

## **PUBLIC NOTICE**

### **SPECIAL MEETING OF THE BOROUGH OF LAKE COMO PLANNING BOARD**

**PLEASE TAKE NOTICE** that the Regular Meeting of The Borough of Lake Como Planning Board scheduled for Monday, September 14, 2015, has been canceled.

A Special Meeting of The Borough of Lake Como Planning Board will be held on Monday, September 21, 2015 at 7:00 pm in the meeting room at Lake Como Borough Hall located at 1740 Main Street, Lake Como, NJ 07719.

The purpose of this meeting is for board members to make a decision, as per Judge Perri, on whether a D-2 or D-6 Variance is required for the applicant known as The Sentinel Publishing Company (a Wholly Owned Subsidiary of Greater Media, Inc.). The applicant located at 1731 Main Street, Lake Como, NJ, 07719, also known and designated on the Tax Map as Block 24; Lot 11, appeared before the Lake Como Planning Board January 2013 through December 2013 before being denied approval for a D-6 Variance which, as per the opinion of the Lake Como Zoning Officer, is what was required to replace an existing 292 foot tower with a 533 foot tower.

The Zoning Officer of The Borough of Lake Como testified that the building and the radio tower were one structure. It was his opinion that the radio station, which does contain offices, is a permitted use. Therefore, the tower was permitted as part and parcel of the same building.

The Borough of Spring Lake filed a Summary Judgement motion after the Board's decision claiming the applicant required approval for a D2 Variance according to the plain reading of our ordinance that says radio towers are not a permitted use. The radio station may or may not be an office, but the tower is not permitted according to Spring Lake, making a D2 variance necessary for an expansion of a non-conforming use.

Judge Perri denied Spring Lake's motion and remanded the issue back to The Borough of Lake Como Planning Board to clearly decide the issue. At the Special Meeting on Monday, September 21, 2015, Board members must make a decision on whether a D2 or D6 Variance is required, set forth their reasons and then vote the appropriate resolution.

A copy of this Notice is posted on the bulletin board at Borough Hall and a copy has been filed with the Borough Clerk for public inspection. All meetings are open to the public.

Viveca H. Graham  
Planning Board Secretary