



**LAKE COMO BOROUGH
1740 MAIN STREET
LAKE COMO, NJ 07719
(732) 681-3232
MINUTES**

**DATE: OCTOBER 18, 2022
7:30 PM WORKSHOP**

DISCUSSION ITEMS

- Drainage Plan Ordinance Discussion – Requested by Planning Board
 - o Mayor Higgins handed out a copy of Wall Township's grading plan and stated that the Planning Board held a discussion over the summer which has turned into an ongoing discussion for new building in town. Mayor Higgins stated that he is using this as an introduction to the Council to see if this is something that Lake Como would be interested in doing. If so, Mayor Higgins stated that he would invite the Planning Board Engineer and the Planning Board Chairperson to the next meeting. This proposed grading plan would put a lot of ownness on the builders to protect neighboring properties.
 - o Councilman Ventrice asked if this would be replacing an existing code to which mayor Higgins replied that there is not a current code in place which is why the Planning Board is making this recommendation. The Board has been seeing a lot of these questions coming up at meetings.
 - o Councilwoman Scull stated that this is a good start, but it would be great to hear from our engineer.

- Business Insurance Registry Discussion
 - o Mayor Higgins stated that the State has passed a law requiring the town to host a directory of business owners, rental property homeowners and anyone owning a home with 4 or less units while living in that home to maintain a level of liability insurance on that property.
 - o Borough attorney Peg Schaffer stated that a certificate of that insurance policy shall be filed with the Clerk of the town and the State allows the town to impose a reasonable cost associated with that.
 - o Mayor Higgins stated that if the owners do not comply, they are liable for a fine between \$500.00 and \$5,000.00 and that is governed by our existing penalty ordinance. Mayor Higgins asked if the Council wants to impose a fee for this registration and asked

Ms. Schaffer to draft an ordinance for the next meeting. Ms. Schaffer stated she can check with other towns to see what they charge. Councilman D'Antuono asked if there was a compliance date that this needs to be in place. Mayor Higgins stated that the legislation went into effect in August and Ms. Schaffer stated that there are different timelines for different instances and she will have all of that at the next meeting.

PUBLIC COMMENTS ON WORKSHOP ITEMS

No Public Comments on the Workshop Items

Respectfully Submitted
Amy L. Boney
Acting 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.

Wall Twp Grading Code

*For Discussion
7/18/22*

A.140-116 Protection of natural features

Existing natural features such as streams, lakes, ponds and the natural configuration of the ground shall be retained where possible. If it can be demonstrated to the satisfaction of the Planning Board when reviewing applications for subdivisions, site plan or conditional uses, or to the satisfaction of the Board of Adjustment in all other cases, that such feature will substantially interfere with a permitted use of a property, such features may be altered only to the extent absolutely necessary to render premises suitable for such permitted use.

B.

Elevation alterations.

(1)

No alteration of any existing elevation of land or an approved grading plan shall be permitted without the written approval of the Township Engineer.

(2)

The existing elevation of any land in the Township shall not be altered more than two feet by means of soil removal, fill, or grading, except as part of an approved development application. Should the Township Engineer determine a proposed modification to an approved grading plan to be substantial, such approval shall be withheld and the applicant or developer shall be required to apply to the approving agency for approval or an amended grading plan.

Topsoil, sand and gravel.

No topsoil shall be removed from any premises in any zone. No subsoil, sand or gravel shall be removed from any premises in any zone except that:

A.

The Land Use Officer may issue a permit for the removal of subsoil from excavations for building foundations or other structures, provided that the total amount to be removed from the lot does not exceed 500 cubic yards.

B.

The appropriate hearing agency for any development application may grant a temporary bulk variance for the removal of soil, sand or gravel other than as set forth in Subsection A above. Such removal shall also be regulated by Chapter 188, Soil Removal.



**LAKE COMO BOROUGH
1740 MAIN STREET
LAKE COMO, NJ 07719
(732) 681-3232
MINUTES**

**DATE: OCTOBER 18, 2022
REGULAR MEETING**

MEETING CALLED TO ORDER

Mayor Higgins called the meeting to order at 7:44pm.

SALUTE TO FLAG AND MOMENT OF SILENT REFLECTION

SUNSHINE LAW

Introduction as required under the Sunshine Law: Adequate notice of this meeting has been provided by the adoption of a Resolution by the Mayor and Council on the fourth day of January 2022 in which Resolution the time and place of Agenda and Regular Meetings commencing with January 4, 2022 were set forth. Notice of same was delivered to the Asbury Park Press the Coast Star and TAPinto and a copy of the notice was posted on the borough website at www.lakecomonj.org and on the bulletin board in Borough Hall. All meetings are open to the public.

ROLL CALL

Douglas Witte	Excused Absence
Hawley Scull	Present
Christopher D'Antuono	Present
Nick DeMauro	Excused Absence
Peter Ventrice	Present
Heather Albala-Doyle	Present

APPROVAL OF MINUTES

Minutes from the September 20, 2022 meeting

COMMUNICATIONS

None on the agenda

REPORTS OF COMMITTEES

- Councilwoman Albala-Doyle reported that she had a great time at Lake Como Day, and it was a fantastic day for the town. All other matters are in order.
- Councilman Ventrice reported that he has only heard good things about Lake Como Day. The Environmental Commission is holding a lake clean up this Saturday from 9:00am – 11:00am. All other matters are in order.
- Councilman D'Antuono reported that all matters are in order.

- Councilwoman Scull reported that Lake Como Day was a great success this year and she thanked the sponsors, Lake Como Day Committee, Lake Como Public Works, Chip Cavanagh, Frankie & Tony Jones and the Mayor and Council. This month's featured business will be Foot Envy so Councilwoman Scull asked everyone to be on the lookout for the Facebook post about them. The next big event in town will be the Holiday Tree Lighting on Saturday, December 3rd at 6:30pm. All other matters are in order.
- Mayor Higgins thanked Councilwoman Scull and the Tourism Commission for all their help with Lake Como Day, it is getting better and better each year. It is a great day for the town and those visiting the town. Mayor Higgins congratulated and thanked Borough Clerk Amy Boney and Borough Administrator Andrew Huisman for their hard work in securing the Community Development Block Grant for Lake Como. We are projected to receive \$177,692 for Behrman Park. Ms. Boney stated that the money will be used for upgrading the playground, snack stand and bathrooms, as well as the walkway. Mayor Higgins reported that the lakefront project is moving along quickly, and it is truly great to see the progress down there. Mayor Higgins reported that he was contacted by a gentleman running an event at Bar Anticipation this Saturday for an organization called "Dine on Us". Dine on Us raises money for meals for families of service members that live off base. The event will take place this Saturday, October 22nd from 12:00pm – 6:00pm, there will be a music festival, food, a trunk or treat for kids and for more information you can visit their website at dineonus.org. All other matters are in order.

UNFINISHED BUSINESS

No Unfinished Business

PUBLIC COMMENTS ON NEW BUSINESS & CONSENT AGENDA

Councilwoman Scull made a motion to open the meeting to the public, seconded by Councilwoman Albala-Doyle, all are in favor.

No Public Comments

Councilman D'Antuono 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.

NEW BUSINESS

Resolution 2022-151

Payment of Bills

Offered by Councilwoman Albala-Doyle, seconded by Councilman Ventrice, roll call vote as follows:

Yes: Councilmembers Scull, D'Antuono, Ventrice & Albala-Doyle

No: None

Abstain: None

Absent: Councilmembers Witte & DeMauro

Resolution 2022-152

Payment of NJNG Bill

Offered by Councilwoman Scull, seconded by Councilwoman Albala-Doyle, roll call vote as follows:

Yes: Councilmembers Scull, Ventrice & Albala-Doyle

No: None

Abstain: Councilman D'Antuono

Absent: Councilmembers Witte & DeMauro

Resolution 2022-153

Declaring a Halloween Curfew

Offered by Councilman D'Antuono, seconded by Councilman Ventrice, roll call vote as follows:

Yes: Councilmembers Scull, D'Antuono, Ventrice & Albala-Doyle

No: None

Abstain: None

Absent: Councilmembers Witte & DeMauro

PUBLIC COMMENTS

Councilwoman Scull made a motion to open the meeting to the public, seconded by Councilman D'Antuono, all are in favor.

No Public Comments

Councilman D'Antuono made a motion to close the meeting to the public, seconded by Councilwoman Albala-Doyle, all are in favor.

NEXT MEETING

The next regular meeting of the Mayor and Council will be held on Tuesday, November 1, 2022, immediately following the 7:30 PM Workshop meeting. All meetings are open to the public.

MOTION TO ADJOURN

Councilwoman Scull made a motion to adjourn, seconded by Councilman D'Antuono, all are in favor.

Respectfully Submitted

Amy L. Boney

Acting Borough Clerk

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its entirety. All tapes are subject to being destroyed 80 days after the approval of the Minutes.

Resolution 2022 – 151

Be it resolved by the Mayor and Council of the Borough of Lake Como that the proper officers be directed and authorized to make payment from the following accounts:

<u>CURRENT ACCOUNT:</u> Per Attached Bill List	\$ 470,067.07
<u>WATER/SEWER ACCOUNT:</u> Per Attached Bill List	\$ 161,923.25
<u>TOURISM ACCOUNT:</u> Per Attached Bill List	\$ 18,406.77
<u>DOG LICENSE ACCOUNT:</u> Per Attached Bill List	\$ 1.20
TOTAL:	<hr/> \$ 650,398.29

Dated: October 18,2022

Kevin G. Higgins, Mayor

Amy L. Boney, Acting Borough Clerk

Rcvd Batch Id Range: First to Last Rcvd Date Start: 0 End: 10/14/22 Report Format: Condensed

Rcvd Date	Batch Id	PO #	Description	Vendor	Amount	Contract
09/19/22	DAWND	22-00644	Office Supplies	Q0011 Quill LLC	130.89	
09/19/22	DAWND	22-00652	Legal Ads	C1161 THE COAST STAR	169.24	
09/19/22	DAWND	22-00663	RAW WATER SUPPLY 7/1-9/30	NJW00 NJ WATER SUPPLY AUTHORITY	9,223.11	
09/19/22	DAWND	22-00675	TREE ESCROW REFUND	ABAD ANDRES ABAD	1,600.00	
09/19/22	DAWND	22-00676	NATURAL GAS SERVICE	NJ254 NJ NATURAL GAS CO	191.67	
09/19/22	DAWND	22-00677	MONTHLY WATER ANALYSIS AUGUST	R4640 E. RUNYON T/A AQUATIC SERVICES	108.75	
09/19/22	DAWND	22-00678	STREET LIGHTING	JC145 JCP&L	2,288.77	
09/19/22	DAWND	22-00679	TIPPING FEES SEPT 1-15	DELIS DELISA WASTE SERVICES	2,693.83	
09/19/22	DAWND	22-00682	DENTAL INSURANCE OCTOBER	DSO DENTAL SERVICE ORGANIZATION	75.01	
09/19/22	DAWND	22-00683	IMPROVEMENTS TO 17TH AVENUE	CMEASSOC CME ASSOCIATES	1,721.00	
Total for Batch: DAWND					18,202.27	

Total for Date: 09/19/22 Total for All Batches: 18,202.27

09/20/22	DAWND	22-00671	DPW Clothing Allowance Derek	BILLW BILL'S WORK & CASUAL WEAR	400.00	
09/20/22	DAWND	22-00672	DPW CLOTHING ALLOWANCE-JOHN	BILLW BILL'S WORK & CASUAL WEAR	400.00	
09/20/22	DAWND	22-00680	Monthly Service September	AMCOPEST AMCO PEST SERVICES, INC.	110.00	
Total for Batch: DAWND					910.00	

Total for Date: 09/20/22 Total for All Batches: 910.00

09/21/22	DAWND	22-00445	Lake Como Day Rentals	AMAZING Amazing Amusements&Entertainme	8,100.00	
09/21/22	DAWND	22-00653	Water Cooler Service	KEPWE KEPWEL SPRING WATER CO.	107.50	
09/21/22	DAWND	22-00666	Restrooms for Lake Como Day	JERSHRES JERSEY SHORE RESTROOMS	790.00	
09/21/22	DAWND	22-00668	Recycling Tipping Fees August	DELIS DELISA WASTE SERVICES	1,773.08	
09/21/22	DAWND	22-00684	MONTHLY SERVICE OCTOBER	DELIS DELISA WASTE SERVICES	11,483.33	
09/21/22	DAWND	22-00690	LAKE COMO DAY FIREWORK BALANCE	CELEBRAT Celebration Fireworks	2,750.00	
09/21/22	DAWND	22-00691	LAKE COMO DAY LIVE MUSIC	BRANDED BRANDED MUSIC GROUP	1,000.00	
09/21/22	DAWND	22-00692	LAKE COMO DAY STAGE AND LIGHTS	ASSOUND A & S SOUND	2,500.00	
Total for Batch: DAWND					28,503.91	

Total for Date: 09/21/22 Total for All Batches: 28,503.91

09/22/22	DAWND	22-00670	Restroom Soccer Fld 9/13-10/10	JERSHRES JERSEY SHORE RESTROOMS	192.50	
09/22/22	DAWND	22-00694	INVERTED MARKER PAINT	USABL USA BLUEBOOK	166.54	
Total for Batch: DAWND					359.04	

Total for Date: 09/22/22 Total for All Batches: 359.04

09/23/22	DAWND	22-00696	GROUP DENTAL INSURANCE	DELTADNJ DELTA DENTAL OF NEW JERSEY	4,824.72	
Total for Batch: DAWND					4,824.72	

Total for Date: 09/23/22 Total for All Batches: 4,824.72

09/26/22	DAWND	22-00658	Gas and Diesel Fuel Service	BELMA BOROUGH OF BELMAR	1,212.27	
09/26/22	DAWND	22-00662	STREET SWEEPING 9/7/22	MCPW MONMOUTH CTY PUBLIC WORKS&ENG	614.19	
09/26/22	DAWND	22-00665	Glass for Reception windows	LAGERGLA LAGER GLASS COMPANY	375.00	

Rcvd Date	Batch Id	PO #	Description	Vendor	Amount	Contract
09/26/22	DAWND	22-00689	STREET OPENING REFUND 22-148	LANTIN PHILLIPE LANTIN	600.00	
09/26/22	DAWND	22-00697	PAYROLL 9/28/22	SBPRA LAKE COMO PAYROLL ACCOUNT	41,747.79	
					Total for Batch: DAWND	44,549.25
Total for Date: 09/26/22					Total for All Batches:	44,549.25
09/27/22	DAWND	22-00673	DPW CLOTHING ALLOWANCE-JOE	BILLW BILL'S WORK & CASUAL WEAR	400.00	
09/27/22	DAWND	22-00674	DPW CLOTHING ALLOWANCE-SEAN	BILLW BILL'S WORK & CASUAL WEAR	400.00	
09/27/22	DAWND	22-00693	MARKER	AMAZON AMAZON BUSINESS	39.95	
09/27/22	DAWND	22-00699	SEWER USE CHARGE 4TH QUARTER	SMRSA SO. MONMOUTH REG. SEWAGE AUTH.	131,988.81	
09/27/22	DAWND	22-00700	DEPOSIT TO RENT RESERVE	SMRSA SO. MONMOUTH REG. SEWAGE AUTH.	1,923.81	
09/27/22	DAWND	22-00703	ELECTRIC SERVICE	JC146 JCP&L	1,090.88	
09/27/22	DAWND	22-00704	SUPPLIES FOR LC DAY	HUISMAN ANDREW HUISMAN	70.97	
					Total for Batch: DAWND	135,914.42
Total for Date: 09/27/22					Total for All Batches:	135,914.42
09/28/22	DAWND	22-00685	Hot Dog Signs	FASTSIGN Fast Signs	66.75	
09/28/22	DAWND	22-00698	CABLE/INTERNET/PHONE SERVICE	CABLE CABLEVISION/OPTIMUM	946.99	
09/28/22	DAWND	22-00705	D'AMBROSIA REVIEW	H2MASSOC H2M ASSOCIATES, INC.	180.00	
09/28/22	DAWND	22-00706	LAKE COMO PLANNING BD REVIEW	H2MASSOC H2M ASSOCIATES, INC.	306.00	
					Total for Batch: DAWND	1,499.74
Total for Date: 09/28/22					Total for All Batches:	1,499.74
09/30/22	DAWND	22-00667	LC DAY SUPPLIES & FILE WALLETS	AMAZON AMAZON BUSINESS	309.64	
09/30/22	DAWND	22-00681	ANIMAL CONTROL SERVICES AUGUST	MCSPCA MONMOUTH COUNTY SPCA	200.00	
09/30/22	DAWND	22-00707	ACTIVE GROUP HEALTH INSURANCE	NJPB STATE OF NJ PENSIONS&BENEFITS	15,790.18	
09/30/22	DAWND	22-00708	RETIRED GROUP HEALTH INSURANCE	NJPB STATE OF NJ PENSIONS&BENEFITS	4,176.42	
					Total for Batch: DAWND	20,476.24
Total for Date: 09/30/22					Total for All Batches:	20,476.24
10/03/22	DAWND	22-00694	INVERTED MARKER PAINT	USABL USA BLUEBOOK	34.05	
10/03/22	DAWND	22-00702	TAX SALE ADVERTISING	C1161 THE COAST STAR	237.40	
10/03/22	DAWND	22-00710	17TH AVE PHASE IV	CMEASSOC CME ASSOCIATES	5,032.50	
10/03/22	DAWND	22-00711	17TH AVE PHASE 2	CMEASSOC CME ASSOCIATES	175.00	
10/03/22	DAWND	22-00712	WATER COOLER SERVICE SEPT	KEPWE KEPWEL SPRING WATER CO.	94.50	
10/03/22	DAWND	22-00714	BOROUGH ATTORNEY FEES OCTOBER	SHAINSCH SHAIN SCHAFFER PC	2,125.00	
10/03/22	DAWND	22-00716	INTERPRETING SERVICES	CRANEYS Craney's Interpreting Services	100.00	
10/03/22	DAWND	22-00717	FUEL SERVICE SEPTEMBER	BELMA BOROUGH OF BELMAR	1,261.41	
					Total for Batch: DAWND	9,059.86
Total for Date: 10/03/22					Total for All Batches:	9,059.86
10/04/22	DAWND	22-00687	STREET OPENING REFUND 22-108	CREMIN PATRICK CREMIN	600.00	
10/04/22	DAWND	22-00719	MONTHLY DOG LICENSE REPORT	NJDOH NJ Department of Health	1.20	
10/04/22	DAWND	22-00720	DCA FEES JUL-AUG-SEPT	DCA00 NJ DCA-DEPT OF COMMUNITY AFFAI	1,077.00	
10/04/22	DAWND	22-00721	TIPPING FEES 9/16-9/30	DELIS DELISA WASTE SERVICES	3,049.07	

Rcvd Date	Batch Id	PO #	Description	Vendor	Amount	Contract
10/04/22	DAWND	22-00722	HARDWARE FOR THE PARK	T0059 TAYLOR HARDWARE	57.09	
				Total for Batch: DAWND	4,784.36	
			Total for Date: 10/04/22	Total for All Batches:	4,784.36	
10/07/22	DAWND	22-00731	2022 MAINTENANCE AGREEMENT	ELLNC ELLICOTT NETWORK CONSULTANTS	1,746.43	
10/07/22	DAWND	22-00732	PROGRESS BILLING YEAR END 2021	HOLMANFR HOLMAN FRENIA ALLISON, PC	2,500.00	
10/07/22	DAWND	22-00734	PAYROLL 10/12/22	SBPRA LAKE COMO PAYROLL ACCOUNT	51,918.69	
				Total for Batch: DAWND	56,165.12	
			Total for Date: 10/07/22	Total for All Batches:	56,165.12	
10/11/22	DAWND	22-00645	Street Opening Refund	GREER Gina Greer	600.00	
10/11/22	DAWND	22-00654	Permit & CI Database June/July	NATGO JUNGLE LASERS, LLC.	1,760.00	
10/11/22	DAWND	22-00664	SCHOOL TAX	SBBED LAKE COMO BOARD OF EDUCATION	320,166.60	
10/11/22	DAWND	22-00726	ADVERTISING	C1161 THE COAST STAR	265.12	
10/11/22	DAWND	22-00733	ADVERTISING	C1161 THE COAST STAR	550.60	
10/11/22	DAWND	22-00736	RECYCLE TIPPING FEES	DELIS DELISA WASTE SERVICES	444.72	
				Total for Batch: DAWND	323,787.04	
			Total for Date: 10/11/22	Total for All Batches:	323,787.04	
10/12/22	DAWND	22-00735	TAX SALE ADVERTISING	C1161 THE COAST STAR	57.60	
10/12/22	DAWND	22-00739	DISPATCH PHONE	VERX VERIZON	77.33	
10/12/22	DAWND	22-00740	AUTO SUPPLIES	V0105 VAN WICKLE AUTO SUPPLY, INC.	49.24	
				Total for Batch: DAWND	184.17	
			Total for Date: 10/12/22	Total for All Batches:	184.17	
10/13/22	DAWND	22-00741	PAINTING OF LC SIGN	CRASH CRASH CHAMPIONS	700.00	
10/13/22	DAWND	22-00743	SITE PLAN REVIEW HAMMER	H2MASSOC H2M ASSOCIATES, INC.	324.00	
				Total for Batch: DAWND	1,024.00	
			Total for Date: 10/13/22	Total for All Batches:	1,024.00	
10/14/22	DAWND	22-00723	REGULAR LOCATES	ONECC ONE CALL CONCEPTS	41.47	
10/14/22	DAWND	22-00724	League Conference Ventrice Fee	NJLM NJ LEAGUE OF MUNICIPALITIES	70.00	
10/14/22	DAWND	22-00747	Office Cell Phone	VERW1 VERIZON WIRELESS	42.68	
				Total for Batch: DAWND	154.15	
			Total for Date: 10/14/22	Total for All Batches:	154.15	

October 14, 2022
02:03 PM

Borough Of Lake Como
Received P.O. Batch Listing By P.O. Number

Page No: 4

Batch Id	Batch Total
Total for Batch: DAWND	650,398.29
Total Of All Batches:	<u>650,398.29</u>

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
	2-10	470,067.07	0.00	0.00	470,067.07
	2-20	161,923.25	0.00	0.00	161,923.25
	2-60	1.20	0.00	0.00	1.20
	2-74	18,406.77	0.00	0.00	18,406.77
Total of All Funds:		<u>650,398.29</u>	<u>0.00</u>	<u>0.00</u>	<u>650,398.29</u>

Resolution 2022 - 152

Be it resolved by the Mayor and Council of the Borough of Lake Como that the proper officers be directed and authorized to make payment from the following account:

CURRENT ACCOUNT:

NJ Natural Gas Co.

PB&G OE

\$ 191.67

Dated: October 18,2022

Kevin G. Higgins, Mayor

Amy L. Boney, Acting Borough Clerk

RESOLUTION NO. 2022-153

**RESOLUTION AUTHORIZING MAYOR AND COUNCIL TO
DECLARE HALLOWEEN CURFEW**

BE IT RESOLVED by the Mayor and Council of the Borough of Lake Como that the Mayor and Council hereby declares a curfew on the use of streets and highways in all of the Borough of Lake Como, between the hours of 8 o'clock in the evening prevailing time and 6 o'clock in the morning prevailing time each day, beginning at 8 p.m. on October 29, 2022 and ending at 6 a.m. on November 1, 2022. During such hours, no person under the age of 18 shall remain in or upon any public street, highway or place except those accompanied by a parent or guardian and except those who are going directly between their home and place of work or school.

Dated: 10/18/2022

Kevin G. Higgins, Mayor

Amy L. Boney, Acting Borough Clerk