



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

**DATE: JULY 16, 2019  
7:30 PM WORKSHOP**

**DISCUSSION ITEMS**

1. Presentation on the Trap, Neuter, Release Program by the Monmouth County SPCA.
  - a. Mayor Higgins began the discussion for the Trap, Neuter, Release Program to deal with the ongoing feral cat situation. Mayor Higgins stated that the MCSPCA came to one of the Coffee with the Mayor meetings and he thought the information was important to bring to the Council and the residents of Lake Como.
  - b. Scott Crawford from the Monmouth County SPCA came before the Council and thanked Lake Como for entering into the Trap, Neuter, Release (TNR) Program. How the TNR program works is, residents call in problem areas and those areas are targeted. Mr. Crawford stated that when the cats are trapped, adoptable cats are kept, older ones are returned to the wild because it is cruel to keep the feral cats in cages. The cats are spayed and neutered, vaccinated against rabies and released. Mr. Crawford reported that so far, 30 adult cats have been done and 18 kittens have been kept for adoption.
  - c. Mayor Higgins asked, what about residents that feed the feral cats. Mr. Crawford responded that the SPCA has educated the colony caretakers and residents in charge of taking care of the colonies and there are limited feeding hours.
  - d. Councilman Gardner asked Mr. Crawford if the cats are microchipped and Mr. Crawford responded that they are chipped so they are returned to the proper colony if they are trapped.
  - e. Councilwoman Kropac asked if this program has been successful. Mr. Crawford responded that Briarwood Terrace has been the hotspot for complaints on feral cats and it has been very successful.
  - f. Mayor Higgins thanked Mr. Crawford for coming to the meeting and reported that we will be updating our ordinance and would appreciate his input and moving forward, asked Mr. Crawford to forward recommendations to the Borough Clerk/Administrator Louise Mekosh.

## 2. Bamboo Ordinance Discussion

- a. Mayor Higgins began this discussion by stating that other towns have been passing bamboo ordinances because it is a very invasive species. In one instance in town, a homeowner cut and stored bamboo, the wind blew it and it seeded all over the neighborhood. Mayor Higgins asked Councilman Gardner if he could look into other bamboo ordinances. Councilman Gardner stated that our proposed bamboo ordinance is almost the exact wording as the one Belmar has and he will reach out to them on their success rate.
- b. Councilman Witte asked if the ordinance contains who is responsible for removing bamboo since his yard is overrun with bamboo that spread from a neighbor's yard and if the ordinance will require residents with bamboo to make sure it doesn't spread. Mayor Higgins asked if there will be definition on how to get rid of the bamboo. Councilman Gardner stated he would like to hear from residents on this and Mayor Higgins stated that this discussion will be continued at the next workshop meeting.

### **PUBLIC COMMENTS ON WORKSHOP ITEMS**

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

No Public Comments

Councilwoman Kropac made a motion to close the meeting to the public, seconded by Councilman Witte, 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.



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

**DATE: JULY 16, 2019**

**REGULAR MEETING IMMEDIATELY FOLLOWING THE WORKSHOP**

**MEETING CALLED TO ORDER**

Mayor Higgins called the meeting to order at 7:56pm

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

**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 2019 IN WHICH RESOLUTION THE TIME AND PLACE OF AGENDA AND REGULAR MEETINGS COMMENCING WITH JANUARY 2, 2019 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
Virginia Kropac	Present
John Carvelli	Excused Absence
Hawley Scull	Excused Absence
Christopher D'Antuono	Present
David Gardner	Present

**APPROVAL OF MINUTES**

Councilman Witte made a motion to approve the minutes from the June 18, 2019 Regular Meeting, seconded by Councilwoman Kropac, all are in favor.

**COMMUNICATIONS**

Letter from Borough Prosecutor Stephen Schueler

- Borough Clerk/Administrator Louise Mekosh read a letter from Stephen Schueler announcing his retirement and thanking the Mayor and Council for allowing him to serve for the last 13 years.

**REPORTS OF COMMITTEES**

- Councilman Gardner reported that the Environmental Commission meetings will now be on Wednesdays at 7:30pm and no longer on Saturday mornings. All other matters are in order.

- Councilman D'Antuono reported that all matters are in order.
- Councilwoman Kropac reported that the Community Development Block Grant project is moving forward. An ordinance is being introduced tonight for this project. All other matters are in order.
- Councilman Witte reported that residents are using the online bill pay option. Information on this will go out in the next town mailer. Councilman Witte reported that the Community Policing Program is up and running and there will be a meeting with the block captains and the Police Department on Thursday, July 25, 2019 at 7:00pm. Lastly, Councilman Witte reported that the Planning Board revised the Master Plan and would like to present it to the Council at a future workshop. All other matters are in order.
- Mayor Higgins thanked the Belmar Police, Fire Department and First Aid for their work over the 4<sup>th</sup> of July holiday. On behalf of Councilwoman Scull, Mayor Higgins also thanked the Police for being present at the Lights for Liberty Vigil this past Friday, over 300 people came out for it. 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 Kropac, all are in favor.

No Public Comments

Councilwoman Kropac made a motion to close the meeting to the public, seconded by Councilman Witte, 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.

Resolution 2019-113  
Appointing Municipal Planner

Resolution 2019-114  
Appointing Prosecutor  
Tabled to the August 6, 2019 meeting

Resolution 2019-117  
Environmental Commission Appointments  
Tabled to the August 6, 2019 meeting

Councilman Witte made a motion to approve the Consent Agenda as amended, seconded by Councilwoman Kropac, all are in favor.

**NEW BUSINESS**

Resolution 2019-104

NJDOT Application

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

Yes: Councilmembers Witte, Kropac, D'Antuono and Gardner

No: None

Abstain: None

Absent: Councilmembers Carvelli and Scull

Resolution 2019-105

Refund of Overpayment

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

Yes: Councilmembers Witte, Kropac, D'Antuono and Gardner

No: None

Abstain: None

Resolution 2019-106

Payment of Bills

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

Yes: Councilmembers Witte, Kropac, D'Antuono and Gardner

No: None

Abstain: None

Resolution 2019-107

Payment of NJNG Bills

Councilman Witte made a motion to table this Resolution to the August 6, 2019 meeting, seconded by Councilwoman Kropac, all are in favor.

Resolution 2019-108

Water Improvement Bonds

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

Yes: Councilmembers Witte, Kropac, D'Antuono and Gardner

No: None

Abstain: None

Resolution 2019-109

Refund of Street Opening

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

Yes: Councilmembers Witte, Kropac, D'Antuono and Gardner

No: None

Abstain: None

Resolution 2019-110

Refund of Street Opening

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

Yes: Councilmembers Witte, Kropac, D'Antuono and Gardner

No: None

Abstain: None

Resolution 2019-111

Refund of Street Opening

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

Yes: Councilmembers Witte, Kropac, D'Antuono and Gardner

No: None

Abstain: None

Resolution 2019-112

Release of Performance Bond

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

Yes: Councilmembers Witte, Kropac, D'Antuono and Gardner

No: None

Abstain: None

Resolution 2019-115

Capital Budget Amendment

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

Yes: Councilmembers Witte, Kropac, D'Antuono and Gardner

No: None

Abstain: None

Resolution 2019-116

Authorizing Contract of Sale

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

Yes: Councilmembers Witte, Kropac, D'Antuono and Gardner

No: None

Abstain: None

Ordinance 2019-941

Capital Improvement NJ DOT Grant

First Reading and Introduction

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

Yes: Councilmembers Witte, Kropac, D'Antuono and Gardner

No: None

Abstain: None

Ordinance 2019-942

Capital Improvement Community Development Block Grant

First Reading and Introduction

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

Yes: Councilmembers Witte, Kropac, D'Antuono and Gardner

No: None

Abstain: None

Ordinance 2019-943

Capital Improvement

First Reading and Introduction

Pays to Plug In and Sustainable Jersey Grant

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

Yes: Councilmembers Witte, Kropac, D'Antuono and Gardner

No: None

Abstain: None

### **PUBLIC COMMENTS**

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

- Vincent Russo of Redmond Avenue came before the Council to express his concerns about the noise on Redmond Avenue and asked the Council to reconsider painting lines at driveways.

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

### **NEXT MEETING**

THE NEXT REGULAR MEETING OF THE MAYOR AND COUNCIL WILL BE HELD ON TUESDAY, AUGUST 6, 2019, 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 Gardner, 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.



Mekosh, Louise <lmekosh@boro.lake-como.nj.us>

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## Re: Resignation letter

1 message

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Email <schueler2@verizon.net>

Tue, Jul 16, 2019 at 1:39 PM

To: "Mekosh, Louise" <lmekosh@boro.lake-como.nj.us>

Dear Lake Como Mayor and Council,

Thank you for the honor of allowing me to serve as your Municipal Prosecutor for the past 13 years.

Lake Como is served well by all of your capable and knowledgeable staff. Whenever I had a question or needed a document or information they responded in a professional and able manner.

Please accept this letter as my resignation. I am looking forward to my retirement, but I will miss each and every one of you.

Lake Como will always hold a special place in my heart.

Thank you again for bestowing on me the honor of these past 13 years.

Respectfully submitted,

Stephen Schueler



**RESOLUTION NO. 2019-113  
APPOINTING THE MUNICIPAL PLANNER**

**WHEREAS**, the Borough Clerk posted the position of Municipal Planner on the Borough Website and advertised the Request for Proposals in the Asbury Park Press. On July 9, 2019, two proposals were submitted.

**WHEREAS**, Mayor Kevin G. Higgins is appointing

**CME Associates  
Parlin, NJ**

**BE IT FURTHER RESOLVED** that CME Associates has a Planning Staff that has extensive experience as Municipal Planners and has provided proof that they possess the qualifications to hold the position of Municipal Planner.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Lake Como that CME Associates be and is hereby appointed Municipal Planner effective July 17, 2019 through December 31, 2019.

Dated: 7/16/2019

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Kevin G. Higgins  
Mayor

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

**RESOLUTION NO. 2019-117**

**RESOLUTION APPOINTING MEMBERS TO THE LAKE COMO  
ENVIRONMENTAL COMMISSION**

**WHEREAS**, Mayor Kevin G. Higgins has appointed the following members to the Lake Como Environmental Commission for each designated period:

Marilyn Weber, Chairperson, Unexpired Two years, Terminate 12/31/2020  
Don Brahn, Unexpired Three years, Terminate 12/31/2019

Dated: 07/15/19

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Kevin G. Higgins  
Mayor

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

**BOROUGH OF LAKE COMO**

**RESOLUTION 2019-104**

Approval to submit a grant application and execute a grant contract with  
New Jersey Department of Transportation for the Improvements to 17<sup>th</sup> Avenue  
And Newman Street Project

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Lake Como formally approves the grant application for the above stated project.

**BE IT FURTHER RESOLVED** that the Mayor and Borough Clerk are hereby authorized to submit an electronic grant application identified as MA-2020-Improvements to 17<sup>th</sup> Avenue and Newman Street-00490 to the New Jersey Department of Transportation on behalf of the Borough of Lake Como.

**BE IT FURTHER RESOLVED** that the Mayor and Borough Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Lake Como and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

DATED: 7/16/19

\_\_\_\_\_  
Kevin G. Higgins, Mayor

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

Certified to be a true copy of the Resolution adopted by the Council on this \_\_\_\_ day of July, 2019.

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

My signature and the Clerk's seal serve to acknowledge the above resolution and constitute acceptance of the terms and conditions of the grant agreement and approve the execution of the grant agreement as authorized by the resolution above.

**RESOLUTION 2019-105**

**RESOLUTION AUTHORIZING THE REFUND OF OVERPAYMENT OF TAXES ON 711 SEVENTEENTH AVE  
(BLOCK 24 LOT 34)**

WHEREAS, a tax overpayment in the amount of \$2,635.85, has resulted from a duplicate payment made by the mortgage company being applied to property located at 711 Seventeenth Ave (Block 24, Lot 34); and

WHEREAS, the Tax Collector has confirmed that a refund of this overpayment is in order;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Lake Como that a refund of the overpayment of taxes, in the amount of \$2,635.85, be made payable to CoreLogic Tax Services, LLC Case Number 87604693 and mailed to CoreLogic, Attn: Recovery Department, PO Box 9205, Coppell, TX 75019-9214; and

BE IT FURTHER RESOLVED that the appropriate Borough officials are authorized to take action in accordance with this resolution.

Dated: July 16, 2019

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Kevin G. Higgins  
Mayor

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

Resolution 2019 – 106

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	\$129,945.67
4503	Lake Como Payroll Account	53,963.07
4504	Lake Como Payroll Account	<u>362.18</u>
		\$184,270.92

WATER/SEWER ACCOUNT:

	Per Attached Bill List	\$254,035.38
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PAYROLL ACCOUNT:

4503	Employee Payroll Dated 6/12/19	\$ 53,963.07
4504	Employee Payroll Dated 6/12/19	362.18
1382	Employee Payroll Dated 6/12/19	156.09
4509	Employee Payroll Dated 6/26/19	27,294.84
2237	Employee Payroll Dated 6/26/19	7,263.00
4510	Employee Payroll Dated 7/8/19	27,806.08
2238	Employee Payroll Dated 7/8/19	7,627.76
1383	Employee Payroll Dated 7/8/19	129.18
	Fred Hope	1,000.00
Wire	State of NJ – PERS	<u>10,735.92</u>
		\$136,338.12

TOURISM ACCOUNT:

1382	Lake Como Payroll Account	\$ 156.09
1383	Lake Como Payroll Account	<u>129.18</u>
		\$ 285.27

DOG LICENSE ACCOUNT:

	NJ Dept. of Health	\$ 6.60
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Resolution 2019 – 106  
Page 2

REDEMPTION ACCOUNT:  
GBL2 LLC

\$ 28,175.25

PREMIUM ACCOUNT:  
GBL2 LLC

\$ 27,000.00

Dated: July 16, 2019

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Kevin G. Higgins, Mayor

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

July 15, 2019 12:51 PM

Borough Of Lake Como  
Purchase Order Status Report by P.O. Number

Range: First to Last  
P.O. Type: All  
Format: Condensed  
Include Non-Budgeted: Y  
Include Revenue: Y  
First Enc Date Range: to 07/15/19  
Open: N Rcvd/Prv/Held: Y Paid: N Void: N Deleted: N  
Bid: Y State: Y Other: Y Exempt: Y As of Date: 07/15/19

PO #	PO Date	Vendor	Description	R/A/H	Amount
19-00310	04/26/19	BIOSHINE	TELEPHONE POLE TRASH CAN	203.22	
19-00385	06/03/19	JACK DOHENY CO.	LEAD HOSE SEWER JET	413.07	
19-00387	06/03/19	TAYLOR HARDWARE	JUNE PURCHASES	221.65	
19-00400	06/04/19	JEANNETTE JIMENEZ	CLEANING SERVICE JUNE	336.00	
19-00401	06/06/19	ULINE SUPPLIES	TOOL RACKS FOR SEA CONTAINER	152.54	
19-00407	05/31/19	VAN WICKLE AUTO SUPPLY, INC.	MAY PURCHASES	121.36	
19-00412	05/31/19	MONMOUTH COUNTY SPCA	ANIMAL CONTROL MAY	200.00	
19-00415	06/05/19	WATCHUNG SPRING WATER CO INC	WATER/RENTAL	86.03	
19-00422	06/17/19	GARDEN STATE HIGHWAY PRODUCTS	SIGN BRACKETS	34.00	
19-00424	06/12/19	MONMOUTH CTY PUBLIC WORKS&ENG	STREET SWEEPING 6/12/19	572.29	
19-00425	06/14/19	NATIONAL GEOMATICA/JUNGLE LASE	NAT GEOMATICA APRIL	800.00	
19-00426	06/14/19	EDWARD TIRE COMPANY, INC.	LIGHT TRUCK TIRE REPLACEMENT	253.22	
19-00427	06/18/19	GARDEN STATE LABORATORIES, INC	WATER ANALYSIS	345.00	
19-00428	06/18/19	MONMOUTH COUNTY TREASURER	POSTAGE 2019 PRIMARY BALLOTS	95.20	
19-00429	05/29/19	MONMOUTH CTY PUBLIC WORKS&ENG	STREET SWEEPING 5/29/19	567.14	
19-00431	06/21/19	AMY BONEY	REIMBURSE-B. WOLFE MEMORIAL	31.93	
19-00432	06/21/19	LAKE COMO CURRENT ACCOUNT	6/12/19 PAYROLL	9,720.64	
19-00433	06/25/19	LAKE COMO PAYROLL ACCOUNT	EMPLOYEE PAYROLL 6/26/19	34,557.84	
19-00434	06/21/19	AMCO PEST SERVICES, INC.	PEST CONTROL JUNE	110.00	
19-00435	06/14/19	DELISA WASTE SERVICES	TIPPING FEES JUNE 1-15, 2019	2,937.79	
19-00436	06/20/19	DELISA WASTE SERVICES	TRASH/RECYCLE SERVICE JULY	8,500.00	
19-00438	06/06/19	CLAYTON BLOCK COMPANY, INC.	CONCRETE MIX/MORTAR/CATCH BASI	82.97	
19-00439	06/10/19	NJ WATER SUPPLY AUTHORITY	RAW WATER OPERATION/MAINTENANC	9,520.58	
19-00442	06/27/19	CABLEVISION/OPTIMUM	TELEPHONE/OPTONLINE	839.69	
19-00443	06/27/19	JCP&L	ELECTRIC SERVICE	326.55	
19-00444	06/25/19	HOME DEPOT	COMPACT REFRIGERATOR	178.00	
19-00445	06/21/19	DUNKIN DONUTS	MEMORIAL SERVICE B. WOLFE	82.62	
19-00446	06/14/19	CME ASSOCIATES	IMPTS MAIN ST S4/NORTH BLVD	10,343.50	
19-00447	06/14/19	CME ASSOCIATES	ASSET MANAGEMENT PLAN	603.25	
19-00448	06/14/19	CME ASSOCIATES	WATERMAIN C&L ORD16-918	1,850.25	
19-00449	06/05/19	DENCON, INC.	WATERMAIN C&L FINAL PAY #8	141,709.26	
19-00450	06/21/19	ASBURY PARK PRESS	LEGAL AD-PROPOSAL PROF SERVICE	55.16	
19-00451	06/20/19	DELISA WASTE SERVICES	6 YD MIXED PAPER	250.00	
19-00452	06/21/19	HI-WAY OIL SERVICE, INC.	HOSE CLAMPS(SIGNS)	73.00	

July 15, 2019  
12:51 PM

Borough of Lake Como  
Purchase Order Status Report by P.O. Number

PO #	PO Date	Vendor	Description	R/A/H Amount
19-00453	06/27/19	STATE OF NJ DEPT OF LABOR	COMBINED ASSESSMENT&RATE COMPU	46.00
19-00457	07/01/19	JEANNETTE JIMENEZ	CLEANING SERVICE JULY	252.00
19-00458	07/08/19	LAKE COMO PAYROLL ACCOUNT	EMPLOYEE PAYROLL 7/10/19	35,563.02
19-00460	07/09/19	MICHAEL B. RYAN	REIMBURSEMENT FLAG	39.12
19-00461	07/10/19	STATE OF NJ PENSIONS&BENEFITS	EMPLOYEE GROUP INS JULY	16,327.72
19-00462	06/27/19	H2M ASSOCIATES, INC.	PLAN BD GENERAL ENGINEERING	720.00
19-00465	07/10/19	IMAGE SYSTEMS	COPY MACHINE LEASE	394.22
19-00466	07/10/19	DELTA DENTAL OF NEW JERSEY	DENTAL	966.27
19-00467	07/10/19	DENTAL SERVICE ORG	DENTAL	94.39
19-00469	06/28/19	CME ASSOCIATES	IMPROVEMENTS TO 17TH AVENUE	1,919.50
19-00470	06/28/19	CME ASSOCIATES	IMPTS TO MAIN ST/NORTH BLVD	9,421.50
19-00471	06/26/19	CME ASSOCIATES	WATERMAIN C&L ORD16-918	169.00
19-00472	07/10/19	NEW JERSEY AMERICAN WATER CO.	PURCHASE WATER JUNE	35,180.96
19-00475	07/10/19	THE COAST STAR	LEGAL ADVERTISING	149.45
19-00476	06/30/19	ONE CALL CONCEPTS	ONE CALL SERVICE	14.96
19-00477	07/11/19	WATCHUNG SPRING WATER CO INC	WATER/RENTAL	89.02
19-00478	07/01/19	MONARCH ELECTRIC COMPANY	120-277V BAL	32.90
19-00479	07/11/19	VAN WICKLE AUTO SUPPLY, INC.	JUNE PURCHASES	51.93
19-00480	07/11/19	US DEPT OF AGRICULTURE	USDA BOND PRINCIPAL/INTEREST	38,948.00
19-00481	06/11/19	SHAIN SCHAFFER PC	LEGAL SERVICES FIRST AID	1,530.50
19-00482	06/28/19	HOLMAN FRENIA ALLISON, PC	AUDIT FINANCIAL YEAR END 2018	9,450.00
19-00483	07/11/19	SHAIN SCHAFFER PC	BOROUGH ATTORNEY-JUNE 2019	1,887.50
19-00484	07/10/19	ADAM SCHNEIDER, ESQUIRE	PLAN BD LEGAL JAN-MARCH 2019	1,178.75
19-00486	07/12/19	ELLCOTT NETWORK CONSULTANTS	COMPUTER MAINT/BACKUP/REMOTE	1,244.41
19-00487	07/12/19	THOMAS MUNRO	REIMBURSEMENT	47.97
19-00488	07/12/19	TREASURER, STATE OF NJ	MARRIAGE/CIVIL APRIL/MAY/JUNE	50.00
19-00489	07/12/19	VERIZON	DISPATCH LINE	75.74
19-00490	07/11/19	STATE OF NEW JERSEY-PMT	PMT APRIL/MAY/JUNE	132.84
19-00491	07/15/19	VERIZON WIRELESS	BUILDING DEPT CELL PHONE	42.36
19-00492	07/15/19	NEOPOST/MAIL FINANCE	POSTAGE METER LEASE	214.83
19-00493	07/15/19	H2M ASSOCIATES, INC.	PLAN BD ESCROW-NEWMAN	1,425.00
19-00494	07/15/19	H2M ASSOCIATES, INC.	PLAN BOARD NEWMAN	220.50
19-00495	07/15/19	ASBURY PARK PRESS	LEGAL AD-ENVIRONMENTAL MEETING	56.12

Total Purchase Orders: 67 Total P.O. Line Items: 171

Total R/A/H Amount: 384,110.23



Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
	8-20	138.00	0.00	0.00	138.00
	9-10	129,945.67	0.00	0.00	129,945.67
	9-20	253,897.38	0.00	0.00	253,897.38
	9-74	129.18	0.00	0.00	129.18
Year Total:		383,972.23	0.00	0.00	383,972.23
Total of All Funds:		384,110.23	0.00	0.00	384,110.23

Resolution 2019 – 107

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., Inc.

PB&G OE

\$165.53

Dated: July 16, 2019

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Kevin G. Higgins, Mayor

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

**RESOLUTION NO. 2019-108**

**RESOLUTION DETERMINING THE FORM AND OTHER  
DETAILS OF NOT EXCEEDING \$2,965,000 WATER  
UTILITY BONDS, SERIES 2019 OF THE BOROUGH OF  
LAKE COMO, IN THE COUNTY OF MONMOUTH, STATE  
OF NEW JERSEY AND PROVIDING FOR THEIR SALE TO  
THE UNITED STATES DEPARTMENT OF AGRICULTURE  
(THE "USDA") PURSUANT TO THE USDA RURAL  
DEVELOPMENT LOAN PROGRAM**

**WHEREAS**, the Borough of Lake Como (the "Borough"), in the County of Monmouth, State of New Jersey, has determined that there exists a need within the Borough to finance the cost of the various water system improvements in the Borough (the "Project"); and

**WHEREAS**, the Borough has determined to finance the Project with the proceeds of a loan (the "Loan") to be made to the Borough by the United States Department of Agriculture (the "USDA") in connection with the Rural Development Loan Program (the "Program"); and

**WHEREAS**, to evidence the Loan, the USDA requires the Borough to authorize, execute, attest and deliver the Borough's not to exceed \$2,965,000 Water Utility Bonds, Series 2019 (the "Bonds") in accordance with the provisions hereof and pursuant to the terms of the Local Bond Law, N.J.S.A. 40A:2-1 et seq. (the "Local Bond Law") and other applicable law; and

**WHEREAS**, section 27(a)(2) of the Local Bond Law allows for the sale of the Bonds to the USDA without any public offering, all under the terms and conditions set forth herein.

**NOW THEREFORE, BE IT RESOLVED** BY A TWO-THIRDS VOTE OF THE FULL MEMBERSHIP OF THE BOROUGH COUNCIL OF THE BOROUGH OF LAKE COMO, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY, as follows:

**Section 1.** In accordance with the provisions of N.J.S.A. 40A:2-27(a)(2), the Borough hereby sells and awards the Borough's not to exceed \$2,965,000 Water Utility Bonds (the "Bonds") to the USDA in accordance with the provisions hereof. The Bonds have been referred to and described in bond ordinance number 2016-908 finally adopted on September 6, 2016, as amended by bond ordinance number 2018-932 finally adopted on March 27, 2018, each duly approved and published as required by law, at which meetings a quorum was present and acting throughout, all pursuant to the terms of the Local Bond Law and other applicable law.

**Section 2.** The Chief Financial Officer of the Borough (the "Chief Financial Officer") is hereby authorized and directed to determine, in accordance with the Local Bond Law and pursuant to the terms and conditions established by the USDA and the terms and conditions hereof, the following items with respect to the Bonds:

- (a) The aggregate principal amount of the Bonds to be issued, provided that the total amount of Bonds issued shall not exceed the aggregate principal amount of \$2,965,000;
- (b) The maturity and principal installments of the Bonds, which maturity shall not exceed 40 years;
- (d) The date of the Bonds;
- (e) The interest rates of the Bonds;
- (f) The purchase price of the Bonds; and
- (g) The terms and conditions under which the Bonds shall be subject to redemption prior to their stated maturities.

**Section 3.** Any determination made by the Chief Financial Officer pursuant to the terms hereof shall be conclusively evidenced by the execution and attestation of the Bonds by the parties authorized under Section 4(c) hereof.

**Section 4.** The Borough Council hereby determines that certain terms of the Bonds shall be as follows:

- (a) The Bonds shall be issued in a single denomination and shall be numbered WU-1;
- (b) The Bonds shall be issued in fully registered form and shall be payable to the registered owners thereof as to both principal and interest in lawful money of the United States of America; and
- (d) The Bonds shall be executed by the manual or facsimile signatures of the Mayor of the Borough (the "Mayor") and the Chief Financial Officer of the Borough under official seal of the Borough or facsimile thereof affixed, printed, engraved or reproduced thereon and attested by the manual signature of the Clerk or Deputy Clerk of the Borough (the "Deputy Clerk").

**Section 5.** The Bonds shall be substantially in the form set forth in Exhibit A attached hereto with such additions, deletions and omissions as may be necessary for the Borough to comply with the requirements of the Program, upon the advice of Bond Counsel to the Borough (as hereinafter defined);

**Section 6.** The law firm of Wilentz, Goldman & Spitzer, P.A., Woodbridge, New Jersey, Bond Counsel to the Borough ("Bond Counsel"), CME Associates, Parlin, New Jersey, the Borough Engineer ("Borough Engineer"), Shain Schaffer, Bernardsville, New Jersey, the Borough Attorney ("Borough Attorney") and Holman Frenia & Allison, P.C., Freehold, New Jersey, the Borough Auditor ("Borough Auditor") are each hereby authorized and directed to perform all actions necessary to consummate the issuance of the Bonds and the Project for which the Bonds are issued, including but not limited to, drafting and arranging for the printing and execution of the Bonds and all applicable documentation necessary to memorialize and consummate the issuance of the Bonds and the undertaking of the Project, preparing all necessary financial information, all engineering and design work, preparation of plans and specifications and conducting all necessary studies, searches and analysis in connection with the issuance of the Bonds and the undertaking of the Project. The Mayor, the Chief Financial Officer, Clerk and/or Deputy Clerk are each hereby authorized and directed to execute and deliver any certificates, documents, and, agreements necessary or desirable in connection with the financial and other information of the Borough.

**Section 7.** The Mayor, Chief Financial Officer, Clerk and/or Deputy Clerk and any other Borough representative, are each hereby authorized and directed to (i) execute any certificates or documents necessary or desirable in connection with the sale of the Bonds or the undertaking of the Project and each are hereby further authorized and directed to deliver same to the USDA upon delivery of the Bonds and the receipt of payment therefor or in accordance with the Program and (ii) perform such other actions as they deem necessary, desirable or convenient, in consultation with Bond Counsel, in relation to the execution and delivery thereof (including making any changes necessary to this resolution that are deemed necessary and advisable, all in consultation with Bond Counsel).

**Section 8.** Upon the adoption hereof, the Clerk shall forward certified copies of this resolution to Everett M. Johnson, Esq., at Wilentz, Goldman & Spitzer, P.A., Bond Counsel to the Borough.

**Section 9.** This resolution shall take effect immediately.

**Exhibit A**

**UNITED STATES OF AMERICA  
BOROUGH OF LAKE COMO  
IN THE COUNTY OF MONMOUTH  
STATE OF NEW JERSEY**

**WATER UTILITY BOND, SERIES 2019  
CALLABLE**

**NUMBER WU-\_\_\_\_\_** **DATE OF ORIGINAL ISSUE: \_\_\_\_\_, 2019**

**REGISTERED OWNER:** United States of America

**PRINCIPAL SUM:** \_\_\_\_\_ Dollars  
(\$2,965,000)

THE BOROUGH OF LAKE COMO, IN THE COUNTY OF MONMOUTH, a body politic and corporate of the State of New Jersey (the "Borough"), hereby acknowledges itself indebted and for value received promises to pay to the order of the United States of America (the "Payee") or the successor thereto, or registered assigns, the Principal Sum specified above and to pay interest from the Date of Original Issue of this Bond on the unpaid principal balance hereof at the rate of \_\_\_\_\_ and \_\_\_\_\_ hundredths percentum (\_\_\_\_%) per annum, in \_\_\_\_\_ (\_\_\_\_) equal installments of \$\_\_\_\_\_, commencing \_\_\_\_\_, 20\_\_ and on each \_\_\_\_\_ and \_\_\_\_\_ thereafter, and one (1) final installment of \$\_\_\_\_\_ on \_\_\_\_\_, 20\_\_, unless all or any portion thereof shall have been redeemed by the Borough prior to maturity in accordance with the terms hereof. Principal hereof and interest accrued hereon when due or upon prior redemption as herein provided, shall be payable at the office of Rural Development in Mount Laurel, New Jersey, or at such other place, if any (the "Payment Office"), as may be designated by the Payee or such other registered owner, in any coin or currency of the United States of America that at the time of payment

is legal tender for the payment of public and private debts therein.

Payments made on the indebtedness evidenced by this Bond, regardless when made, shall be applied first to interest due through the date of payment next to principal.

This Bond shall be subject to redemption, without penalty, at any time prior to its stated maturity at the option of the Borough by payment of all the unpaid principal then due plus interest due to the date of redemption.

This Bond may be transferable only upon presentation to the Chief Financial Officer of the Borough at her office with a written assignment duly acknowledged or proved, and the name of the assignee shall be endorsed thereon and entered in the books kept in the office of said Chief Financial Officer of the Borough.

This Bond is issued pursuant to the provisions of the Local Bond Law, N.J.S.A. 40A:2-1 et seq., as amended and supplemented (the "Local Bond Law"), bond ordinance number 2016-908 finally adopted by the Borough Council of the Borough on September 6, 2016, as amended by bond ordinance number 2018-932 finally adopted by the Borough Council of the Borough on March 27, 2018, each duly approved and published as required by law, resolution number 2017-132 duly adopted by the Borough Council of the Borough on December 5, 2017 entitled, " A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF LAKE COMO, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY AUTHORIZING AND PROVIDING FOR THE INCURRENCE OF INDEBTEDNESS FOR THE PURPOSE OF PROVIDING A PORTION OF THE COST OF ACQUIRING, CONSTRUCTING, ENLARGING, IMPROVING AND/OR EXTENDING ITS WATER SYSTEM FACILITY TO SERVE AN

AREA LAWFULLY WITHIN ITS JURISDICTION TO SERVE.", and a resolution duly adopted by the Borough Council of the Borough on July 16, 2019 entitled, "RESOLUTION DETERMINING THE FORM AND OTHER DETAILS OF NOT EXCEEDING \$2,965,000 WATER UTILITY BONDS OF THE BOROUGH OF LAKE COMO, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY AND PROVIDING FOR THEIR SALE TO THE UNITED STATES DEPARTMENT OF AGRICULTURE (THE "USDA") PURSUANT TO THE USDA RURAL DEVELOPMENT LOAN PROGRAM".

The full faith and credit of the Borough are hereby irrevocably pledged for the punctual payment of the principal of and the interest on this Bond according to its terms.

It is hereby certified and recited that all conditions, acts and things required by the Constitution or the statutes of the State of New Jersey to exist, to have happened or to have been performed precedent to or in the issuance of this Bond exist, have happened and have been performed and that this Bond, together with all other indebtedness of the Borough, is within every debt and other limit prescribed by such Constitution or statutes.



IN WITNESS WHEREOF, the Borough of Lake Como, in the County of Monmouth, State of New Jersey has caused this Bond to be executed in its name by the manual or facsimile signatures of its Mayor and its Chief Financial Officer, its corporate seal to be hereunto imprinted or affixed, this Bond and the seal to be attested to by the manual signature of the its Deputy Clerk, and this Bond to be dated the Date of Original Issue as specified above.

BOROUGH OF LAKE COMO,  
IN THE COUNTY OF MONMOUTH,  
STATE OF NEW JERSEY

ATTEST:

(SEAL)

\_\_\_\_\_  
KEVIN HIGGINS,  
Mayor

\_\_\_\_\_  
AMY L. BONEY,  
Deputy Clerk

\_\_\_\_\_  
LOUISE A. MEKOSH,  
Chief Financial Officer

## CERTIFICATION

I, LOUISE A. MEKOSH, Clerk of the Borough of Lake Como, in the County of Monmouth, State of New Jersey (the "Borough"), DO HEREBY CERTIFY that the annexed resolution entitled, "RESOLUTION DETERMINING THE FORM AND OTHER DETAILS OF NOT EXCEEDING \$2,965,000 WATER UTILITY BONDS OF THE BOROUGH OF LAKE COMO, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY AND PROVIDING FOR THEIR SALE TO THE UNITED STATES DEPARTMENT OF AGRICULTURE (THE "USDA") PURSUANT TO THE USDA RURAL DEVELOPMENT LOAN PROGRAM", is a copy of a resolution which was duly adopted by the Borough Council of the Borough at a meeting duly called and held on July 16, 2019 in full compliance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., at which meeting a quorum was present and acting throughout and which resolution has been compared by me with the original thereof as contained in the minutes as officially recorded in my office in the Minute Book of such governing body and is a true, complete and correct copy thereof and of the whole of the original minutes so far as they relate to the subject matters referred to within and aforesaid resolution has not been repealed, amended or rescinded but remains in full force and effect on and as of the date hereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Borough this \_\_\_\_\_ day of July, 2019.

(SEAL)

\_\_\_\_\_  
LOUISE A. MEKOSH,  
Clerk of the Borough of Lake Como

**RESOLUTION NO. 2019-109**

**WHEREAS**, Lisa Manfreda, owner of 1721 Belmont Avenue, Lake Como, NJ; also known as Block - 25, Lot - 3, applied for Street Opening Permit #19-09 to widen her driveway apron; and

**WHEREAS**, in addition to the \$90.00 Application Fee, the owner posted a \$600.00 Escrow Fee which is refundable upon satisfactory completion of the job; and

**WHEREAS**, Brendan Maas, Superintendent of the Department of Public Works, did visit the above property address for the purpose of inspecting the street after the completed job and found the street to be in satisfactory condition.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Lake Como that the \$600.00 Escrow Fee posted with Check # 1436 be refunded to Lisa Manfreda.

Date: July 16, 2019

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Kevin G. Higgins  
Mayor

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

**RESOLUTION NO. 2019-110**

**WHEREAS**, Cindy and Donald Napp, owners of 1722 White Street, Lake Como, NJ; also known as Block - 7, Lot - 17, applied for Street Opening Permit #19-11 for a curb cut and apron to access parking; and

**WHEREAS**, in addition to the \$90.00 Application Fee, the owners posted a \$600.00 Escrow Fee which is refundable upon satisfactory completion of the job; and

**WHEREAS**, Brendan Maas, Superintendent of the Department of Public Works, did visit the above property address for the purpose of inspecting the street after the completed job and found the street to be in satisfactory condition.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Lake Como that the \$600.00 Escrow Fee posted with Check # 155 be refunded to Cindy and Donald Napp.

Date: July 16, 2019

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Kevin G. Higgins  
Mayor

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

**RESOLUTION NO. 2019-111**

**WHEREAS**, CMM Construction, Inc., contractor for new construction at 520 North Boulevard, Lake Como, NJ, also known as Block - 19, Lot – 1.02, applied for Street Opening Permit #19-05 for a new water and sewer line for this property owned by JNG Land, LLC; and

**WHEREAS**, in addition to the \$90.00 Application Fee, the contractor posted a \$600.00 Escrow Fee which is refundable upon satisfactory completion of the job; and

**WHEREAS**, Brendan Maas, Superintendent of the Department of Public Works, did visit the above property address for the purpose of inspecting the street after the completed job and found the street to be in satisfactory condition.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Lake Como that the \$600.00 Escrow Fee posted with Check # 16607 be refunded to CMM Construction, Inc., 1551A Hwy. 138, Wall, NJ, 07719.

Date: July 16, 2019

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Kevin G. Higgins  
Mayor

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

**RESOLUTION NO. 2019-112**

**WHEREAS**, Claude De Simone, owner of 17 Ripley Lane, also known as Block 19; Lot 6.01, posted a Surety Performance Bond in the amount of \$9,396.00 and a Cash Guarantee in the amount of \$1,044.00 for new construction at the above-mentioned property; and

**WHEREAS**, the total amount of Performance Bond and Cash Guarantee with interest of \$356.48 is \$10,796.48; and

**WHEREAS**, all final inspections in relation to the building permit were conducted and passed and a final Construction Certificate of Occupancy was issued; and

**WHEREAS**, the Planning Board Escrow account shall remain active until such time as all attorney, engineering fees and any and all outstanding fees to the Borough are paid in full.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Lake Como that the Performance Bond and Cash Guarantee with interest for the aforementioned property be released in the amount of \$10,796.48 to Claude De Simone.

Date: July 16, 2019

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Kevin G. Higgins  
Mayor

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

**RESOLUTION 2019-115**  
**AMENDING THE CAPITAL BUDGET PURSUANT TO NJAC 5:30-4.4B**

**WHEREAS**, the Borough of Lake Como, County of Monmouth, in the State of New Jersey, desires to amend the 2019 Capital Budget of said municipality by inserting thereon as shown in such budget for the following reasons:

A determination has been made by the Chief Financial Officer that the projects listed are warranted and beneficial to Borough of Lake Como.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Lake Como as follows:

**SECTION 1.** The 2019 Capital Budget of the Borough of Lake Como is hereby amended by adding thereto a schedule to read as follows:

**AMENDMENT NUMBER 1**

**GENERAL CAPITAL BUDGET**  
**BOROUGH OF LAKE COMO, MONMOUTH COUNTY, NEW JERSEY**  
**Project Schedule for 2019**  
**Method of Financing**

<b>PROJECT</b>	<b>EST. COST</b>	<b>BUDGET APPROP</b>	<b>CAPITAL IMPR FUND</b>	<b>GRANT IN AID</b>	<b>GENERAL BONDS</b>
<b>Road Improvements</b>	<b>240,000.00</b>			<b>240,000.00</b>	
<b>Main Street Lighting</b>	<b>41,852.00</b>			<b>41,852.00</b>	
<b>Electric Vehicle Charging Station</b>	<b>15,000.00</b>			<b>15,000.00</b>	

Dated: 6/18/2019

\_\_\_\_\_  
Kevin G. Higgins  
Mayor

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

**RESOLUTION 2019-116  
CONTRACT FOR SALE OF REAL ESTATE**

This Contract for Sale is made as of July \_\_\_\_\_, 2019,

**BETWEEN**

**BOROUGH OF LAKE COMO**, a municipal corporation of the State of New Jersey, whose address is 1740 Main Street, Lake Como, New Jersey 07719 ("Seller" or "Borough").

**AND**

**SOUTH BELMAR FIRST AID SQUAD**, whose address is 703 18<sup>th</sup> Avenue, Lake Como, New Jersey 07719 ("Buyer" or "SBFAS")

**WHEREAS**, the Borough instituted a lawsuit in the Superior Court of New Jersey, Chancery Division, Monmouth County, under Docket No. C-76-18 ("Litigation") against the SBFAS seeking, *inter alia*, a declaratory judgment vesting the Borough with title to a portion of 703 18<sup>th</sup> Avenue, Block 31, Lot 25, Borough of Lake Como, Monmouth County, New Jersey ("Property"); and

**WHEREAS**, on June 21, 2019, the Honorable Katie A. Gummer, P.J.Ch., entered a Consent Judgment in the Litigation providing, *inter alia*, that SBFAS has the option to purchase the Borough's interest in the Property (described below). A copy of the Consent Judgment is annexed hereto as **Exhibit A** and made a part hereof.

**NOW THEREFORE**, in consideration of the mutual covenants and promises hereinafter set forth, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

- 1. Purchase Agreement.** The Seller agrees to sell and the Buyer agrees to buy the Property described in this Contract.
- 2. Property.** The Property to be sold consists of the land described by the attached Survey annexed hereto as **Exhibit B**, including all of the Seller's rights relating to the land. The Property to be sold is commonly known as 703 18<sup>th</sup> Avenue, in the Borough of Lake Como, County of Monmouth, and State of New Jersey. The Property is shown on the municipal tax map as **Lot 25 in Block 31**.
- 3. Purchase Price.** The purchase price is **\$260,000.00**.
- 4. Financing Contingency.** If Buyer is unable to obtain satisfactory financing within 60 days after execution of this Contract, it can cancel upon 10 days' notice in writing to Seller.
- 5. Time and Place of Closing.** The Buyer and Seller agree to that the closing will occur within ninety (90) days after execution of this Contract. Both parties will fully cooperate so the closing can take place on or before the estimated date. The closing will be held at a time and location mutually agreed upon by the Parties.



- 6. Transfer of Ownership.** At the closing, upon receipt of the purchase price, the Seller will transfer its interest in the Property to the Buyer. The Seller will give the Buyer a properly executed Quitclaim Deed.
- 7. Physical Condition.** Buyer is purchasing the Property in “as-is” condition as of the date of this contract. The Seller does not make any claims or promises about the condition or value of any of the Property included in this sale.
- 8. Inspection of the Property.** Buyer acknowledges that it has occupied the property since 1945 and is aware of its condition. Seller makes no representations, warranties as guarantees with respect to the condition or use of the Property including but not limited to, environmental conditions or constraints or zoning compliance.
- 9. Possession and Ownership.** The Seller agrees to transfer, and Buyer agrees to accept possession and ownership of the Property subject to applicable zoning ordinances, easements, restrictions, mortgages, if any, including but not limited to:
- (a) the rights of utility companies servicing the Property; and
  - (b) recorded agreements which limit the use of the Property.
- 10. Cancellation of Contract.** If this Contract is legally and rightfully cancelled, the parties will be free of liability to each other except as otherwise set forth in Exhibit “A” which is incorporated herein by reference and made a part hereof.
- 11. Complete Agreement.** This Contract and the documents incorporated herein are the entire and only agreement between the Buyer and the Seller. This Contract replaces and cancels any previous agreements between the Buyer and the Seller. This Contract can only be changed by an agreement in writing signed by both Buyer and Seller. The Seller states that the Seller has not made any other contracts to sell the Property to anyone else.
- 12. Parties Liable.** This Contract is binding upon all parties who sign it and all who succeed to their rights and responsibilities.
- 13. Notices.** All notices under this Contract must be in writing. The notices must be delivered personally or mailed by certified mail, return receipt requested, to the other party at the address written in this Contract, or to that party's attorney. Notices will also be deemed effective if delivered to the other party's attorney by fax, evidenced by a fax transmission report indicating that the fax transmission was successful, or by email, provided the receiving party acknowledges receipt.
- 14. Real Estate Broker.** Buyer and Seller hereby represent that they were not represented by, and did not retain the services of, a real estate broker in connection with the purchase and sale of this Property.
- 15. Use of Property.** The Buyer is responsible for obtaining approvals, if any, necessitated by the transfer of ownership.

**16. Headings.** The “headings” contained in this Contract are for the purposes of expediency and are not intended to otherwise bind the parties or interpret the content of the paragraph language they precede.

SIGNED AND AGREED TO BY:

ATTEST: (Affix Seal)

**BOROUGH OF LAKE COMO, Seller**

\_\_\_\_\_  
LOUISE MEKOSH, Municipal Clerk

\_\_\_\_\_  
KEVIN HIGGINS, Mayor

WITNESS:

**SOUTH BELMAR FIRST AID SQUAD, Buyer**

\_\_\_\_\_  
RONALD WHILLE, President

STATE OF NEW JERSEY :  
: SS.  
COUNTY OF MONMOUTH9:

I certify that on \_\_\_\_\_, 2019, before me the subscriber, a Notary Public of New Jersey, personally appeared **LOUISE MEKOSH**, who, being by me duly sworn on her oath, deposes and makes proof to my satisfaction, that she is the Municipal Clerk of the BOROUGH OF LAKE COMO, the Municipal Corporation named in the within Instrument; that KEVIN HIGGINS is the Mayor of said Municipal Corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper Resolution or Ordinance of the Borough Council of the said Municipal Corporation; that deponent well knows the corporate seal of said Municipal Corporation; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by

said Mayor as and for the voluntary act and deed of said Municipal Corporation, in the presence of deponent, who thereupon subscribed her name thereto as attesting witness.

Sworn and Subscribed to  
before me this \_\_\_\_\_ day of July 2019.

\_\_\_\_\_  
NOTARY PUBLIC OF NEW JERSEY

\_\_\_\_\_  
LOUISE MEKOSH  
Municipal Clerk

STATE OF NEW JERSEY :  
: SS.  
COUNTY OF MONMOUTH:

I certify that on \_\_\_\_\_, 2019, before me the subscriber, a Notary Public of New Jersey, personally appeared **RONALD WHILLE** who, being by me duly sworn, deposes and makes proof to my satisfaction, that:

(a) this person is the President of the South Belmar First Aid Squad, the non-profit corporation named in this document; and

(b) this document was signed and delivered by the South Belmar First Aid Squad as its voluntary act.

Sworn and Subscribed to  
before me this \_\_\_\_\_ day of July 2019.

\_\_\_\_\_  
NOTARY PUBLIC OF NEW JERSEY

\_\_\_\_\_  
RONALD WHILLE  
President

**BOROUGH OF LAKE COMO  
ORDINANCE NO. 2019-941**

**AN ORDINANCE AUTHORIZING IMPROVEMENTS TO SEVENTEENTH AVENUE AND OAK TERRACE WITHIN THE BOROUGH, APPROPRIATING A TOTAL OF \$240,000.00 WHICH WILL BE FUNDED BY THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FY2019 MUNICIPAL AID PROGRAM.**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Lake Como, County of Monmouth, and State of New Jersey as follows:

**Section 1.** \$240,000.00 is hereby appropriated from the following funding source: State of New Jersey, Department of Transportation, FY2019 Municipal Aid program; for Improvements, including but not limited to the following streets: Seventeenth Avenue and Oak Terrace.

**Section 2.** That the Mayor and Council of the Borough of Lake Como may complete the Improvements to Seventeenth Avenue and Oak Terrace herein above authorized by appropriate resolution.

**Section 3.** The capital budget of the Borough of Lake Como is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full details of the amended capital budget and capital program as approved by the Director of the Division of Local Governments Services is on file with the Clerk and is available for public inspection.

**Section 4.** This ordinance shall take effect when finally passed and published according to law.

Date: \_\_\_\_\_

\_\_\_\_\_  
Kevin G. Higgins  
Mayor

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

**BOROUGH OF LAKE COMO**  
**ORDINANCE NO. 2019-942**

**AN ORDINANCE AUTHORIZING MAIN STREET LIGHTING IMPROVEMENTS TO MAIN STREET WITHIN THE BOROUGH, APPROPRIATING A TOTAL OF \$41,852.00 WHICH WILL BE FUNDED BY FY2015 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Lake Como, County of Monmouth, and State of New Jersey as follows:

**Section 1.** \$41,852.00 is hereby appropriated from the following funding source: FY2015 Community Development Block Grant Program.

**Section 2.** That the Mayor and Council of the Borough of Lake Como may complete the Lighting Improvements to Main Street herein above authorized by appropriate resolution.

**Section 3.** The capital budget of the Borough of Lake Como is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full details of the amended capital budget and capital program as approved by the Director of the Division of Local Governments Services is on file with the Clerk and is available for public inspection.

**Section 4.** This ordinance shall take effect when finally passed and published according to law.

Date: \_\_\_\_\_

\_\_\_\_\_  
Kevin G. Higgins  
Mayor

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

**BOROUGH OF LAKE COMO  
ORDINANCE NO. 2019-943**

**AN ORDINANCE AUTHORIZING AN ELECTRIC VEHICLE CHARGING STATION WITHIN THE BOROUGH, APPROPRIATING A TOTAL OF \$15,000.00 WHICH WILL BE FUNDED BY THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE SUSTAINABLE JERSEY PROGRAM.**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Lake Como, County of Monmouth, and State of New Jersey as follows:

**Section 1.** \$15,000.00 is hereby appropriated from the following funding sources:

- \$10,000.00 funded by a Sustainable Jersey Grant
- \$5,000.00 funded by State of New Jersey, Department of Environmental Protection, NJ Electric Vehicle Charging Grant, It Pays to Plug In funding.

**Section 2.** That the Mayor and Council of the Borough of Lake Como may complete the installation of the Vehicle Charging Station herein above authorized by appropriate resolution.

**Section 3.** The capital budget of the Borough of Lake Como is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full details of the amended capital budget and capital program as approved by the Director of the Division of Local Governments Services is on file with the Clerk and is available for public inspection.

**Section 4.** This ordinance shall take effect when finally passed and published according to law.

Date: \_\_\_\_\_

\_\_\_\_\_  
Kevin G. Higgins  
Mayor

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