilwoman Scull reported that the next Business Roundtable meeting will be held on Tuesday, December 8, 2015 at 7:00pm in the meeting room, all are invited to attend. All other matters are in order.
- Councilman Carvelli reported he looked into the vacant and abandoned property registry and stated that last summer the Governor signed two bills into law. These law apply to creditors of foreclosed properties and gives municipalities' permission to hold creditors responsible for properties that are not maintained. Councilman Carvelli reported that the town can also fine creditors and the law requires creditors to appoint someone to maintain the property. Many New Jersey towns have already enacted this ordinance and Councilman Carvelli reported that he feels Lake Como will benefit from this law. Mayor Wilton asked Councilman Carvelli and Borough Attorney Peg Schaffer to look into the ordinance and get a draft copy on a future workshop. All other matters are in order.
- Councilwoman Kropac reported that the next meeting of the Tourism Commission will be held on Monday, December 7<sup>th</sup> at 7:30pm. The Annual Tree Lighting is going to be this Saturday, December 5, 2015 at 6:00pm at Borough Hall. There will be crafts for the kids and refreshments and a special appearance by Santa. Councilwoman Kropac also reminded all residents and business owners that the holiday decorating contest is taking place on December 17<sup>th</sup> at nightfall. The trolley will head out at 6:00pm to choose which homes and which business have the best holiday spirit. Prizes will be awarded for the winners. All other matters are in order.
- Councilman Higgins reported that J. Fletcher Creamer has repaved all the areas they dug up during Phase I of the water project. Kiely is currently in the process of repaving their areas from the Gas Company project. Councilman Higgins reported that the repaving of Main Street, through a DOT grant, will take place this spring and the project will be rebid this winter. The grant for the USDA for the water project is moving forward and Councilman Higgins reported that hopefully work will start in the spring. All other matters are in order.
- Councilman Witte reported that all matters are in order in the Police Department and there is a meeting in Trenton on Thursday to discuss the ongoing police service proposals. All other matters are in order.
- Mayor Wilton invited all businesses and residents to the roundtable meeting on Tuesday, December 8<sup>th</sup>. Since the first meeting back in the spring one of the businesses received a façade grant and the burned down business on Main Street has been sold and is being renovated. Mayor Wilton also reported that since the beginning of the year, 11 new homes are being built in Lake Como and he thanked the building department for all their hard work. Lake Como is definitely moving in the right direction. Mayor Wilton invited everyone to the tree lighting this Saturday at 6pm. There will be crafts for the kids, light refreshments and a very special visitor. Mayor Wilton stated that the last of the paperwork was submitted to JCP&L and he is hopeful that the holiday lighting will be

up for this holiday season. Mayor Wilton also commented on the revaluation letters that went out recently and the new assessed values have been done. We were under a court order from the State Director of Taxation since Lake Como has put off the revaluation two times and at the same time Lake Como was entered into the Monmouth County pilot program which required a revaluation as well. Borough Clerk/Administrator Louise Mekosh explained that when the new assessments are in effect in January and when the new budget is adopted new bills will be mailed out. Ms. Mekosh stated that homeowners cannot take their assessed rate that was just received and multiple that by the tax rate on the current bill. If any resident has any questions, Esther Kiss in the tax office is wonderful. All other matters are in order.

### **UNFINISHED BUSINESS**

No Unfinished Business

### **PUBLIC COMMENTS ON NEW BUSINESS**

Councilman Witte made a motion to open the meeting to the public seconded by Councilwoman Kropac, all are in favor.

Tony Pecelli, President of PBA Local 50, came before the Council to question if there is a fee associated with the runs and walks in Lake Como or if the Police Department is eating those costs. Mayor Wilton responded that there is a \$500.00 fee charged for all special events.

Councilman Witte made a motion to close the meeting to the public seconded by Councilwoman Scull, all are in favor.

### **CONSENT AGENDA**

All items listed under this section are considered to be routine by the Borough Council and will be enacted by one motion. There will be no separate discussion on these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

Special Events Permit Application  
Mama Mare 5k – April 2, 2016

Special Events Permit Application  
Triathlon for Autism – August 7, 2016

Resolution 2015-129  
Planning Board Appointments

Councilman Higgins made a motion to approve the consent agenda seconded by Councilman Witte, all are in favor.

### **NEW BUSINESS**

No New Business

### **PUBLIC COMMENTS**

Councilman Higgins made a motion to open the meeting to the public seconded by Councilman Carvelli, all are in favor.

Denise O'Hara of 2005 Margerum Avenue came before the Council to thank Mayor Wilton for quickly addressing and remedying the situation in her neighborhood. Ms. O'Hara also thanked the Council for all their service over the years.

John Post of 614 North Blvd. came before the Council to address his concerns with the parking meters proposed for North Blvd. Mr. Post expressed his concerns that meters and striping will decrease his property value. Councilman Noonan responded that all of this is still in very preliminary stages and may not be in Lake Como's budget. The idea came from a year round resident and what is currently proposed would be pay station and no striping, rather those who park would be required to place a receipt on their dashboard. Mayor Wilton responded that this will be discussed publically when it gets to that point but right now Lake Como hasn't been approved to enter the co-op by the state. Lake Como has all the downsides of the beach but no upsides so this will be a revenue generator.

Mark Cowen, 612 North Blvd. came before the Council to second the feelings of Mr. Post about the proposed parking meters and asked if they would be seasonal and his concerns for guest parking. Councilman Noonan assured Mr. Cowen that the meters are not meant to be a hindrance to the homeowners on North Blvd. Councilman Noonan stated this discussion is not even close to being ready for a vote and the town still needs to get into the co-op and it needs to make financial sense.

Councilman Witte made a motion to close the meeting to the public seconded by Councilman Carvelli, all are in favor.

#### **NEXT MEETING**

THE NEXT REGULAR MEETING OF THE MAYOR AND COUNCIL WILL BE HELD ON TUESDAY, DECEMBER 15, 2015 IMMEDIATELY FOLLOWING THE 7:30PM WORKSHOP MEETING IN THE LAKE COMO MEETING ROOM. ALL MEETINGS ARE OPEN TO THE PUBLIC.

#### **MOTION TO ADJOURN**

Councilwoman Kropac made a motion to adjourn seconded by Councilman Higgins, all are in favor.

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# Borough of Lake Como

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(732) 681-3232 • FAX (732) 681-8981

Brian T. Wilton  
Mayor

Louise A. Mckosh  
Borough Clerk/Administrator

\*\*\*MUST BE TYPED OR PRINTED NEATLY\*\*\*

## SPECIAL EVENTS PERMIT APPLICATION

PLEASE COMPLETE THE FOLLOWING INFORMATION, AS REQUIRED BY  
BOROUGH ORDINANCE NO. 93-576.

DATE AND TIME OF EVENT: 6th Annual De-FEET Breast Cancer 5K Run/Walk  
April 2nd, 2016 (Saturday), 5K starts at 9:30 am

NAME OF APPLICANT/ORGANIZATION: Jonathan Arroyo (Mama Mare Breast Cancer Foundation)

ADDRESS: P.O. Box 1379

TOWN: Easton STATE: PA ZIP: 18044

TELEPHONE NUMBER: 732-668-1018

ON SCENE PERSON RESPONSIBLE FOR EVENT: Jonathan Arroyo, 5K Event

ADDRESS: Starts + Ends @ Bar Anticipation = 783 16th Ave, Lake Como, Director

PHONE NUMBER: Mama Mare contact # for 5K = 732-668-1018

WILL THERE BE AN ADMISSION CHARGE TO ATTEND?:  YES  NO

IF YES, HOW MUCH?: 1) Pre-Registration per individual is \$30.00 by our online cut-off date  
(on-site is \$35.)

LIABILITY INSURANCE COVERAGE?  YES  NO

AMOUNT OF COVERAGE: For each town, 1 million dollars

**\*Certificate of Insurance MUST be submitted with the application  
before application will be reviewed\***

2) Teams - pre-reg =  
\$25 by  
our cut-off  
(w/ fundraising  
requirements.)

No on-site pre-reg  
for Teams.

Liability insurance for our foundation and  
for all 3 towns the 5K goes through.

- Certificate will come separately to you soon as we  
have done each year for this event.

Note= Our Event will be run the same as the last 5 years and we  
will ensure everything is done the same as before.



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Louise A. Melkosh  
Borough Clerk/Administrator

## SPECIAL EVENTS PERMIT APPLICATION

DATE AND HOURS FOR WHICH THE PERMIT IS DESIRED:

*5K is on Saturday, April 2nd, 2016 and the 5K Run/Walk starts promptly @ 9:30am. As in the past, the streets will need to be secured and ready shortly before this time for the 5K to begin at 9:30am.*

**ALL RUNS MUST BEGIN PRIOR TO 10:00AM**

LOCATION OF EVENTS AND COMPLETE DETAILS AS TO HOW THE APPLICANT INTENDS TO PROVIDE FOR SECURITY AND TRAFFIC CONTROL:

*- 5K Starts + Ends @ Bar Anticipation (703 16th Ave, Lake Como)  
- Course through Lake Como, Belmar + Spring Lake (see course map) (same as the last 4/5 years)  
- We will work with the 3 Police Departments, same as the last 4/5 years. Our on-site Race Director will work with us in everything. The 5K course will close around 10:30am.*

DESCRIBE ALL BOROUGH RESOURCES AND/OR SERVICES THAT WILL BE REQUIRED TO BE PROVIDED IN CONNECTION WITH THE EVENT:

*Police for Traffic and ~~loss~~ security of the course, same as the last 5 years.*

APPROXIMATE NUMBER OF CONTESTANTS, PARTICIPANTS, SPECTATORS, AND/OR OTHER PEOPLE THAT COULD REASONABLY BE ANTICIPATED TO ATTEND THE EVENT: *Over 1,000 participants / over 300 spectators*

**THE BOROUGH OF LAKE COMO RESERVES THE RIGHT TO CANCEL ANY SPECIAL EVENT DUE TO CIRCUMSTANCES BEYOND ITS CONTROL, SUCH AS STORMS OR ANY NATURAL DISASTER.**

  
\_\_\_\_\_  
SIGNATURE OF APPLICANT

*11-16-2015*  
\_\_\_\_\_  
DATE

*Jonathan Arroyo  
5K Event Director*



## Borough of Lake Como

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Brian T. Wilton  
Mayor

Louise A. Mekosh  
Borough Clerk/Administrator

### SPECIAL EVENTS PERMIT APPLICATION

→ Attached.

PLEASE PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED EVENT AND A SKETCH THAT WOULD SHOW THE AREA OR ROUTE TO BE USED, ALONG WITH ANY PROPOSED STRUCTURES, TENTS, FENCES, BARRICADES, SIGNS, BANNERS, AND RESTROOM FACILITIES, MORE COMMONLY REFERRED TO AS A FOOTPRINT.

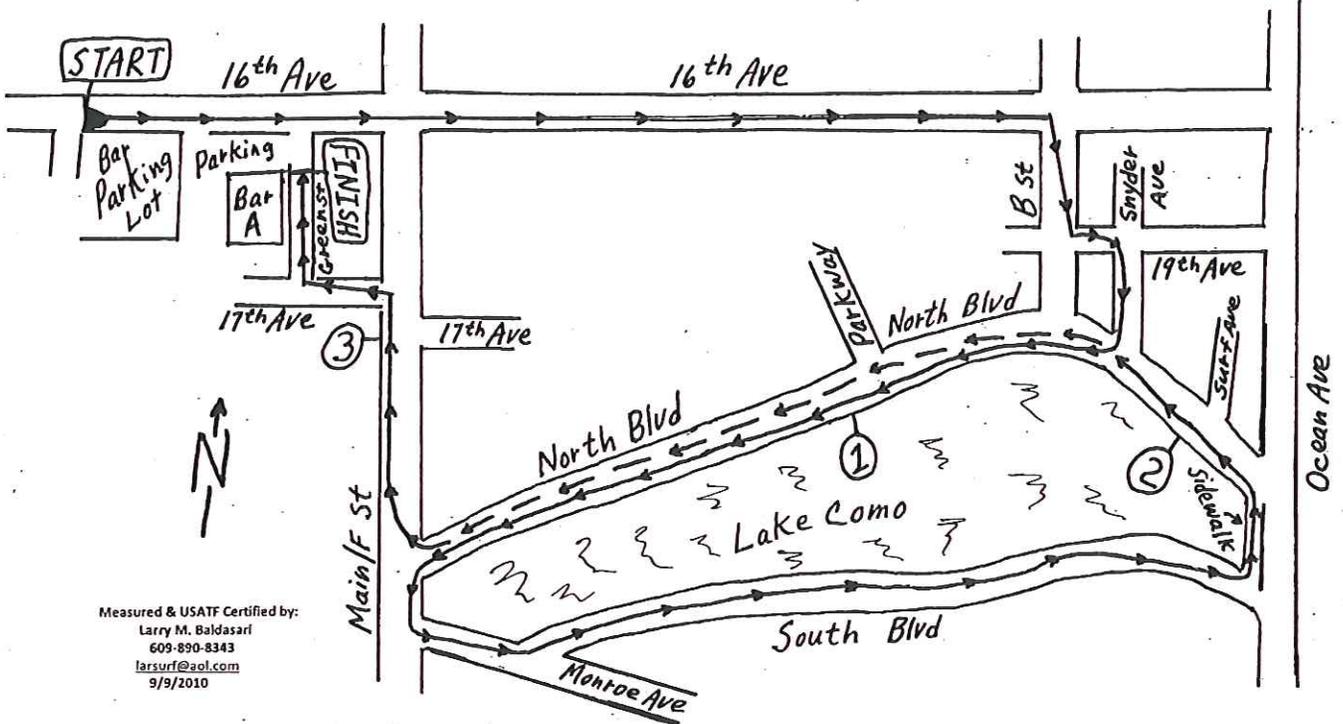
YOU MUST ALSO INCLUDE A COPY OF THE CERTIFICATE OF INSURANCE.

↳ As instructed, will be  
mailed separately  
soon!

**LAKE COMO 5K**  
**Course Map(not to scale)**  
**Lake Como, NJ**  
**NJ10023LMB**

Effective 9/9/2010 to 12/31/2020

START- On 16<sup>th</sup> Ave, directly even with the unnumbered light pole(LP) that is located at the E. corner of the Westernmost driveway for Bar Anticipation, a.k.a. Bar A & at the middle of the driveway for building #712 on N. side of street; 54' E. of telephone pole(TP) 3322 on S. side; 38' W. of TP #254 on N. side.  
 1 MILE- On North Blvd, just W. of Parkway & just E. of the Gazebo on S. side; at the middle of the driveway for house #500; 47' W. of LP #4552 on S. side; 24' E. of the E. end of the sewer grate on S. side; 35' W. of the fire hydrant on N. side.  
 2 MILE- On North Blvd, directly even with the flagpole that is located at the E. end of the property for house #106; 35' W. of the concrete sign pole for Surf Ave. on N. side; 56' E. of LP #4048 on S. side.  
 3 MILE- On Main St, in front of building #703; 20' S. of the S. end of the sewer grate on W. side; 30' N. of TP #11 On W. side.  
 FINISH- On Green St, directly even with the N.E. end of the Bar A building & across from the rear doors to building #1607 on W. side: 40' N. of the N. end of the sewer grate that is located



Measured & USATF Certified by:  
 Larry M. Baldasari  
 609-890-8343  
 larsurf@aol.com  
 9/9/2010



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## SPECIAL EVENTS PERMIT APPLICATION

PLEASE COMPLETE THE FOLLOWING INFORMATION, AS REQUIRED BY  
BOROUGH ORDINANCE NO. 93-576.

DATE AND TIME OF EVENT: Aug 7, 2016 6:45 AM

NAME OF APPLICANT/ORGANIZATION: DQ Events Tri for Autism

ADDRESS: 315 Crestwood Ave

TOWN: Maddonfield STATE: NJ ZIP: 08033

TELEPHONE NUMBER: 732-948-3572

ON SCENE PERSON RESPONSIBLE FOR EVENT: Chuck Sellers / Tom Manzi

ADDRESS: S/A

PHONE NUMBER: S/A

WILL THERE BE AN ADMISSION CHARGE TO ATTEND?:  YES  NO

IF YES, HOW MUCH?: \$80.

LIABILITY INSURANCE COVERAGE?  YES  NO

AMOUNT OF COVERAGE: \_\_\_\_\_

**\*Certificate of Insurance MUST be submitted with the application  
before application will be reviewed\***



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Mayor

Louise A. Mekosh  
Borough Clerk/Administrator

## SPECIAL EVENTS PERMIT APPLICATION

DATE AND HOURS FOR WHICH THE PERMIT IS DESIRED:

Aug 7, 2016 6:45 Am - 10 Am

**ALL RUNS MUST BEGIN PRIOR TO 10:00AM**

LOCATION OF EVENTS AND COMPLETE DETAILS AS TO HOW THE APPLICANT INTENDS TO PROVIDE FOR SECURITY AND TRAFFIC CONTROL:

Police, Volunteers, Bar Acadies

DESCRIBE ALL BOROUGH RESOURCES AND/OR SERVICES THAT WILL BE REQUIRED TO BE PROVIDED IN CONNECTION WITH THE EVENT:

Police

APPROXIMATE NUMBER OF CONTESTANTS, PARTICIPANTS, SPECTORS, AND/OR OTHER PEOPLE THAT COULD RESONABLY BE ANTICIPATED TO ATTEND THE EVENT: 500

THE BOROUGH OF LAKE COMO RESERVES THE RIGHT TO CANCEL ANY SPECIAL EVENT DUE TO CIRCUMSTANCES BEYOND ITS CONTROL, SUCH AS STORMS OR ANY NATURAL DISASTER.

[Signature]  
SIGNATURE OF APPLICANT

11/19/15  
DATE



## *Borough of Lake Como*

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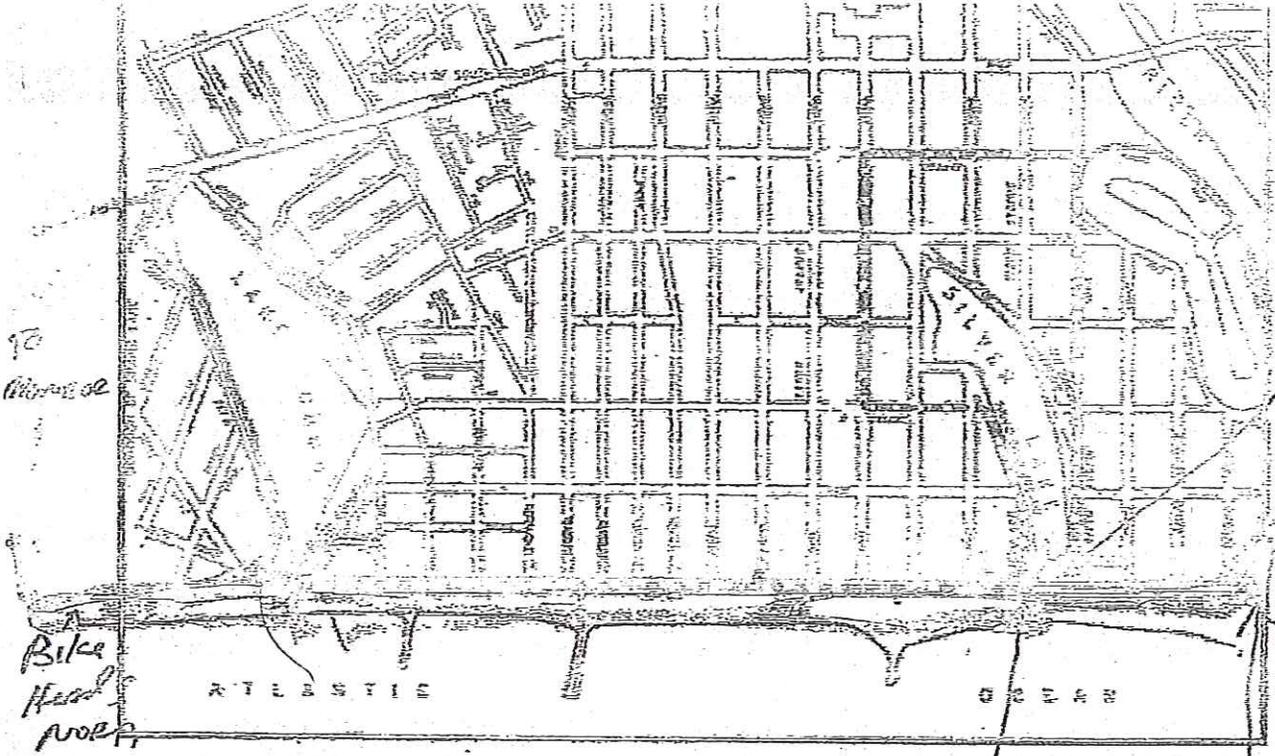
Brian T. Wilton  
*Mayor*

Louise A. Mekosh  
*Borough Clerk/Administrator*

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YOU MUST ALSO INCLUDE A COPY OF THE CERTIFICATE OF INSURANCE.



Transit  
Hall  
At Silver  
Lake

\*Swim  
500m  
Start  
South of  
Pier B  
5th Ave

~~X~~ LAKE COME  
Bikes do 3  
Loops Around LAKE

Street  
heads south  
Bike heads  
north to Rivet  
Then repeat  
Loop 1

Run Around Silver Lake path to  
Ocean Ave North on East side  
to Arches in SL, head South a  
boardwalk Finish Line  
on Boardwalk across street from  
Silver Lake

**RESOLUTION NO. 2015-129**

**RESOLUTION APPOINTING MEMBERS TO THE  
LAKE COMO PLANNING BOARD**

**WHEREAS**, Mayor Brian T. Wilton has appointed the following members to the Lake Como Planning Board for each designated period:

**THOMAS J. MEEHAN, CLASS IV, FOUR YEARS, TERMINATE, 01/02/18**

**EUGENE CAVANAGH, CLASS IV, FOUR YEARS, TERMINATE 01/03/17**

**Dated: 12/01/15**

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**Brian T. Wilton**  
**Mayor**

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**Louise A. Mekosh, RMC, CMC, CMFO**  
**Borough Clerk/Administrator**