BOROUGH OF LAKE COMO
1740 MAIN STREET
LAKE COMO, NJ 07719
(732) 681-3232
WORKSHOP AGENDA

DATE: FEBRUARY 17, 2026
7:30 PM WORKSHOP

DISCUSSION ITEMS

- Discussion regarding Fernwood Road traffic pattern

PUBLIC COMMENTS ON WORKSHOP ITEMS

BOROUGH OF LAKE COMO
1740 MAIN STREET
LAKE COMO, NJ 07719
(732) 681-3232
AGENDA

DATE: FEBRUARY 17, 2026
7:30 PM REGULAR MEETING

MEETING CALLED TO ORDER

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 sixth day of January 2026 in which Resolution the time and place of Agenda and Regular Meetings commencing with January 6, 2026 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

Hawley Scull
Christopher D'Antuono
Peter Ventrice
Heather Albala-Doyle
Andrew Reiners
Shannon McIntyre

APPROVAL OF MINUTES

Minutes from the January 20, 2026 Meeting
Minutes from the February 3, 2026 Meeting
Minutes from the February 12, 2026 Special Meeting

COMMUNICATIONS, PROCLAMATIONS & PRESENTATIONS

REPORTS OF COMMITTEES

UNFINISHED BUSINESS

PUBLIC COMMENTS ON NEW BUSINESS

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 2026-49
Dedication by Rider
Offered by Councilman D'Antuono

Resolution 2026-50
Payment of Bills
Offered by Councilwoman Scull

Resolution 2026-51
Requesting the Monmouth County Board of Taxation and/or New Jersey State Legislature amend the Regulations and Statutes Authorizing the Monmouth County ADP to Permit Each Municipality with the Option to Participate or Withdraw Therefrom
Offered by Councilman Ventrice

PUBLIC COMMENTS

ALCOHOLIC BEVERAGE CONTROL BOARD

MacTav Inc.
Parade Day Extension of Premises

NEXT MEETING

The next regular meeting of the Mayor and Council will be held on Tuesday, March 3, 2026, at 7:30 PM in the Lake Como Meeting Room. All meetings are open to the public.

MOTION TO ADJOURN

RESOLUTION 2026-49

RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR STORM RECOVERY TRUST FUND PURSUANT TO P.L. 2013,c.271 AND N.J.S.A. 40A: 4-62.1

WHEREAS, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonably accurate estimates in advance; and

WHEREAS, P.L. 2013, c.271 and N.J.S.A. 40A: 4-62.1 provide for the receipt of funds by the municipality to provide for the operating costs to administer this act; and

WHEREAS, P.L. 2013, c.271 and N.J.S.A. 40A: 4-62.1 permits municipalities to lapse unexpended balances budgeted annually for snow removal and other storm recovery costs into the reserve; and

WHEREAS, NJSA 40A:4-39 provides the dedicated revenues anticipated from the Storm Recovery Trust Fund are hereby anticipated as a revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Lake Como, County of Monmouth, New Jersey as follows:

1. The Governing Body does hereby request permission of the Director of the Division of Local Government Services to pay expenditures from the Storm Recovery Trust Fund in accordance with P.L. 2013, c.271 and N.J.S.A. 40A: 4-62.1.
2. The Borough Clerk of the Borough of Lake Como, County of Monmouth is hereby directed to forward two certified copies of this Resolution to the Director of the Division of Local Government Services.

Dated: February 17, 2026

Kevin G. Higgins
Mayor

Hawley G. Scull
Council President

Certification

I hereby certify that the foregoing Resolution to be a true and exact copy of the Resolution adopted by the Lake Como Borough Council at its meeting held on February 17, 2026.

Amy L. Boney, RMC
Municipal Clerk

Resolution 2026 - 50

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:		$	353,425.78
WATER ACCOUNT:			
Per Attached Bill List:		$	6,242.52
TRUST OTHER ACCOUNT:			
Per Attached Bill List:		$	3,857.07
ANIMAL CONTROL ACCOUNT:			
Per Attached Bill List:		$	69.00
ACH WIRE PAYMENTS:			
Per Attached Bill List:		$	570,888.24
	TOTAL:	**$**	**934,482.61**

Dated: February 17, 2026

Kevin G. Higgins
Mayor

Hawley Scull
Council President

Certification

I hereby certify that the foregoing Resolution to be a true and exact copy of the Resolution adopted by the Lake Como Borough Council at its meeting held on February 17,2026.

Amy L. Boney, RMC
Borough Clerk

BILL LIST 2-17-26

PURCHASE ORDER LIST:

Vendor Name	Description	Amount
ATLANTIC SECURITY & FIRE	SITE VISIT BATTERY INSTALL	127.20
ATLANTIC SECURITY & FIRE	BATTERY 12VDC 7AH	67.20
BOROUGH OF BELMAR	DIESEL SERVICE JANUARY 2026	380.88
BOROUGH OF BELMAR	GAS SERVICE JANUARY 2026	1,150.27
THE COAST STAR	LEGALS AND AFFIDAVITS 1/8/26	855.44
THE COAST STAR	LEGALS AND AFFIDAVITS 1/15/26	47.44
THE COAST STAR	LEGALS AND AFFIDAVITS 1/22/26	32.48
COSTCO WHOLESALE CLUB	BORO AND DPW PAPER SUPPLIES	173.41
DELISA WASTE SERVICES	TIPPING FEES JAN 16-31, 2026	2,101.01
FRANCOTYP POSTALIA, INC.	POSTAGE MACHINE LEASE FEB	117.00
GARDEN STATE LABORATORIES, INC	WATER TESTING 1/13/26	292.00
GARDEN STATE LABORATORIES, INC	WATER TESTING 12/08/25	247.00
GARDEN STATE LABORATORIES, INC	WATER TESTING 2/3/26	462.00
GOOD FRIEND ELECTRIC	BATTERY	27.47
JEANNETTE JIMENEZ	CLEANING SERVICE JAN 2026	392.00
KEPWEL SPRING WATER CO.	WATER COOLER DPW	10.00
KEPWEL SPRING WATER CO.	WATER COOLER BORO HALL	10.00
COUNTY OF MONMOUTH	BRINE PICK UP 1/26/26	108.60
NJ Department of Health	MONTHLY DOG LICENSE REPORT JAN	66.00
NJ Department of Health	POPULATION CONTROL FUND	3.00
ONE CALL CONCEPTS	REGULAR LOCATES JANUARY	26.60
PLOSIA COHEN, LLC	SERVICES RE: EMP HANDBOOK	289.00
RAINONE COUGHLIN MINCHELLO LLC	MONTHLY LEGAL SERVICE FEBRUARY	2,125.00
RTLF-NJ II LLC	REDEMPTION 25-0002 B8 L10	2,257.07
RTLF-NJ II LLC	REDEMPTION 25-0002 B8 L10	1,600.00
LAKE COMO BOARD OF EDUCATION	SCHOOL TAX LEVY FEBRUARY 2026	345,074.50
TAYLOR HARDWARE	HARDWARE STORE JANUARY	51.75
VAN WICKLE AUTO SUPPLY, INC.	AUTO SUPPLIES JANUARY	204.50
VERIZON	DISPATCH PHONE FEBRUARY	80.63
MARK WOSZCZAK	WATER MAIN BREAK 19TH & MAIN	5,214.92
PURCHASE ORDER TOTAL:		363,594.37

ACH PAYMENT LIST:

USDA I	38,966.00
USDA II	52,119.00
PAYROLL 2-11-26	43,192.01
MC TAXES INC. ADDED/OMITTED	436,611.23
ACH PAYMENT TOTAL:	570,888.24

GRAND TOTAL: **934,482.61**

RESOLUTION 2026-51

RESOLUTION REQUESTING THE MONMOUTH COUNTY BOARD OF TAXATION AND/OR THE NEW JERSEY STATE LEGISLATURE AMEND THE REGULATIONS AND STATUTES AUTHORIZING THE MONMOUTH COUNTY ASSESSMENT DEMONSTRATION PROGRAM TO GIVE EACH MUNICIPALITY THE OPTION TO PARTICIPATE OR WITHDRAW THEREFROM

WHEREAS, Public Law 2013, Chapter 15, commonly known as the Real Property Assessment Demonstration Program (the "ADP"), was adopted by the New Jersey Legislature and signed into law by Governor Christie more than twelve years ago; and

WHEREAS, pursuant to the ADP statute, the Monmouth County Board of Taxation opted Monmouth County into the ADP and established regulations for the implementation of the ADP throughout all fifty-three municipalities comprising Monmouth County; and

WHEREAS, from the beginning, numerous municipalities raised significant concerns regarding the implementation of the ADP and the extreme volatility the new assessment scheme would create for individual homeowners, especially seniors and new homeowners; and

WHEREAS, in 2016, in response to concerns over implementation, the Monmouth County Board of Taxation provided an opportunity for municipalities to opt-out of the ADP and continue with their prior assessment system; and

WHEREAS, multiple municipalities opted out of the ADP in 2016, and still to this day, five municipalities, Avon, Belmar, Manasquan, Marlboro, and Wall, remain opted out of the ADP and do not perform annual reassessments within their jurisdictions; and

WHEREAS, in 2018, the Monmouth County Board of taxation arbitrarily and capriciously rescinded the ability for municipalities to opt-out of the ADP, thereby depriving due process to all citizens of those municipalities who had agreed to attempt the pilot program at its inception, but now seek to opt out and avail themselves of the same rights and privileges under the law as those citizens of Avon, Belmar, Manasquan , Marlboro, and Wall; and

WHEREAS, since its implementation within Lake Como Borough, a Borough entirely of standardized housing, the Mayor & Council have observed extreme volatility for individual homeowners' property tax bills; and

WHEREAS, following a decade of implementation within Lake Como Borough, it is clear that the ADP is devastating family finances and rendering the price of housing within the Borough unpredictable on an annual basis; and

NOW, THEREFORE, BE IT RESOLVED that the Mayor & Council of the Borough of Lake Como, County of Monmouth, State of New Jersey, hereby request that the Monmouth County Board of Taxation and/or the New Jersey State Legislature revise the regulations

and statues authorizing the Monmouth County Assessment Demonstration Program to give each Monmouth County municipality the option to participate or withdraw therefrom.

Dated: February 17, 2026

Kevin G. Higgins
Mayor

Hawley G. Scull
Council President

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 February 17, 2026.

Amy L. Boney, RMC
Borough Clerk

State of New Jersey
Office of the Attorney General
Division of Alcoholic Beverage Control

Municipal Notification Regarding Application of Event Type Permit

P.O. Box 087, 140 East Front Street, Trenton, NJ 08625-0087 • 609-984-2830 • www.nj.gov/oag/abc

FOR ALL APPLICANTS: You are receiving a courtesy copy of your application.

FOR APPLICANTS OF PREMISES EXPANSION PERMIT : You are responsible for ensuring that your application has been endorsed by the Chief of Police and the Clerk of the municipality in which the expanded premises that is the subject of this application is located.

FOR APPLICANTS OF SOCIAL AFFAIR, CATERING, EXTENSION OF PREMISES AND LIMITED BREWERY OFF-PREMISES EVENT PERMITS FOR EVENTS TO BE HELD ON MUNICIPAL OR PRIVATE PROPERTY: You are responsible for ensuring that your application has been endorsed by the Chief of Police and the Clerk of the municipality in which the event that is the subject of this application.

FOR APPLICANTS OF TEMPORARY STORAGE PERMITS: You are responsible for ensuring that your application has been endorsed by the Chief of Police and the Clerk of the municipality that is the subject of this application.

FOR MUNICIPAL ISSUING AUTHORITIES: A Special Permit (Social Affair or Catering or Extension of Premises or Limited Brewery Off-Premises or Premises Expansion) has been applied for in your jurisdiction. Please login to the Division website to review the Permit Application and provide your Endorsement of the application by the noted due date. If you have any questions regarding the application, please contact the Division at 609-984-2830, and request to speak with a representative of the Permit Unit.

FOR APPLICANTS OF SOCIAL AFFAIR, CATERING, EXTENSION OF PREMISE AND LIMITED BREWERY OFF-PREMISES PERMITS FOR EVENTS TO BE HELD ON PROPERTY OR PREMISES THAT ARE OWNED BY OR UNDER THE CONTROL OF A STATE OR COUNTY ENTITY: You are responsible for obtaining the Endorsements of the Chief Law Enforcement Officer and Chief Administrative Official with jurisdiction over the property or premises on which the event that is the subject of this application will be held. For instructions on obtaining the required Endorsements, please scroll down to the end of this Notification.

FAILURE TO OBTAIN THE REQUIRED ENDORSEMENTS WILL RESULT IN DENIAL OF YOUR APPLICATION.
This notification is being sent to the following email addresses:
- aboney@lakecomonj.org
- [redacted]6@optonline.net

Permit Type:	Extension of Premises
File Number:	841958
Permittee:	MAC TAV INC
License Number:	1347-33-005-008

Mailing Address:	1704 MAIN STREET LAKE COMO, NJ 07719 USA
Physical Address:	1704 MAIN STREET LAKE COMO, NJ 07719 USA
Contact:	MAC TAV INC (732) [redacted]
Applicant Email:	m[redacted]6@optonline.net

Additional Permit Information

County:	13 - MONMOUTH COUNTY
Municipality:	47 - LAKE COMO BOROUGH

Location

Location Description:
MAC TAV Inc. DBA mcCann's Tavern

Address:
1704 1704 Main Street
Lake Como, NJ 07719
USA
1704 Main St

Event Details

What is the specific event being held?
Saint Patrick's Parade Day

Event Dates

Mar 01, 2026 from 9:00 AM to 10:00 PM

Rain Dates

Mar 08, 2026 from 9:00 AM to 10:00 PM

Application Questions

Question 1:	Please supply the person's name and phone number to contact should there be any questions related to this application. NAME PHONE NUMBER
Response:	William Epp [redacted]
Question 2:	Is the event premise owned by or under the control of a A) municipality, B) county, C) State or D) other? Please Identify the owner by one of the aforementioned codes. Provide the name of the owner, as well as a phone number for the owner and for what the premise is normally used.
Response:	NO
Question 3:	What adjoining property is intended to be used for this extension?
Response:	McCann's Tavern's Side Drive way

Question 4:	Do you own the property where the license will be extended?
Yes / No Response:	Yes
Question 5:	Will a charge be assessed by a ticket?
Yes / No Response:	Yes
	What is the ticket cost?
Response:	$5.oo
Question 6:	Will there be a cash bar?
Yes / No Response:	Yes
Question 7:	Will you be dispensing Wine?
Yes / No Response:	Yes
	What is the cup size?
Response:	6oz
Question 8:	Will you be dispensing Malt Alcoholic Beverages?
Yes / No Response:	No
Question 9:	Will you be dispensing Distilled Spirits?
Yes / No Response:	Yes
	What is the cup size?
Response:	8oz
Question 10:	How many people are expected to attend the event on a daily basis?
Response:	200
Question 11:	What is the approximate age group of the attendees?
Response:	30-60
Question 12:	Will persons under the legal age to consume alcohol be in attendance?
Yes / No Response:	No
Question 13:	Explain in DETAIL the security plans for the event. The plans should in include the number of people checking for ID's, plans to prevent pass-offs to minors, the type of security at the event, the limit of alcoholic beverage per transaction, and any other relevant information pertaining to the event.
Response:	The outside area will be encompassed by fencing. Most of the tables will be up against the fencing to ensure no one can reach over. There will be a total of 7 security people. Two ID checkers posted at the outside entrance. One each at the entrance and exit to building with counters to ensure the building is not over capacity. Three floaters watching over crowd.
Question 14:	Have you been hired by a third party, promoter, production company, or other entity?
Yes / No Response:	No

Question 15:	By checking "yes" to this question, you are stating that you have obtained the necessary consent from the person so authorized at the premises where the affair is to be held, including property under control of a unit of government, municipality, county or State, a church; or a premises under license or other privately owned facility.
Yes / No Response:	Yes
Question 16:	Provide the full name, title, phone number and e-mail address of the person who provided the applicant with approval for the event being held at the location specified.
Response:	William Epp 2702 Woolley Road Wall NJ 07719 Manager, [redacted]
Question 17:	The Division must be notified for cancellation or rescheduling prior to the date of the event; refunds will not be issued if cancellation is provided after the event date. Do you acknowledge the above statement and wish to submit your application?
Yes / No Response:	Yes

Documents

See below for a list of documents attached to this email.

Document Type	File Name	Upload Date
Site Plan/Sketch of Premise	Parade Day Skecth.pdf	Jan 23, 2026

SPECIAL NOTE TO ALL SOCIAL AFFAIR, CATERING, EXTENSION OF PREMISES AND LIMITED BREWERY OFF-PREMISES EVENT APPLICANTS FOR EVENTS TO BE HELD ON PROPERTY OR PREMISES OWNED BY OR UNDER THE CONTROL OF A STATE OR COUNTY ENTITY

1) If you identified in question two (2) above that the event will be held on property or at a premises which is either owned by or under the control of a County or State entity, you are required to obtain the Endorsements of the Chief Law Enforcement Officer and Chief Administrative Official with jurisdiction over the property on which the event is to be held.

2) This notification and all documents identified above must be submitted to the appropriate officials;

3) If the Chief Law Enforcement Officer or Chief Administrative Official objects to the application or seeks to impose Special Conditions on the requested permit, they shall provide, in writing, the reason(s) for the objections or Special Conditions.

4) The Endorsements required herein must be returned to the Division via email (NJABCPermits@njoag.gov) by no later than five business days prior to the date of the event. Counterparts of the Endorsements may be submitted, provided that both Endorsements are received by the Division no later than five business days prior to the date of the event.

THIS SECTION IS TO BE COMPLETED BY THE OFFICIALS OF THE COUNTY OR

STATE ENTITY WITH JURISDICTION OVER THE PREMISES OR PROPERTY ON WHICH THE EVENT IS TO BE HELD

CERTIFICATION OF CHIEF ADMINISTRATIVE OFFICIAL AND CHIEF LAW ENFORCEMENT OFFICER:

I hereby certify that:

1. I have the authority to act on behalf of the State or County entity in this matter;
2. I have reviewed the application submitted;
3. I have considered any objections made to this application; and
4. I have concluded that there are not more than 25 permits issued for the premises designated in this application for this calendar year.

I further certify that the statements provided herein are accurate. If any of the foregoing statements are willfully false, I am subject to punishment.

Print Name: _____ Title: _____

Chief Administrative Official

Signature: _____ Date: _____

Name of State or County Entity: _____

Contact Phone: _____

Email Address: _____

Print Name: _____ Title: _____

Chief Law Enforcement Officer

Signature: _____ Date: _____

Name of State or County Entity: _____

Contact Phone: _____

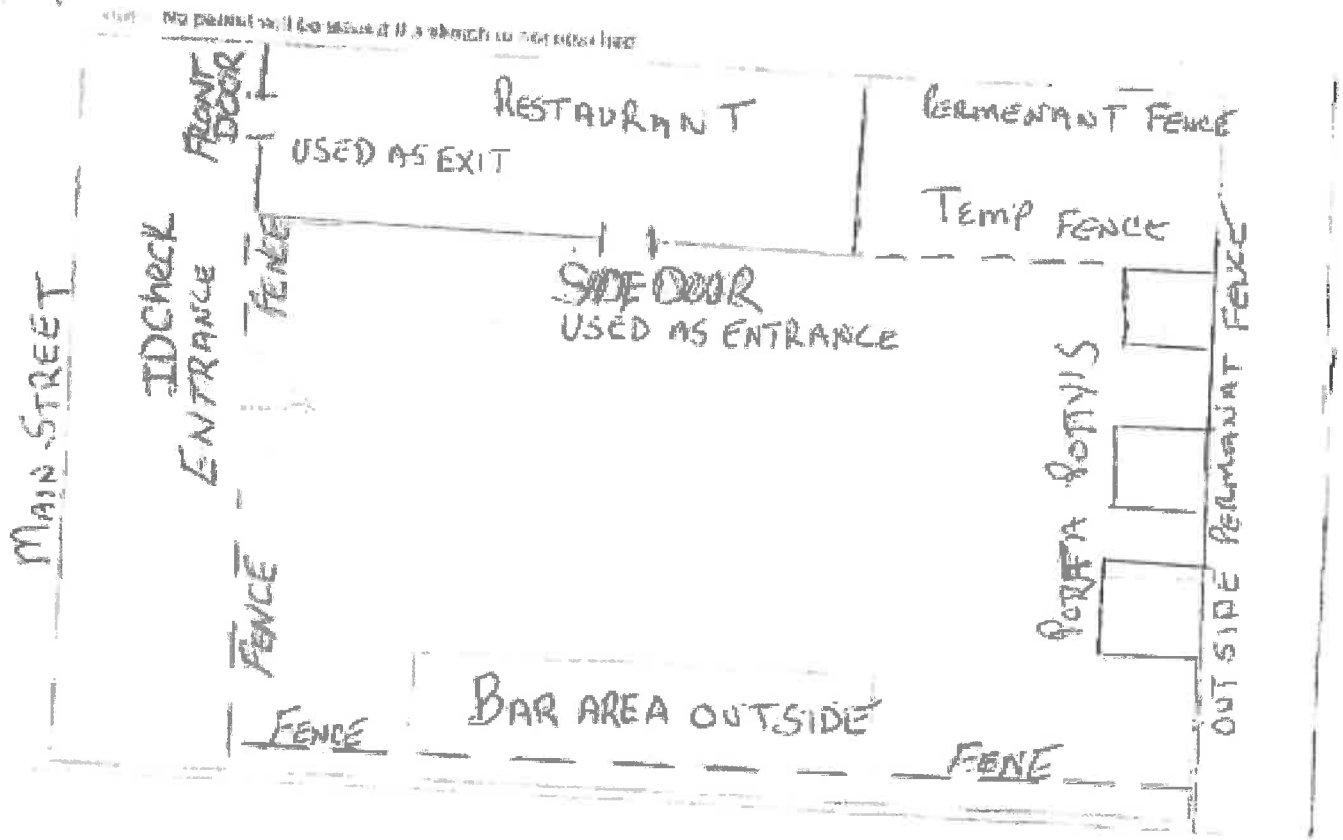
Email Address: _____

If there are any questions regarding the Certification section above, please contact the Division at 609-984-2830 and request to speak with a representative of the Permit Unit.

Thank you,

NJABC Permit Unit

Please note: Upon the request by the Division, original signatures must be provided



McCANN'S TAVERN