



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

**DATE: JANUARY 16, 2018  
REGULAR MEETING IMMEDIATELY FOLLOWING THE WORKSHOP**

**MEETING CALLED TO ORDER**

Mayor Wilton called the meeting to order at 7:30pm

**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 SECOND DAY OF JANUARY 2018 IN WHICH RESOLUTION THE TIME AND PLACE OF AGENDA AND REGULAR MEETINGS COMMENCING WITH JANUARY 2, 2018 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	Excused Absence
Hawley Scull	Present
Christopher D'Antuono	Excused Absence

**APPROVAL OF MINUTES**

Councilman Higgins made a motion to approve the minutes from the January 2, 2018 Reorganization Meeting seconded by Councilman Witte, all are in favor.

**COMMUNICATIONS**

None on the Agenda

**REPORTS OF COMMITTEES**

- Councilwoman Scull reported that all matters are in order.
- Councilwoman Kropac reported that the next meeting of the Tourism Commission will be held on Monday, February 5<sup>th</sup> at 7:30pm. This is the last meeting before the Belmar/Lake Como St. Patrick's Day Parade. Councilwoman Kropac reported that the parade will be on Sunday, March

4<sup>th</sup> and encouraged all who are able, to attend the fundraisers which are listed on the website as well as on the bulletin board in Borough Hall. All other matters are in order.

- Councilman Higgins thanked DPW for their hard work during the snowstorm and all their hard work, so far, this winter season. He urged all residents to visit the website for up to date information during snowstorms. There was a water main break on Bradley Terrace on January 7<sup>th</sup>. Councilman Higgins reported on the fire that occurred on Ripley Lane on January 5<sup>th</sup>. Belmar Fire Department had water on the fire within 10 minutes of the 911 call. One of the hydrants was frozen due to the single digit temperatures. Councilman Higgins thanked every department who responded, Chief Hines of the Belmar Fire, Chief Huisman of the Belmar PD and DPW for coming out. All other matters are in order.
- Councilman Witte reported that all matters are in order.
- Mayor Wilton echoed what Councilman Higgins reported about the Ripley Lane fire. Belmar Fire and the other departments that responded did a great job just 5 days after taking over emergency services in Lake Como. This shared services was put together very quickly and Belmar Fire did a tremendous job given the tough circumstances. All other matters are in order.

#### **UNFINISHED BUSINESS**

No Unfinished Business

#### **PUBLIC COMMENTS ON THE CONSENT AGENDA & NEW BUSINESS**

Councilman Witte made a motion to open the meeting to the public, seconded by Councilwoman Scull, all matters are in order.

No Public Comments

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

#### **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.

Water Sewer Monthly Report

Real Estate Tax Monthly Report

Councilman Higgins made a motion to approve the items on the Consent Agenda, seconded by Councilwoman Kropac, all are in favor.



## **NEW BUSINESS**

Resolution 2018-61

Awarding Contract

Energy Consultant for Municipal Energy Aggregation Program

Offered by Councilman Higgins and seconded by Councilwoman Scull, roll call vote as follows:

Yes: Councilmembers Witte, Higgins, Kropac and Scull

No: None

Abstain: None

Absent: Councilmembers Carvelli and D'Antuono

Resolution 2018-62

Appointing Animal House Hearing Officer

Offered by Councilman Higgins and seconded by Councilwoman Kropac, roll call vote as follows:

Yes: Councilmembers Witte, Higgins, Kropac and Scull

No: None

Abstain: None

Absent: Councilmembers Carvelli and D'Antuono

Resolution 2018-59

Refund of Planning Board Escrow

Offered by Councilman Higgins and seconded by Councilman Witte, all are in favor.

Resolution 2018-60

Payment of Bills

Offered by Councilman Witte, seconded by Councilwoman Scull, all are in favor.

Ordinance 2018-930

Ordinance Repealing Ordinance 7-32

First Reading and Introduction

Offered by Councilman Higgins and seconded by Councilman Witte, roll call vote as follows:

Yes: Councilmembers Witte, Higgins, Kropac and Scull

No: None

Abstain: None

Absent: Councilmembers Carvelli and D'Antuono

## **PUBLIC COMMENTS**

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

Janaea Morgan, 593 Wayside Road Neptune, came before the Council to discuss a personnel matter and Mayor Wilton stated that personnel matters cannot be discussed in public.

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

## **ALCOHOLIC BEVERAGE CONTROL BOARD**

Councilman Witte made a motion to open the Alcoholic Beverage Control Board seconded by Councilman Higgins, all are in favor.

Chris Fahey came before the Council to at the suggestion of the Zoning Officer to discuss the plans that have been submitted for renovations to the building at 415 18<sup>th</sup> Avenue. The proposed plans include glass garage type doors to let light in to the building, they will be insulated for sound and safety grade glass. The Zoning Officer was concerned with the restrictions on their resolution.

Mayor Wilton stated that in theory, this could be a great idea and will improve the way the building looks, but reminded Mr. Fahey that this is informal and at renewal time they may be told they cannot open the doors and Mr. Fahey understands.

Councilwoman Scull made a motion to open the ABC portion of the meeting to the public, seconded by Councilwoman Kropac, all are in favor.

Rod McKenzie of Wildwood Place came before the board and expressed his concerns to Mr. Fahey about the east side parking lot with the fights, drinking and smoking. Mr. Fahey responded to Mr. McKenzie that they are aware of the previous problems and hopes that the renovations attract a different clientele and that will no longer happen. Mayor Wilton responded to Mr. McKenzie that he can come to the ABC meeting in June to express any other concerns he has.

Councilman Witte made a motion to close the ABC Portion of the meeting to the public seconded by Councilwoman Kropac, all are in favor.

Councilman Witte made a motion to close the Alcoholic Beverage Control Board seconded by Councilwoman Kropac, all are in favor.

#### **NEXT MEETING**

THE NEXT REGULAR MEETING OF THE MAYOR AND COUNCIL WILL BE HELD ON TUESDAY, FEBRUARY 6, 2018 IMMEDIATELY FOLLOWING THE 7:30PM WORKSHOP MEETING IN THE LAKE COMO MEETING ROOM. ALL MEETINGS ARE OPEN TO THE PUBLIC.

#### **MOTION TO ADJOURN**

Councilman Higgins made a motion to adjourn, seconded by Councilwoman Scull, 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.



## *Borough of Lake Como*

1740 Main Street, P.O. Box 569 • Lake Como, New Jersey 07719-0569  
(732) 681-3232 • FAX (732) 681-8981

Brian T. Wilton  
*Mayor*

Louise A. Mekosh  
*Borough Clerk/Administrator*

MEMO

TO: Louise A. Mekosh, RMC, CMC, CMFO

FROM: Esther A. Kiss, CTC *ek*

DATE: January 5, 2018

RE: Water/Sewer Monthly Report

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Attached you will find the December 2017 cash and adjustment reports for the water/sewer utility account.

The total amount deposited into the water/sewer account for December is \$101,628.21.

Please contact me if you have any questions.





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Brian T. Wilton  
Mayor

Louise A. Mekosh  
Borough Clerk/Administrator

### MEMO

TO: Louise A. Mekosh, RMC, CMC, CMFO

FROM: Esther A. Kiss, CTC *EL*

DATE: January 5, 2018

RE: Real Estate Tax Monthly Report

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Attached you will find the December 2017 cash & adjustment reports for taxes.

The total amounts deposited for December are as follows:

Current Account:	\$ 407,476.77
Redemption Account	0.00
Grand Total:	<u>\$ 407,476.77</u>

Also, an additional \$594.92 was received and turned over to the treasury for non-tax collection receivables.

Please contact me if you have any questions.

RESOLUTION NO. 2018-61

RESOLUTION OF THE BOROUGH OF LAKE COMO  
MONMOUTH COUNTY, NEW JERSEY  
AUTHORIZING THE MAYOR AND CLERK TO AWARD A PROFESSIONAL  
SERVICES CONTRACT WITH AN ENERGY CONSULTANT  
TO ADMINISTER THE MUNICIPAL ENERGY AGGREGATION PROGRAM  
IN THE BOROUGH OF LAKE COMO

WHEREAS, the Borough Council, at its meeting of February 21, 2017, adopted Ordinance No. 2017-921 establishing a government energy aggregation program pursuant to N.J.S.A. 48:3-93.1 et. seq., and N.J.A.C. 14: 4-6.1 et. seq.; and

WHEREAS, pursuant to Ordinance No. 2017-921 the Borough declared its intent to become an aggregator of electric power on behalf of its residential users of electricity under the Government Energy Act of 2003, N.J.S.A. 48:3-91.3 to -98 and implementing regulations; and

WHEREAS, Ordinance No. 2017-921 authorized the Borough to utilize approved vendors, such as Community Utility Consultants Inc., to seek bids from licensed third-party suppliers for the government aggregation program;

NOW, THEREFORE BE IT RESOLVED, by the Borough Council that the Mayor and Clerk be and are hereby authorized and directed to execute a contract with Community Utility Consultants Inc., having its principal place of business at 1556 McDaniel Drive, West Chester, Pennsylvania 19380, substantially in the form of the proposed agreement attached as Exhibit A.

SO RESOLVED, as aforesaid,

Dated:

\_\_\_\_\_  
Brian T. Wilton, Mayor

CERTIFICATION

I hereby certify the foregoing Resolution to be a true and exact copy of a Resolution adopted by the Lake Como Borough Council at its meeting held on \_\_\_\_\_, 2018.

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

**RESOLUTION NO. 2018-62**

**RESOLUTION OF THE BOROUGH COUNCIL OF LAKE COMO  
COUNTY OF MONMOUTH, STATE OF NEW JERSEY,  
TO COMMENCE PROCEEDINGS UNDER ORDINANCE NO. 11-1.1, *ET SEQ*  
AGAINST THE OWNERS OF PREMISES COMMONLY KNOWN AS  
2207 MAIN STREET,  
613 16<sup>th</sup> AVENUE,  
AND  
617 16<sup>th</sup> AVENUE**

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**WHEREAS**, during the year 2017, at least three (3) substantiated complaints have been brought and prosecuted against tenants occupying 2207 Main Street, 613 16<sup>th</sup> Avenue, and 617 16<sup>th</sup> Avenue, all seasonal rental premises (the "Premises"), for violations occurring at the Premises; and

**WHEREAS**, the Borough Council believes it to be in the interest of the citizens of the Borough to begin proceedings under Ordinance 11-1.3 to require the landlords/owners of the Premises to post a bond against the consequences of future incidents of the same or similar character; and

**WHEREAS**, the Mayor has appointed Eric D. Brophy, Esq., Diegnan & Brophy, LLC, Wall Township, New Jersey 08736 as Hearing Officer, subject to the advice and consent of the Borough Council;

**WHEREAS**, the Borough Attorney will represent the interests of the Borough at the hearing; and

**WHEREAS**, the Municipal Finance Officer has determined that sufficient funds are available in the Borough budget for this matter in the amount of \$\_\_\_\_\_, as evidenced by Certificate No. \_\_\_\_\_, a copy of which is annexed hereto as Exhibit "A";

**NOW, THEREFORE, BE IT RESOLVED** that:

1. Eric D. Brophy, Esq. shall be appointed as Hearing Officer and shall be compensated at the hourly rate of \$160.00; and
2. Borough Attorney shall be compensated for services extraordinary to her contract at the hourly rate of \$160.00; and



3. Borough Attorney shall serve notice of the institution of proceedings on the landlord/owner at the address appearing in the tax records, including a description of the substantiated complaints and the time and place of the hearing to be conducted thereon; and

4. Borough Attorney is authorized and directed to seek compensation from any bond for the services of the Hearing Officer and Borough Counsel, and costs incurred.

Dated:

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**BRIAN WILTON, MAYOR**

#### **CERTIFICATION**

I hereby certify the foregoing Resolution to be a true and exact copy of a Resolution adopted by the Lake Como Borough Council at its meeting held on \_\_\_\_\_, 2018.

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

**RESOLUTION NO. 2018-59**

**WHEREAS**, Joseph Beirne, Property Owner of 1816 Fernwood Road, also known as Block 14; Lot 36, appeared before the Lake Como Planning Board on June 13, 2016, to propose new construction of his redesigned home that was demolished after appearing Informally before the Board;\ and

**WHEREAS**, Mr. Beirne was required to post Planning Board Escrow to be used for Planning Board Engineer and Attorney fees; and

**WHEREAS**, Mr. Beirne satisfied all Borough requirements including paying any and all outstanding borough fees.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Lake Como that the balance of the Planning Board Escrow in the amount of \$135.00 be refunded to Joseph Beirne.

Date: January 16, 2017

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Brian T. Wilton  
Mayor

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

Resolution 2018 – 60

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:

CURRENT ACCOUNT:

Per Attached Bill List		\$337,046.93
H2M Associates, Inc.	Plan Board Escrow-Desimone	75.00
H2M Associates, Inc.	Plan Board Escrow-JAS/Muresan	75.00
		<u>\$337,196.93</u>

WATER/SEWER ACCOUNT:

Per Attached Bill List		\$178,333.48
CME Associates	Ord 16-918	3,549.25
		<u>\$181,882.73</u>

PAYROLL ACCOUNT:

4163	Employee Payroll Dated 1/10/18	\$ 36,571.21
2118	Employee Payroll Dated 1/10/18	3,797.77
1325	Employee Payroll Dated 1/10/18	122.72
Wire	NJPB – PERS	9,410.35
		<u>\$ 49,902.05</u>

TOURISM ACCOUNT:

1324	Bar Anticipation	\$ 275.00
1325	LC Payroll Account	122.72
	Ritchie&Page	633.00
		<u>\$ 1,030.72</u>

Dated: January 16, 2018

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Brian T. Wilton, Mayor

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



## CURRENT ACCOUNT

Atlantic Lock & Safe	PB&G OE	1,195.50
Atlantic Security&Fire	PB&G OE	90.63
Atlantic Security&Fire	PB&G OE	104.85
4164 Central Jersey Equip.	Streets&Roads OE	85.86
Central Jersey Registrars	Mun Clerk OE	40.00
Coast Star	A&E Print/Adv.	98.20
Delisa Waste Services	Landfill/Solid Waste OE	2,441.77
Delisa Waste Services	Recyle OE	2,000.00
	Solid Waste OE	4,916.67
Delta Dental NJ	Insurance-Other	727.73
Dental Services Org.	Insurance-Other	154.42
JCP&L	PB&G OE	510.93
	Public Health&Services	64.86
LC Board of Education	School Tax	267,471.00
4163 LC Payroll Account	Mun Clerk S&W	3,328.28
	Assessment Taxes S&W	519.23
	Collection Taxes S&W	2,406.33
	Tax Search Officer	267.37
	Mun. Prosecutor	727.83
	Borough Attorney	821.22
	Streets&Roads S&W	6,297.58
	Recycling S&W	3,230.68
	Building Inspector	364.45
	Plumbing Inspector	291.59
	Fire Inspector	291.59
	Fire Safety Marshall	323.00
	Electric Inspector	291.59
	Cons Code S&W	5,179.98
	Court S&W	1,303.66
	Zone Official	180.07
	Zone Apps-December	75.00
	Plan Bd. S&W	280.00
	Finance Admin S&W	4,190.47
	A&E S&W	3,407.74
	Social Security	2,264.05
	Medicare	529.50
Nat Geomatica	Nat Geomatica	370.00
Neopost/Mail Finance	Tax Collection OE	120.36
NJ Conference of Mayors	Mayor & Crouncil OE	295.00
NJ League of Municipalities	Mayor & Concil OE	25.00
NJ League of Municipalities	A&E OE Misc	303.00
NJPB	Employee Group Ins	14211.77
	Due from Payroll	1837.06
NJ State Treasurer	Marriage/Civil Union	100.00
NJ State Treasurer	DCA Fees	944.00
Northern Safety	Streets&Roads OE	150.40

Quill Corp	PB&G OE	9.64
	Finance Admin OE	299.65
	Collection Taxes OE	152.69
	Planning Board OE	93.38
	A&E Misc	61.94
Ricoh USA, Inc.	Collection Taxes OE	75.87
	Finance Admin OE	75.87
	Cons Code OE	75.87
Rutgers State University	Mun Clerk OE	775.00
Shain Schaffer PC	Legal Services	101.50
Taylor Hardware	PB&G OE	160.16
TCTA Membership	Finance Admin OE	100.00
		100.00
Verizon	Public Health&Safety	74.66
Watchung Water	PB&G OE	60.48
		<u>337,046.93</u>

WATER/SEWER ACCOUNT:

	Garden State Lab., Inc.	OE	138.00
2118	LC Payroll Account	S&W	3,797.77
	Neopost/Mail Finance	OE	120.36
	NJ American Water	Purchase of Water	8,271.46
Wire	NJ-PWT	OE	159.46
	Ricoh USA, Inc.	OE	75.87
	SMRSA	SMRSA	115,705.23
	SMRSA	SMRSA	380.59
	SMRSA	SMRSA	10,718.74
	USDA	Bond Principal	14,976.36
	USDA	Interest on Bonds	23,989.64
			<u>178,333.48</u>

**Ordinance 2018-930**

**ORDINANCE REPEALING ORDINANCE NO. 7-32  
OF BOROUGH OF LAKE COMO, COUNTY OF MONMOUTH,  
STATE OF NEW JERSEY**

**WHEREAS**, the Borough of Lake Como ("Borough") has amended Ordinance No. 22-1 *et seq.* to eliminate the Lake Como Fire Department and contract with Belmar to make Belmar the Fire Department for the Borough, Ordinance No 7-32 is no longer necessary;

**NOW, THEREFORE, BE IT ORDAINED** that Ordinance No. 7-32 in and same is hereby repealed.

**SO ORDAINED**, as aforesaid.

ADOPTED ON FIRST READING  
DATED:

\_\_\_\_\_  
LOUISE A. MEKOSH,  
Borough Clerk

ADOPTED ON SECOND READING  
DATED:

\_\_\_\_\_  
LOUISE A. MEKOSH,  
Borough Clerk

APPROVAL BY THE MAYOR ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018

\_\_\_\_\_  
BRIAN WILTON,  
Mayor