

## **RESOLUTION 2025-84**

**WHEREAS**, Borough Ordinance No. 2024-01 states that the grading and drainage of lots shall be accomplished to secure proper drainage without impact to neighboring properties or adjacent drainage facilities and to prevent the collection of stormwaters; and

**WHEREAS**, roof leaders and sump pump drains for all new structures or additions with a building footprint of 400 square feet or greater shall be piped directly to dry wells or seepage pits to be installed on the lot; and

**WHEREAS**, a grading and drainage plan application was submitted by owners, Christopher and Emily Serge, 717 Twentieth Avenue, Lake Como, NJ, 07719, also known as Block-33, Lot-27, under the requirements of Ordinance No. 2024-01, due to improvements on their property and The Cannon Group, PC, submitted the required plot/grading plans; and

**WHEREAS**, Christopher and Emily Serge posted the \$500.00 Escrow Fee with Check #117, which remaining balance, if any, is refundable once the project is deemed complete and is approved by our Borough Engineer; and

**WHEREAS**, our Municipal Engineer visited the site, inspected the project and deemed it complete and upon his approval gave permission to release any remaining escrow.

**NOW, THEREFORE, BE RESOLVED** by the Mayor and Council of the Borough of Lake Como that the remaining Engineering Escrow Balance of \$127.50 posted with Check #117 be refunded to Emily and Christopher Serge, 717 Twentieth Avenue, Lake Como, NJ, 07719

Dated: 06/03/2025

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Kevin Higgins, Mayor

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Douglas Witte, 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 June 03, 2025.

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Amy L. Boney, Borough Clerk





## Borough of Lake Como

1740 Main Street • Lake Como, New Jersey 07719  
(732) 681-3232 • FAX (732) 681-8981

Kevin G. Higgins  
Mayor

Andrew Huisman  
Administrator

### SPECIAL EVENTS PERMIT APPLICATION

LOCATION OF EVENTS AND COMPLETE DETAILS AS TO HOW THE APPLICANT INTENDS TO PROVIDE FOR SECURITY AND TRAFFIC CONTROL. EVENTS WITH OVER 500 PARTICIPANTS CANNOT USE VOLUNTEERS:

19<sup>th</sup> Ave between B st + Greenwood

DESCRIBE ALL BOROUGH RESOURCES AND/OR SERVICES THAT WILL BE REQUIRED TO BE PROVIDED IN CONNECTION WITH THE EVENT:

I would need 19<sup>th</sup> Ave blocked off at B st + Greenwood with barricades.

APPROXIMATE NUMBER OF CONTESTANTS, PARTICIPANTS, SPECTORS, AND/OR OTHER PEOPLE THAT COULD REASONABLY BE ANTICIPATED TO ATTEND THE EVENT: 50-80

**THE BOROUGH OF LAKE COMO RESERVES THE RIGHT TO CANCEL ANY SPECIAL EVENT DUE TO CIRCUMSTANCES BEYOND ITS CONTROL, SUCH AS STORMS OR ANY NATURAL DISASTER.**

Kelly Long  
SIGNATURE OF APPLICANT

5/14/2025  
DATE

#### FOR OFFICE USE ONLY

Date Application Received

Received by

Date Application Reviewed & Approved by DPW

Reviewed by

Date Application Reviewed & Approved by Police

Reviewed by

Price from Police Department

Date Approved by Mayor & Council

5/15/25  
AB  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
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\_\_\_\_\_

## **ORDINANCE 2025-8**

### **ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 4, GENERAL LICENSING, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF LAKE COMO, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AND, SPECIFICALLY, ADDING SECTION 4-5, GAMES OF CHANCE**

**WHEREAS**, the Governing Body of the Borough of Lake Como has caused its ordinances of a general and permanent nature to be compiled and revised and embodied in a revision and codification known as "The Revised General Ordinances of the Borough of Lake Como"; and,

**WHEREAS**, pursuant to N.J.S.A. 40:69A-120, all legislative power of the Borough shall be exercised by the Governing Body except as may be otherwise provided by general law; and,

**WHEREAS**, the Governing Body of the Borough of Lake Como finds it necessary to amend Chapter 4 to add Section 4-5 to address and regulate Games of Chance;

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

**SECTION I.** The Borough Ordinances Chapter 4-5, shall be supplemented as follows:

#### **Section 5.1. Conditions of license issuance.**

Subject to the terms, conditions and restrictions of this Chapter, the Raffles Licensing Law, (N.J.S.A. 5:8-50), the Bingo Licensing Law (N.J.S.A. 5:8-24), the Legalized Games of Chance Control Law (N.J.S.A. 5:8-1 et seq.), and the rules and regulations adopted and promulgated or to be adopted and promulgated hereafter by the Legalized Games of Chance Control Commission of the State of New Jersey, licenses shall be issued to bona fide organizations or associations as determined by these laws.

#### **Section 5.2. Investigation of applications; license issuance.**

The Borough Clerk shall make an investigation of the qualifications of each applicant and the merits of each application in accordance with applicable licensing laws. The Borough Clerk is designated as the person having authority to approve the issuance of raffle and bingo licenses. All other licenses to be issued under this Chapter shall be approved by the Borough Council.

#### **Section 5.3. Restrictions for issuance.**

No license shall be Issued for a period of more than one year.

#### **Section 5.4. License forms.**

Each license shall be in the form prescribed by the State Legalized Games of Chance Control Commission

#### **Section 5.6. Control and supervision.**

The Borough Clerk issuing any license under this Chapter and applicable licensing laws shall have and exercise control and supervision over all licensed games of chance.

**Section 5.7. Participation by underage persons.**

No person under the age of 18 years shall be permitted to participate in any game or games of chance held, operated or conducted pursuant to any license issued by the Borough.

**Section 5.8. Operating restrictions.**

No licensed game or games of chance shall be held, operated or conducted on more than six days in any calendar month.

**Section 5.9. License and operation regulations.**

All licenses issued under this Chapter shall be subject to applicable conditions, restrictions, regulations, and rules of the Raffles Licensing Law, Bingo Licensing Law, Legalized Games of Chance Control Commission.

**Section 5.10. Filing of certified copy; reports of licenses issued and violations.**

The Borough Clerk shall:

- A. File with the Legalized Games of Chance Control Commission a certified copy of this Ordinance within 10 days after its adoption.
- B. On or before the first day of February in each year, or at any other time or times which the Commission may determine, report to the Commission the number of licenses issued by the Borough; the names and addresses of all persons who have violated this Chapter; the names and addresses of all persons prosecuted for such violations; and the result of each such prosecution, including the penalties imposed therein, during the preceding calendar year or the period the report is required.

**Section 5.11. License fees for raffles.**

License fees for raffles shall be:

- A. Initial application fee of Twenty dollars; and
- B. Twenty dollars per day for a raffle where tickets or rights to participate require the winner or winners to be present at the time of the drawing or allotment of prizes; and
- C. Twenty dollars for each \$1,000 of the value of prizes awarded in a raffle where tickets or rights to participate are allowed to be sold in advance of the time of the drawing or allotment of prizes; and
- D. Casino Night: \$100 per night.

**Section 5.12. License fees for bingo.**

- A. The license fee for bingo shall be \$20 for each occasion upon which any game or games are to be conducted under such license.

**Section 5.13. Disposition of fees.**

All license fees shall become the property of the municipality and are non-refundable.

**Section 5.14. Unlicensed operation.**

No person, organization, club, company or squad shall conduct, operate, run, participate in or attend at any unlicensed raffle or bingo games in the Borough.

**Section 5.15. Laws invoked.**

No person, organization, club, company or squad shall violate any of the terms or provisions of:

- A. The Raffles Licensing Law (N.J.S.A. 5:8-50).
- B. The Bingo Licensing Law (N.J.S.A. 5:8-24).
- C. The Legalized Games of Chance (N.J.S.A. 5:8-1 et seq.).
- D. Commission Regulations (N.J.A.C. 13:47-1.1, *et seq.*
- E. The provisions of this Chapter.

**Section 5.16. Violations and penalties.**

Any person, organization, club, company or squad convicted of a violation of any of the provisions of this Chapter shall be subject to the following penalties:

- A. Suspension and revocation of the license issued by the Borough pursuant to this Chapter in accordance with N.J.S.A. 5:8-30; and
- B. Any additional penalties, including civil monetary penalties, that may be imposed by the Legalized Games of Chance Control Commission pursuant to N.J.S.A. 5:8-30a through e, and N.J.S.A. 5:8-30.2.

**Section 5.17. Suspension and revocation.**

A conviction for violating this Chapter shall be grounds, in the discretion of the Borough Clerk, to suspend or revoke a license issued under this Chapter.

**SECTION II.** If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision,

clause or provision so adjudicated and the remainder of the Ordinance shall be deemed valid and effective.

**SECTION III.** All Ordinances or parts of ordinances inconsistent with or in conflict with the ordinance are hereby repealed to the extent of such inconsistency.

**SECTION IV.** This Ordinance shall take effect 20 days after final passage, adoption and publication according to law.

**SO ORDAINED** as aforesaid.

Adopted on First Reading

Dated: May 6, 2025

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Amy L. Boney, RMC

Borough Clerk

Adopted on Second Reading

Dated: \_\_\_\_\_

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Amy L. Boney, RMC

Borough Clerk

Approval by the Mayor on This \_\_\_\_ Day Of \_\_\_\_\_, 2025

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Kevin G. Higgins, Mayor

**BOROUGH OF LAKE COMO  
CAPITAL ORDINANCE 2025-09**

**CAPITAL ORDINANCE PROVIDING FOR VARIOUS ROAD  
IMPROVEMENTS FOR AND BY THE BOROUGH OF LAKE  
COMO, IN THE COUNTY OF MONMOUTH, STATE OF NEW  
JERSEY, APPROPRIATING \$660,000 TO PAY FOR THE  
COST THEREOF, WHICH AMOUNT WILL BE FUNDED BY  
THE NJDOT LOCAL TRANSPORTATION PROJECTS FUND**

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE  
BOROUGH COUNCIL OF THE BOROUGH OF LAKE COMO, IN THE COUNTY OF  
MONMOUTH, STATE OF NEW JERSEY AS FOLLOWS:

**SECTION 1.** The capital improvements or purposes described in Section 2 of this capital ordinance are hereby authorized as general capital improvements or purposes to be undertaken by the Borough of Lake Como, in the County of Monmouth, State of New Jersey (the "Borough"). For the said improvements or purposes stated in Section 2 hereof, there is hereby appropriated the amount of \$660,000, which will be funded by the New Jersey Department of Transportation's Local Transportation Project Fund (the "NJDOT Grant").

**SECTION 2.** The improvements and purposes hereby authorized are to provide for various improvements to Fernwood Road, Briarwood Terrace and Pine Terrace, including, but not limited to, as applicable, milling, paving, resurfacing and reconstruction of roadways, drainage improvements, roadway painting and striping, the repairing and/or removal and installation of sidewalks, driveway aprons, curbing, retaining walls and curb ramps, guardrails, road shoulders, gutters, storm drains, and concrete improvements, and all other related improvements. The improvements and purposes shall also include, but are not limited to, as applicable, design work, preparation of plans and specifications, permits,



bid documents, contract administration, work, materials, equipment, labor and appurtenances necessary therefor or incidental thereto.

**SECTION 3.** The expenditure of \$660,000 from the NJDOT Grant, for the purposes set forth in Section 2 hereof is hereby authorized and approved.

**SECTION 4.** The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

**SECTION 5.** This ordinance shall take effect 20 days after the first publication of this ordinance after final adoption, as described in N.J.S.A. 40:49-2.

**BOROUGH OF LAKE COMO  
BOND ORDINANCE 2025-10**

**BOND ORDINANCE PROVIDING FOR IMPROVEMENTS  
AND REPAIRS TO VARIOUS ROADS THROUGHOUT THE  
BOROUGH, BY AND IN THE BOROUGH OF LAKE COMO,  
IN THE COUNTY OF MONMOUTH, STATE OF NEW  
JERSEY; APPROPRIATING \$225,000 THEREFOR  
(INCLUDING A NEW JERSEY DEPARTMENT OF  
TRANSPORTATION GRANT IN THE AMOUNT OF  
\$190,274) AND AUTHORIZING THE ISSUANCE OF \$34,726  
IN BONDS OR NOTES OF THE BOROUGH TO FINANCE  
PART OF THE COST THEREOF**

BE IT ORDAINED AND ENACTED BY THE BOROUGH COUNCIL OF THE  
BOROUGH OF LAKE COMO, IN THE COUNTY OF MONMOUTH, STATE OF NEW  
JERSEY (not less than two-thirds of all the members thereof affirmatively concurring), AS  
FOLLOWS:

**SECTION 1.** The improvements or purposes described in Section 3 of  
this bond ordinance are hereby authorized as general improvements or purposes to be  
undertaken by the Borough of Lake Como, in the County of Monmouth, State of New  
Jersey (the "Borough"). For the said improvements or purposes stated in Section 3  
hereof, there is hereby appropriated the principal amount of \$225,000, said amount being  
inclusive of a grant received or expected to be received from the New Jersey Department  
of Transportation Fiscal Year 2025 Municipal Aid Program in the amount of \$190,274 (the  
"Grant"). Pursuant to N.J.S.A. §40A:2-11(c) of the Local Bond Law (as hereinafter  
defined), no down payment is required for the improvement or purpose set forth in Section  
3 hereof, as such project involves the Grant provided by the State of New Jersey.

**SECTION 2.** For the financing of said improvements or purposes  
described in Section 3 hereof and to meet the part of said \$225,000 appropriation not  
provided for by said Grant referred to in Section 1 hereof, negotiable bonds of the Borough

are hereby authorized to be issued in the aggregate principal amount of \$34,726 pursuant to, and within the limitations prescribed by, the Local Bond Law, N.J.S.A. §40A:2-1 et seq. (the "Local Bond Law"). In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Borough in an aggregate principal amount not exceeding \$34,726 are hereby authorized to be issued pursuant to, and within the limitations prescribed by, the Local Bond Law.

**SECTION 3.** (a) The improvements hereby authorized and purposes for the financing of which said bonds or notes are to be issued are for improvements and repairs to various roads throughout the Borough, including but not limited to, as applicable, portions or entire lengths of Walling Avenue, Belmont Avenue, and Melrose Avenue; including but not limited to milling, paving, resurfacing and reconstruction of roadways, drainage improvements, roadway painting and striping, the repairing and/or removal and installation of sidewalks, driveway aprons, curbing, retaining walls and curb ramps, guardrails, road shoulders, gutters, storm drains, and concrete improvements, and all other related improvements, design work, preparation of plans and specifications, permits, bid documents, contract administration, work, materials, equipment, accessories, labor and appurtenances necessary therefor or incidental thereto.

(b) The aggregate estimated maximum amount of bonds or notes to be issued for said improvements and purposes is \$34,726.

(c) The aggregate estimated cost of said improvements and purposes is \$225,000, the excess amount thereof over the said estimated maximum amount of bonds or notes to be issued therefore being the Grant in the amount of \$190,274.

**SECTION 4.** Except for the Grant, in the event the United States of America, the State of New Jersey and/or the County of Monmouth make a contribution or grant in aid to the Borough for the improvements and purposes authorized in Section 3

hereof, and the same shall be received by the Borough prior to the issuance of the bonds or notes authorized in Section 2 hereof, then the amount of such bonds or notes to be issued shall be reduced by the amount so received from the United States of America, the State of New Jersey and/or the County of Monmouth. Except for the Grant, in the event, however, that any amount so contributed or granted by the United States of America, the State of New Jersey and/or the County of Monmouth shall be received by the Borough after the issuance of the bonds or notes authorized in Section 2 hereof, then such funds shall be applied to the payment of the bonds or notes so issued and shall be used for no other purpose. This Section 4 shall not apply, however, with respect to any contribution or grant in aid received by the Borough as a result of using funds from this bond ordinance as "matching local funds" to receive such contribution or grant in aid.

**SECTION 5.** All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer of the Borough, provided that no note shall mature later than one (1) year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the signature of the Chief Financial Officer upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time in accordance with the provisions of N.J.S.A. 40A:2-8.1 of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at a public or private sale and to deliver them to the purchaser thereof upon receipt of the payment of the purchase price and accrued interest thereon from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant

to this bond ordinance is made. Such report must include the principal amount, the description, the interest rate, the maturity schedule of the notes so sold, the price obtained and the name of the purchaser.

**SECTION 6.** The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital budget or temporary capital budget, as applicable, is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget of the Borough, a revised capital budget or temporary capital budget has been filed with the Division of Local Government Services, in the Department of Community Affairs of the State of New Jersey.

**SECTION 7.** The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses and are improvements or purposes which the Borough may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The period of usefulness of said improvements or purposes, computed on the basis of the amount of obligations authorized for the purposes set forth herein and the reasonable life thereof in accordance with the limitations set forth in the Local Bond Law, is 10 years.

(c) The supplemental debt statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the Borough and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services, in the Department of Community Affairs of the State of New

Jersey, and such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds or notes provided for in this bond ordinance by \$34,726. The obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An aggregate amount not exceeding \$45,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 of the Local Bond Law is included in the estimated cost indicated herein for the improvements or purposes herein before described.

**SECTION 8.** The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and, unless paid from other sources, the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Borough for the payment of the principal of the obligations and the interest thereon without limitation as to rate or amount.

**SECTION 9.** The Borough reasonably expects to reimburse any expenditures toward the costs of the improvements or purposes described in Section 3 hereof and paid prior to the issuance of any bonds or notes authorized by this bond ordinance with the proceeds of such bonds or notes. This Section 9 is intended to be and hereby is a declaration of the Borough's official intent to reimburse any expenditures toward the costs of the improvements or purposes described in Section 3 hereof to be incurred and paid prior to the issuance of bonds or notes authorized herein in accordance with Treasury Regulation Section 1.150-2. All reimbursement allocations will occur not later than eighteen (18) months after the later of (i) the date the expenditure from a source other than any bonds or notes authorized by this bond ordinance is paid, or (ii) the date the improvements or purposes described in Section 3 hereof are "placed in service"

(within the meaning of Treasury Regulations §1.150-2) or abandoned, but in no event more than three years after the expenditure is paid.

**SECTION 10.** The Chief Financial Officer is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of the obligations of the Borough authorized herein and to execute such disclosure document on behalf of the Borough. The Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of the obligations of the Borough, which are authorized herein, and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

**SECTION 11.** The Borough covenants to maintain the exclusion from gross income under Section 103(a) of the Internal Revenue Code of 1986, as amended, of the interest on all bonds and notes issued on a tax-exempt basis under this bond ordinance.

**SECTION 12.** This bond ordinance shall take effect twenty (20) days after the first publication of this bond ordinance after final adoption and approval by the Mayor, as provided by the Local Bond Law.

**ADOPTED ON FIRST READING**

**DATED: May 6, 2025**

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**AMY L. BONEY,**  
**Clerk of the Borough of Lake Como**

**ADOPTED ON SECOND READING**

**DATED: May 20, 2025**

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**AMY L. BONEY,**  
**Clerk of the Borough of Lake Como**

**APPROVAL BY THE MAYOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025**

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**KEVIN G. HIGGINS,**  
**Mayor**



**ORDINANCE 2025-11**  
**CALENDAR YEAR 2025**  
**AMENDING ORDINANCE TO EXCEED THE MUNICIPAL BUDGET**  
**APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK**  
**(N.J.S.A. 40A: 4-45.14)**

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

**WHEREAS**, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

**WHEREAS**, by Ordinance 2025-5 the Mayor and Council of the Borough of Lake Como, in the County of Monmouth found it advisable and necessary to increase its CY 2025 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

**WHEREAS**, due to a CAP base adjustment, the calculation of the permitted increase specified in Ordinance 2025-5 is now incorrect.

**NOW THEREFORE BE IT ORDAINED**, by the Mayor and Council of the Borough of Lake Como, in the County of Monmouth, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2025 budget year, the final appropriations of the Borough of Lake Como shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5 %, amounting to \$82,631.33 and that the CY 2025 municipal budget for the Borough of Lake Como be approved and adopted in accordance with this ordinance; and,

**BE IT FURTHER ORDAINED**, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

Adopted on First Reading

Dated: June 3, 2025

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Amy L. Boney, RMC

Borough Clerk

Adopted on Second Reading

Dated: \_\_\_\_\_

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Amy L. Boney, RMC

Borough Clerk

Approval by the Mayor on This \_\_\_\_ Day Of \_\_\_\_\_, 2025

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Kevin G. Higgins, Mayor

Resolution 2025 - 81

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

|                              |                        |
|------------------------------|------------------------|
| <u>CURRENT ACCOUNT:</u>      |                        |
| Per Attached Bill List       | \$ 454,737.53          |
| <u>WATER/SEWER ACCOUNT:</u>  |                        |
| Per Attached Bill List       | \$ 2,354.41            |
| <u>DOG LICENSE ACCOUNT:</u>  |                        |
| Per Attached Bill List       | \$ 7.20                |
| <u>GENERAL CAPITAL FUND:</u> |                        |
| Per Attached Bill List       | \$ 13,623.75           |
| <u>GRANT FUND:</u>           |                        |
| Per Attached Bill List       | \$ 43.75               |
| <u>TOURISM ACCOUNT:</u>      |                        |
| Per Attached Bill List       | \$ 43.64               |
| <u>ACH WIRE PAYMENTS:</u>    |                        |
| Per Attached Bill List       | \$ 530,987.19          |
| <b>TOTAL:</b>                | <b>\$ 1,001,797.47</b> |

Dated: June 3, 2025

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Kevin G. Higgins  
Mayor

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Douglas Witte  
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 June 3, 2025.

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Amy L. Boney  
Borough Clerk

## 6-3-25 BILL LIST

### PURCHASE ORDERS:

| Vendor Name                    | Description                    | Amount    |
|--------------------------------|--------------------------------|-----------|
| AMAZON BUSINESS                | DISPLAY CASE LOCK              | 7.99      |
| AMAZON BUSINESS                | BLUE COPY PAPER/LAPTOP STAND   | 43.64     |
| AMAZON BUSINESS                | VERTICAL LAPTOP STAND          | 9.49      |
| AMAZON BUSINESS                | "NO VEHICLE" STREET SIGNS      | 31.34     |
| AMCO SERVICES GROUP, INC.      | MONTHLY PEST CONTROL APRIL     | 110.00    |
| AMCO SERVICES GROUP, INC.      | MONTHLY PEST CONTROL MAY       | 110.00    |
| AMERICAN BUSINESS COMMUNICATIO | FAX LINE SERVICE               | 262.50    |
| ARCARI & IOVINO ARCHITECTS PC  | NEW BORO HALL ARCH SERVICE     | 2,550.00  |
| ATLANTIC PLUMBING SUPPLY CORP  | EMERGENCY WATER BREAK SUPPLY   | 608.31    |
| BOROUGH OF BELMAR              | DIESEL SERVICE APRIL 2025      | 378.90    |
| BOROUGH OF BELMAR              | GAS SERVICE APRIL 2025         | 768.89    |
| BOROUGH OF BELMAR              | POLICE TRAFFIC CONTROL 4/22/25 | 225.00    |
| OPTIMUM                        | CABLE WIFI PHONE MAY-JUN BORO  | 597.66    |
| OPTIMUM                        | CABLE WIFI PHONE MAY-JUN DPW   | 293.77    |
| OPTIMUM                        | CABLE WIFI PHONE MAY-JUN PARK  | 147.94    |
| CHRISTOPHER AND EMILY SERGE    | ENGINEERING ESCROW BALANCE     | 127.50    |
| COUNTY TAX ADMINISTRATOR       | NOTIFICATION OF ASSESSMENT     | 477.05    |
| DELISA WASTE SERVICES          | TIPPING FEES APR 15-30,2025    | 2,720.99  |
| DELISA WASTE SERVICES          | TIPPING FEES MAY 1-15,2025     | 2,730.21  |
| DELISA WASTE SERVICES          | MONTHLY RECYCLING SERVICE JUNE | 5,166.67  |
| DELISA WASTE SERVICES          | MONTHLY TRASH SERVICE JUNE     | 10,333.33 |
| DELISA WASTE SERVICES          | RECYCLE TIPPING FEES MAR 2025  | 1,545.70  |
| DELTA DENTAL OF NEW JERSEY     | GROUP DENTAL INS JUNE 2025     | 754.80    |
| DENTAL SERVICE ORGANIZATION    | EMPLOYEE DENTAL APR-MAY-JUNE   | 594.81    |
| FAST SIGNS                     | TWO WAY TRAFFIC SIGNS          | 262.83    |
| FRANCOTYP POSTALIA, INC.       | POSTAGE MACHINE LEASE MAY      | 117.00    |
| GARDEN STATE LABORATORIES, INC | WATER TESTING 5/12/25          | 417.00    |
| GENERAL CODE                   | eCode 360 Annual Maintenance   | 1,195.00  |
| GOOD FRIEND ELECTRIC           | WIRENUT TAN DPW                | 60.00     |
| ANDREW HUISMAN                 | GASKO'S FOR MEMORIAL DAY 2025  | 154.80    |
| JERSEY SHORE FLORIST           | MEMORIAL DAY WREATHES 2025     | 550.00    |
| JAEGER LUMBER                  | BLACK CABEL TIES - PARK        | 12.99     |
| JAEGER LUMBER                  | BLACK CABEL TIES - PARK        | 27.98     |
| JCP&L                          | ELECTRIC SERVICE BORO          | 768.12    |
| JCP&L                          | ELECTRIC SERVICE DPW           | 139.94    |
| JCP&L                          | ELECTRIC SERVICE GAZEBO        | 4.65      |
| JCP&L                          | ELECTRIC SERVICE NEW BEDFORD   | 9.41      |
| JCP&L                          | ELECTRIC SERVICE 22ND MAIN     | 53.23     |
| JCP&L                          | ELECTRIC SERVICE 22ND B15L2    | 58.94     |
| JCP&L                          | STREET LIGHING                 | 2,682.53  |
| JCP&L                          | STREET LIGHING                 | 11.37     |

|                                |                                |            |
|--------------------------------|--------------------------------|------------|
| JCP&L                          | STREET LIGHING 18TH AVE LIGHT  | 32.76      |
| JEANNETTE JIMENEZ              | CLEANING SERVICE APRIL 2025    | 392.00     |
| LEON S. AVAKIAN, INC.          | Behrman Park Improv MCOSG - 1  | 6,525.00   |
| LEON S. AVAKIAN, INC.          | Behrman Park Improv MCOSG - 1  | 2,776.25   |
| LEON S. AVAKIAN, INC.          | Behrman Park Improv MCOSG - 1  | 1,772.50   |
| LEON S. AVAKIAN, INC.          | LC25-05.02 SMITH 709 1TH AVE   | 247.50     |
| LEON S. AVAKIAN, INC.          | LC25-05.01 1826 BRIARWOOD TERR | 123.75     |
| LEON S. AVAKIAN, INC.          | LC24-05.07 717 20TH AVE        | 82.50      |
| LEON S. AVAKIAN, INC.          | LC24-05.06 709 18TH AVE        | 41.25      |
| LEON S. AVAKIAN, INC.          | LC25-10 AFFORDABLE HOUSING     | 2,852.50   |
| LEON S. AVAKIAN, INC.          | LC25-07 STORMWATER PERMIT SPPP | 1,922.50   |
| LEON S. AVAKIAN, INC.          | LC24-07.1 GIS STORM WATER MAPP | 43.75      |
| LERTCH RECYCLING COMPANY INC   | OFFICE FURNITURE               | 250.00     |
| LERTCH RECYCLING COMPANY INC   | OFFICE FURNITURE               | 250.00     |
| LERTCH RECYCLING COMPANY INC   | OFFICE FURNITURE               | 250.00     |
| LERTCH RECYCLING COMPANY INC   | OFFICE FURNITURE               | 250.00     |
| LERTCH RECYCLING COMPANY INC   | ASPHALT DISPOSAL               | 38.16      |
| LEW ENVIRONMENTAL SERVICES LLC | MAILERS TO LANDLORDS           | 29.70      |
| MONMOUTH CTY ASSESSOR'S ASSN.  | MARK FITZPATRICK REGISTRATION  | 140.00     |
| COUNTY OF MONMOUTH             | STREET SWEEPING 4/2025         | 1,350.43   |
| MONMOUTH COUNTY SPCA           | ANIMAL CONTROL SERVICE APR 25  | 210.00     |
| MONMOUTH MUNICIPAL JOINT INS.  | JOINT INSURANCE FUND 2025 2ND  | 27,558.50  |
| MONMOUTH MUNICIPAL JOINT INS.  | JOINT INSURANCE FUND 2025 2ND  | 28,845.50  |
| MONMOUTH MUNICIPAL JOINT INS.  | JOINT INSURANCE FUND 2025-2ND  | 4,300.00   |
| NJ NATURAL GAS CO              | GAS SERVICE BORO               | 202.76     |
| NJ NATURAL GAS CO              | GAS SERVICE DPW                | 107.43     |
| NJ NATURAL GAS CO              | GAS SERVICE DPW REAR GARAGE    | 55.00      |
| NJ Department of Health        | MONTHLY DOG LICENSE REPORT APR | 7.20       |
| ONE CALL CONCEPTS              | REGULAR LOCATES APRIL          | 26.60      |
| ONE CALL CONCEPTS              | VOICE TICKET MARCH             | 2.50       |
| Quill LLC                      | COPY PAPER                     | 315.96     |
| Quill LLC                      | BOROUGH SEAL                   | 53.99      |
| Quill LLC                      | PAPER CLIP                     | 8.28       |
| RAINONE COUGHLIN MINCHELLO LLC | MONTHLY LEGAL SERVICE MAY      | 2,125.00   |
| RAINONE COUGHLIN MINCHELLO LLC | TAX APPEALS 1/1/25-4/30/25     | 1,384.47   |
| RAINONE COUGHLIN MINCHELLO LLC | ALACAN 1/1/25-4/30/25          | 102.00     |
| RAINONE COUGHLIN MINCHELLO LLC | PERSONNEL 1/1/25-4/30/25       | 1,904.00   |
| RAINONE COUGHLIN MINCHELLO LLC | ORDINANCES 1/1/25-4/30/25      | 323.00     |
| RAINONE COUGHLIN MINCHELLO LLC | RIPLEY 1/1/25-4/30/25          | 187.00     |
| RAINONE COUGHLIN MINCHELLO LLC | SHARES SVC 1/1/25-4/30/25      | 119.00     |
| LAKE COMO BOARD OF EDUCATION   | SCHOOL TAX LEVY MAY 2025       | 345,074.50 |
| TAYLOR HARDWARE                | HARDWARE STORE APRIL           | 31.99      |
| TREASURER-STATE OF NEW JERSEY  | ENVIRONMENTAL REG ASSESSMENT   | 1,050.00   |
| VERIZON WIRELESS               | OFFICE CELLULAR SERVICE MAY    | 243.30     |

|                                   |                    |                     |
|-----------------------------------|--------------------|---------------------|
| VERIZON                           | DISPATCH PHONE MAY | 79.47               |
| <b>PURCHASE ORDER TOTAL:</b>      |                    | <b>470,810.28</b>   |
| <b>ACH PAYMENTS:</b>              |                    |                     |
| PAYROLL 5-7-25                    |                    | 45,347.91           |
| PAYROLL 5-21-25                   |                    | 44,222.68           |
| EMPLOYEE HEALTH BENEFITS MAY 2025 |                    | 33,162.83           |
| MONMOUTH COUNTY TAXES Q2 2025     |                    | 408,253.77          |
| <b>ACH PAYMENT TOTAL:</b>         |                    | <b>530,987.19</b>   |
| <b>GRAND TOTAL:</b>               |                    | <b>1,001,797.47</b> |

Resolution 2025 - 82

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

CURRENT ACCOUNT:

NJ Natural Gas Co.

PB&G OE

**\$ 365.19**

Dated: June 3, 2025

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Kevin G. Higgins  
Mayor

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Douglas Witte  
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 June 3, 2025.

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Amy L. Boney  
Borough Clerk

**RESOLUTION 2025-83**

**RESOLUTION OF THE BOROUGH OF LAKE COMO COUNCIL  
AUTHORIZING RFPS FOR INDEPENDENT FINANCIAL ADVISOR SERVICES**

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**WHEREAS**, the Borough of Lake Como (the "Borough") has decided to explore the sale of its water and sewer systems; and

**WHEREAS**, as required by the applicable State law including the Water Infrastructure Protection Act ("WIPA") (N.J.S.A 58:30-1 et seq.), the Borough should engage an independent financial advisor to evaluate the Borough's water and sewer systems and to respectively report on an asset inventory, conditional assessment, and system operations information, the value of the systems, the financial requirements necessary to operate and maintain the utilities, the short and long term impacts to rate-payers of a proposed sale of the utilities; and to provide an estimate as to the financial requirements necessary to address the emergent conditions under WIPA ;

**WHEREAS**, the Borough Council has decided that the Borough should issue a request for proposals from qualified financial advisors to evaluate the Borough's water and sewer systems; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Lake Como, County of Monmouth, State of New Jersey that the Borough Administrator in consultation with the Borough Attorney is hereby authorized to prepare and advertise a Request For Proposal For Independent Financial Advisor in connection with a potential sale of the Borough's water and sewer systems and may take any action necessary and consistent therewith; and

**SO RESOLVED**, as aforesaid.

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Kevin G. Higgins, Mayor

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Douglas Witte, Council President

**CERTIFICATION**

I hereby certify the foregoing Resolution to be a true and exact copy of a Resolution adopted by the Borough of Lake Como Council at its meeting held on June 6, 2025.

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Amy Boney, RMC  
Borough Clerk



**RESOLUTION 2025-85**  
**RESOLUTION OF THE BOROUGH OF LAKE COMO COUNCIL**  
**EXECUTIVE SESSIONS**

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**WHEREAS**, the Borough Council of the Borough of Lake Como must discuss matters which are not appropriate for discussion in a public meeting; and

**WHEREAS**, these subjects are within the exceptions to the Open Public Meetings Act and are permitted to be discussed in Closed Session pursuant to N.J.S.A. 10:4-12b; and

**WHEREAS**, the Borough Council intends to discuss matters as follows:

- ☐ Pursuant to N.J.S.A. 10:4-12b(1), "any matter which, by provision of federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of subsection a." of N.J.S.A. 10:4-12, public meetings. The nature of the matter, described as specifically as possible without undermining the need for confidentiality, is:
- ☐ Pursuant to N.J.S.A. 10:4-12b(2), "any matter in which the release of information would impair a right to receive funds from the Government of the United States". The nature of the matter, described as specifically as possible without undermining the need for confidentiality, is:
- ☐ Pursuant to N.J.S.A. 10:4-12b(3), "any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly." The nature of the matter, described as specifically as possible without undermining the need for confidentiality, is:
- ☐ Pursuant to N.J.S.A. 10:4-12b(4), "any collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body." The collective bargaining contract(s) discussed are between the Commission and:
- ☐ Pursuant to N.J.S.A. 10:4-12b(5), "any matter involving the purchase, lease or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matter were disclosed." The nature of the matter, described as specifically as possible without undermining the need for confidentiality, is:
- ☐ Pursuant to N.J.S.A. 10:4-12b(6), "any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection. Any investigations of violations or possible violations of the law." The nature of the matter, described as specifically as possible without undermining the need for confidentiality, is:

- ☒ Pursuant to N.J.S.A. 10:4-12b(7), "any pending or anticipated litigation or contract negotiation other than in subsection b. (4)" of N.J.S.A. 10:4-12 "in which the public body is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer." The nature of the matter, described as specifically as possible without undermining the need for confidentiality, is: legal advice and attorney-client privilege
- ☐ Pursuant to N.J.S.A. 10:4-12b(8), "any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of, promotion or discipline of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting." The nature of the matter, described as specifically as possible without undermining the need for confidentiality, is: personnel matters
- ☐ Pursuant to N.J.S.A. 10:4-12b(9), "any deliberation of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party as a result of an act or omission for which the responding party bears responsibility." The nature of the matter, described as specifically as possible without undermining the need for confidentiality, is:

**WHEREAS**, the length of the Closed Session is estimated to be 30 minutes after which the public meeting of the Borough Council shall reconvene, and action may be taken.

**NOW, THEREFORE, BE IT RESOLVED** that the Borough Council will recess into Closed Session for only the aforesaid subject(s); and

**BE IT FURTHER RESOLVED** that the Borough Council hereby declares that its discussion of the aforesaid subject(s) will be made public at a time when the public's interest in disclosure is greater than any privacy or governmental interest being protected from disclosure in accordance with the Open Public Meetings Act.

Dated: June 3, 2025

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Kevin G. Higgins, Mayor

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Douglas Witte, Council President

### **CERTIFICATION**

I hereby certify the foregoing Resolution to be a true and exact copy of a Resolution adopted by the Borough of Lake Como Council at its meeting held on June 3, 2025.

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Amy L. Boney, RMC  
Borough Clerk

## RESOLUTION 2025-95

### A RESOLUTION OF THE BOROUGH OF LAKE COMO SETTING FORTH THE SALARIES OF CERTAIN BOROUGH OF LAKE COMO EMPLOYEES IN ACCORDANCE WITH THE SALARY RANGES ESTABLISHED IN ORDINANCE 2025-1

**BE IT RESOLVED** by the Mayor and Council of the Borough of Lake Como that Ordinance Number 2025-1 established salary ranges for municipal employees and in conformance with that ordinance the following salary guides shall be established for the Calendar Year 2025 for certain employees as follows.

BASE SALARY FOR THE FOLLOWING BOROUGH EMPLOYEES SHALL BE AS STATED BELOW:

| POSITION                         | BASE SALARY                |
|----------------------------------|----------------------------|
| Code Enforcement Officer         | \$54,400.00                |
| Certified Recycling Professional | \$500.00 per annual report |
| Clean Communities Coordinator    | \$500.00 per annual report |

The above salary guides, together with longevity, shall be in effect January 1, 2025.

A copy of this Resolution shall be on file in the Municipal Clerk's office.

Dated: June 3, 2025

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

\_\_\_\_\_  
Douglas Witte  
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 June 3, 2025.

\_\_\_\_\_  
Amy L. Boney, RMC  
Borough Clerk

**RESOLUTION 2025-96**  
**A RESOLUTION AWARDING A CONTRACT FOR**  
**IMPROVEMENTS TO BEHRMAN PARK**  
**WITH MONMOUTH COUNTY OPEN SPACE GRANT FUNDING**

**WHEREAS**, the Borough of Lake Como is recipient of a FY2023 Monmouth County Open Space Grant for Improvements to Behrman Park; and

**WHEREAS**, on May 15, 2025, seven (7) bids were received for the referenced project. The apparent low bid was submitted by Brothers Eosso Paving, LLC, of Farmingdale, NJ with a base bid amount of \$188,335.20; and

**WHEREAS**, it is the recommendation of the Borough Engineer to award the contract to by Brothers Eosso Paving, LLC, of Farmingdale, NJ in the amount of \$188,335.20.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Lake Como that a contract be awarded to Brothers Eosso Paving, LLC, of Farmingdale, NJ in the amount of \$188,335.20, which will be funded in part by a 2023 Monmouth County Open Space Grant.

**BE IT FURTHER RESOLVED** that copies of this resolution shall be forwarded to the Monmouth County Board of County Commissioners.

Dated: June 3, 2025

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Kevin G. Higgins  
Mayor

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Douglas Witte  
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 June 3, 2025.

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Amy L. Boney, RMC  
Borough Clerk

**CERTIFICATION AS TO AVAILABILITY OF FUNDS**

As required by N.J.S.A. 40A:4-57, N.J.A.C. 5:30-5.1 et seq., and any other applicable requirement, I Samantha Waters, CFO of the Borough of Lake Como have ascertained that there are sufficient uncommitted funds in the Bond Ord 24-10 Improvement to Behrman Park Acct # C-50-24-010-010 which has an available balance of \$405,000.00.



Samantha M. Waters  
Chief Finance Officer

## **RESOLUTION 2025-86**

**WHEREAS, the** Mayor and Council of the Borough of Lake Como have approved the renewal of Alcoholic Beverage License No. 1347-44-007-004 in the name of:

**Dai Lee Corporation  
T/A Weinstein's Liquors  
1601 Main Street  
Lake Como, NJ 07719**

1. Subject to the following conditions: All employees licensed to handle alcoholic beverages must undergo TAMS training within 30 days of being hired; records of this requirement are to be maintained by the licensee.
2. The Licensee shall provide litter patrol from Green Street to Main Street and from 16<sup>th</sup> Avenue 200' south on the west side of Main Street by 10:00 A.M. each morning.

**BE IT RESOLVED** that the State of New Jersey Alcoholic Beverage Control be notified and License issued to the above for the period of July 1, 2025 to June 30, 2026.

Dated: June 3, 2025

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Kevin G. Higgins  
Mayor

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Douglas Witte  
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 June 3, 2025.

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Amy L. Boney, RMC  
Borough Clerk

## **RESOLUTION 2025-87**

**WHEREAS,** the Mayor and Council of the Borough of Lake Como have approved the renewal of Alcoholic Beverage License No. 1347-44-001-011 in the name of:

**Lake Como Wine Shop  
1700 Main Street, Unit #2  
Lake Como, NJ 07719**

1. Subject to the following conditions: All employees licensed to handle alcoholic beverages must undergo TAMS training within 30 days of being hired; records of this requirement are to be maintained by the licensee.
2. The Licensee shall provide litter patrol 100' north of the establishment and 100' south of the establishment on the east side of Main Street by 10:00 A.M. each morning.

**BE IT RESOLVED** that the State of New Jersey Alcoholic Beverage Control be notified and License issued to the above for the period of July 1, 2025 to June 30, 2026

Dated: June 3, 2025

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Kevin G. Higgins  
Mayor

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Douglas Witte  
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 June 3, 2025.

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Amy L. Boney, RMC  
Borough Clerk

## **RESOLUTION 2025-88**

**WHEREAS**, the Mayor and Council of the Borough of Lake Como have approved the renewal of Alcoholic Beverage License No. 1347-44-008-004 in the name of:

**KARAN TWO, INC  
T/A DISCOUNT WINE & LIQUORS  
508 EIGHTEENTH AVENUE  
LAKE COMO, NJ 07719**

1. Subject to the following conditions: All employees licensed to handle alcoholic beverages must undergo TAMS training within 30 days of being hired; records of this requirement are to be maintained by the licensee.
2. The Licensee shall provide a litter patrol, which shall remove litter and debris beginning at Main Street going east on both sides of 18<sup>th</sup> Avenue to the intersection of New Bedford Road before 10:00 a.m. each morning and after an evening of operation. The Licensee shall maintain the Borough garbage cans around their establishment.

**BE IT RESOLVED** that the State of New Jersey Alcoholic Beverage Control be notified and License be issued to above for the period of July 1, 2025 to June 30, 2026.

Dated: June 3, 2025

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Kevin G. Higgins  
Mayor

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Douglas Witte  
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 June 3, 2025.

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Amy L. Boney, RMC  
Borough Clerk

## **RESOLUTION 2025-89**

**WHEREAS**, the Mayor and Council of the Borough of Lake Como have approved the renewal of Alcoholic Beverage License No. 1347-33-003-009 in the name of:

**FAHEY HOSPITALITY  
T/A JOE'S SURF SHACK  
415-417 EIGHTEENTH AVENUE  
LAKE COMO, NJ 07719**

**BE IT RESOLVED** that the applicant has agreed to the following conditions on the license:

- 1) The occupancy in said establishment shall be limited to 200 (Two Hundred) persons.
- 2) No lines shall be permitted to form after 11:00 p.m. on any night.
- 3) Officer(s) will be assigned /stationed in the vicinity of the Joe's Surf Shack May 1<sup>st</sup> to Labor Day at the discretion of the Chief of Police. Additional paid police officers on holidays, special events, and busier than normal days is at the discretion of the Chief of Police. The License shall reimburse the Borough of Lake Como for the cost of additional police patrol hours in the affected areas that are made necessary because of the operation of the Licensee. The determination of need for extra police patrol hours shall be in the sole discretion of the Police Chief and the cost shall be based on the hourly rate of the cost of the patrol. The Licensee shall post an escrow with the Belmar Police Department in the amount of \$10,000.00 upon renewal of license. After the initial \$10,000.00 deposit is made, should the escrow be depleted to an amount of \$5,000.00 or less the Licensee shall be required to replenish the escrow to \$10,000.00, or such lesser amount as may be determined by the Borough's Chief Financial Officer, within ten (10) days of receiving notice to replenish the escrow. If the initial escrow is not posted or if the escrow is not replenished, the Licensee will not be permitted to serve alcoholic beverages until the full escrow is posted. These procedures and time frames for the posting of the escrow shall apply each year.
- 4) The use of the escrow shall be limited to the posting of an Officer and back-up Officers as set forth in Condition 3. The Licensee shall be provided with reasonable documentation by the Borough, on a weekly basis, for all charges to the escrow. Should the Licensee object to any charges against the escrow the Licensee shall file a written objection to the charges with the Borough Administrator within ten (10) days of the receipt of the proposed charges.
- 5) The use of the escrow shall be limited to the posting of an Officer and back-up Officers as set forth in Conditions 3 and 4. The Licensee shall be provided with reasonable documentation by the Borough, on a weekly basis, for all charges to the escrow. Should the Licensee object to any charges against the escrow the Licensee shall file a written objection to the charges with the Borough Administrator within ten (10) days of the receipt of the proposed charges.
- 6) No less than two security personnel shall be posted on the premises and patrolling both the exterior and interior from at least one-half hour prior to the beginning of any entertainment and continuing until at least one-half hour after the end of the entertainment. Additionally, at least one security person shall be posted on the premises at the time of closing if the time of closing differs from the end of any entertainment. The Licensee shall also have two security



personnel at the front door at all times there is entertainment and at least one of these shall be designated as the line monitor to assure that patrons awaiting entry to the licensed premises conduct themselves in an orderly fashion. The security personnel posted at the entrance to the licensed premises shall be responsible to check the identification of patrons seeking entry into the licensed premises to determine that they are of legal age to purchase and consume alcoholic beverages.

7) The Licensee shall provide a litter patrol, which shall remove litter and debris beginning at Parkway to B Street going east on both sides, White Street to Redmond Avenue and Newman Street from 18<sup>th</sup> Avenue to 16<sup>th</sup> Avenue, before 10:00 a.m. each morning and after an evening of operation. The Licensee shall maintain the Borough garbage cans around their establishment.

8) All windows in the licensed premises shall be closed at all times during hours of operation. Licensee shall have the discretion to keep the door open from 12 noon to 9 pm as long as there is no noise emanating from the premises.

9) No bottles shall be dumped by the Licensee between 5:00 p.m. and 7:00 a.m.

10) The Licensee shall keep an accurate count either by electronic or manual means of the number of persons entering and exiting the premises in order to have an accurate count of the occupancy of the license premises at all times.

11). The Licensee shall operate the establishment as a restaurant with a single bar. There will be kitchen facilities capable of supplying food service for a minimum of forty people. There shall be twelve to fifteen tables in the establishment at all times capable of serving up to four patrons per table.

12). Exterior security personnel must monitor and control anyone smoking outside to maintain low volume and prevent anyone from yelling, cursing, or acting in an inappropriate manner.

13). Shush patrol will be implemented at the discretion of the Chief of Police.

14). All employees licensed to handle alcoholic beverages undergo TAMS training within 30 days of being hired; records of this requirement are to be maintained by the licensee.

15). Unruly Patrons: All personnel responsible for the distribution of alcohol and providing security will be trained in the ServSafe program as well as have knowledge of the local ordinances. When a patron acts in a manner that is violent, abusive, indecent, profane, boisterous, or otherwise disorderly, they will be immediately asked to leave. If a patron refuses, management will notify the Borough of Belmar's Police Department.

16). Intoxicated Patrons: All personnel may not sell, dispense, or give away alcohol to any person who is deemed intoxicated. When a customer has been "cut-off", the server will notify the other employees. Management will support the server's decision to terminate service to any customer. The customer will be asked to leave and management will secure a sober driver or provide a taxi service to take the patron home. If the customer refuses, management will notify the Borough of Belmar's Police Department with a description of the person and the license plate number of the vehicle, if possible.

17). False IDs: All identification cards used to prove age must be valid (i.e., may not be expired), and must be government issued. If the identification card is expired or appears at all questionable to the employee, the employee shall request a second form of identification. The employee shall make sure that the individual purchasing the liquor resembles the identification

card. All employees are encouraged to ask purchasers questions relating to their identification in order to verify the information. If the employee checking an ID has a strong suspicion that an ID is false, altered, or belongs to someone other than the person presenting the ID, he/she shall confiscate the ID and turn it over to management, to be presented to the police.

18). Control/Supervision of Patron under 21: Licensee will request proof of age from any customer who appears to be 30 years of age or younger, and will refuse service to any customer who cannot produce adequate ID.

19). Circumstances under which the Police will be called: The police will be called, in a timely manner, any time management or staff has information to believe a crime has been or is about to be committed and/or whenever a threat of or act of violence occurs in the premises or off premises in areas that would be considered in view or earshot of the establishment.

20). Handling of Physical Disturbances, including Fights: Security or management will ask anyone who is fighting to leave. If necessary, security or management will call the local law enforcement agency for assistance. Licensee will permanently refuse admittance to any chronic problem customer.

\* 21). Occupancy limits contained herein are superseded by any executive order currently in effect.

22). In the event of an approved outdoor extension, said extension shall not be utilized prior to 10:00am or after 10:00pm

**BE IT FURTHER RESOLVED** that the licensee shall provide a copy of the layout of the establishment to the Belmar Fire Company marking all exits, floor plan and fire panel. Licensee shall send updated layouts any time a change is made.

**BE IT FURTHER RESOLVED** that the State of New Jersey Alcoholic Beverage Control Board be notified, and License be issued to the above for the period of July 1, 2025 through June 30, 2026.

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Kevin G. Higgins  
Mayor

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Douglas Witte  
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 June 3, 2025.

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Amy L. Boney, RMC  
Borough Clerk

## **RESOLUTION 2025-90**

**WHEREAS**, the Mayor and Council of the Borough of Lake Como have approved the renewal of Alcoholic Beverage License No. 1347-33-009-005 in the name of:

**ALEATORY INC.  
T/A BAR ANTICIPATION  
703-705 16<sup>TH</sup> Ave.  
Lake Como, NJ 07719**

**BE IT RESOLVED**, that the Licensee has agreed to the following conditions:

- 1). All windows in the licensed premises shall be closed at all times during hours of operation. All doors shall remain closed except for providing ingress and egress to patrons and employees. At no time shall doors be left continually open to provide ingress and egress.
- 2). No bottles or garbage shall be dumped by the Licensee between 11:00 pm- 7:00 am.
- 3). The Licensee shall keep an accurate count either by electronic or manual means of the number of persons entering and exiting the premises in order to have an accurate count of the occupancy of the licensed premises at all times.
- 4). Minimum paid police officers required from May 1st to Labor Day on certain days. Tuesdays --3 officers from 7pm- 3am. Fridays and Saturdays-- 2 officers 7pm-3am.
- 5). Additional paid police officers on holidays, special events, and busier than normal days is at the discretion of the Chief of Police.
- 6) The Licensee shall post an escrow with the Belmar Police Department in the amount of \$10,000.00 upon renewal of license. After the initial \$10,000.00 deposit is made, should the escrow be depleted to an amount of \$5,000.00 or less the Licensee shall be required to replenish the escrow to \$10,000.00, or such lesser amount as may be determined by the Borough's Chief Financial Officer, within ten (10) days of receiving notice to replenish the escrow. If the initial escrow is not posted or if the escrow is not replenished, the Licensee will not be permitted to serve alcoholic beverages until the full escrow is posted. These procedures and time frames for the posting of the escrow shall apply each year.

The use of the escrow shall be limited to the posting of an Officer and back-up Officers as set forth in Conditions 4 and 5. The Licensee shall be provided with reasonable documentation by the Borough, on a weekly basis, for all charges to the escrow. Should the Licensee object to any charges against the escrow the Licensee shall file a written objection to the charges with the Borough Administrator within ten (10) days of the receipt of the proposed charges.
- 7). Sufficient manpower and security to control their established lines of entrance.
- 8). Must have sufficient manpower to control their roadway entrances, specifically drop off and taxi lines.

- 9). All employees licensed to handle alcoholic beverages must undergo TAMS training within 30 days of being hired; records of this requirement are to be maintained by the licensee.
- 10). Licensee shall continuously use shush patrols from Memorial Day to Labor Day which shall be coordinated with the Belmar Police Department.
- 11). The Licensee will monitor the litter patrol currently in place, which shall remove litter and debris which shall be coordinated with the Belmar Police Department.
- 12). Unruly Patrons: All personnel responsible for the distribution of alcohol shall have knowledge of the local ordinances. When a patron acts in a manner that is violent, abusive, indecent, profane, boisterous, or otherwise disorderly, they will be immediately asked to leave. If a patron refuses, management will notify the Borough of Belmar's Police Department.
- 13). Intoxicated Patrons: All personnel may not sell, dispense, or give away alcohol to any person who is deemed intoxicated. When a customer has been "cut-off", the server will notify the other employees. Management will support the server's decision to terminate service to any customer.
- 14). False IDs: All identification cards used to prove age must be valid (i.e., may not be expired), and must be government issued. If the identification card is expired or appears at all questionable to the employee, the employee shall request a second form of identification. The employee shall make sure that the individual purchasing the liquor resembles the identification card. All employees are encouraged to ask purchasers questions relating to their identification in order to verify the information. If the employee checking an ID has a strong suspicion that an ID is false, altered, or belongs to someone other than the person presenting the ID, he/she shall confiscate the ID and turn it over to management, to be presented to the police.
- 15). Control/Supervision of Patron under 21 Licensee will request proof of age from any customer who appears to be 30 years of age or younger, and will refuse service to any customer who cannot produce adequate ID.
- 16). Circumstances under which the Police will be called: The police will be called, in a timely manner, any time management or staff has information to believe a crime has been or is about to be committed and/or whenever a threat of or act of violence occurs in the premises or off premises in areas that would be considered in view or earshot of the establishment.
- 17). Handling of Physical Disturbances, including Fights: Security or management will ask anyone who is fighting to leave. If necessary, security or management will call the local law enforcement agency for assistance. Licensee will permanently refuse admittance to any chronic problem customer.
- 18). All outdoor live music must end by 10:00pm and all other music is subject to the Borough's noise ordinance.
- 19). Occupancy limits contained herein are superseded by any executive order currently in effect

**BE IT FURTHER RESOLVED,** that the Licensee shall provide a copy of the layout of the

establishment to the Belmar Fire Company marking all exits, floor plan and fire panel. Licensee shall send updated layouts any time a change is made.

**BE IT FURTHER RESOLVED** that the State of New Jersey Alcoholic Beverage Control Board be notified and license be issued to the above for the period of July 1, 2025 through June 30, 2026.

Dated: June 3, 2025

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Kevin G. Higgins  
Mayor

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Douglas Witte  
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 June 3, 2025.

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Amy L. Boney, RMC  
Borough Clerk

**RESOLUTION 2025-91  
RENEWAL LICENSE  
STACY 5 STAR, LLC, T/A LA SIERRA RESTAURANT**

**WHEREAS**, the Mayor and Council of the Borough of Lake Como have approved the renewal of Alcoholic Beverage License No. 1347-32-004-008 in the name of:

**STACY 5 STAR, LLC  
T/A LA SIERRA RESTAURANT  
1621 MAIN STREET  
LAKE COMO, NJ 07719**

**NOW, THEREFORE, BE IT RESOLVED** that the applicant has agreed to the following conditions on the license:

1. Service and sale of alcoholic beverages is to be permitted only in the licensed areas as described above.
2. No alcoholic beverages shall be sold, served, delivered to, or consumed in the license premises during such time as the number of persons, exclusive of employees, occupying the licensed premise exceeds the occupancy limit established herein or by the Fire Official, whichever is less.
3. The following employees are required to obtain and maintain an Alcoholic Beverage Control card, issued by the Belmar Police Department. Employees involved in the handling, sale and/or service of alcoholic beverages, shall include but is not limited to managers, and/or supervisors, servers, cashiers, bartenders, barbacks, bouncers, and security guards. This identification card is required to be updated annually with the police department. Employees must register within 24 hours of new employment with the Belmar Police Department in order to start the process of obtaining an ABC card to work in the establishment.
4. Indoor occupancy is limited to 47 seated inside which includes table/ chairs and bar area. Occupancy for outdoor dining is not to exceed 24 seats.
5. All windows in the licensed premises shall be closed at all times during hours of operation. All doors shall remain closed except for providing ingress and egress to patrons and employees. At no time shall doors be left continually open to provide ingress and egress.
6. No bottles shall be dumped by the Licensee between 11:00 pm- 7:00 am.
7. The Licensee shall keep an accurate count either by electronic or manual means of the number of persons entering and exiting the premises in order to have an accurate count of the occupancy of the license premises at all times.
8. Live music in the inside bar/dining area will be permitted provided that it shall be limited to 3 pieces (without heavy percussion) and DJ's (with amplification) and shall conclude no later than 10:00pm.

9. Indoor dining shall be closed by 12:00 a.m. and outdoor dining area shall be closed by 10:00pm. Any patron served alcohol in the outdoor dining area must be seated and dining. The outdoor dining area may not be used as a smoking area at any time.
10. All sales of alcoholic beverages in the restaurant and at the bar shall cease pursuant to their hours of operation.
11. Theme nights or any other special event function must be submitted in writing and approved by Mayor and Council.
12. Private parties will adhere to the hours of operation of the restaurant. There will be no exception to closing time for any private parties or special events.
13. CCTV cameras will be installed on interior and exterior of the property, which will include both entrances/exits, administrative areas, bar areas, liquor storage area and points throughout the interior and exterior. Video must be maintained for 30 days and available upon request from the Belmar Police Department.
14. Unruly Patrons: All personnel responsible for the distribution of alcohol and providing security will be trained in ServSafe program as well as have knowledge of the local ordinances. Records of this requirement are to be maintained by the licensee and available upon request. When a patron acts in a manner that is violent, abusive, indecent, profane, boisterous, or otherwise disorderly, they will be immediately asked to leave. If a patron refuses, management will notify the Borough of Belmar Police Department.
15. Intoxicated Patrons: All personnel may not sell, dispense, or give away alcohol to any person who is deemed intoxicated. When a customer has been “cut- off”, the server will notify the other employees. Management will support the server’s decision to terminate service to any customer. The customer will be asked to leave and management will secure a sober driver or provide a taxi service to take the patron home. If the customer refuses, management will notify the Belmar Police Department with a description of the person and the license plate number of the vehicle, if possible.
16. False IDs: All identification cards used to prove age must be valid (i.e., may not be expired), and must be government issued. If the identification card is expired or appears at all questionable to the employee, the employee shall request a second form of identification. The employee shall make sure that the individual purchasing the liquor resembles the identification card. All employees are encouraged to ask purchasers questions relating to identification in order to verify the information. If the employee checking an ID has a suspicion that an ID is false, altered, or belongs to someone other than the person presenting the ID, he/she shall confiscate the ID and turn it over to management, to be presented to the police.
17. Control/Supervision of Patron under 21 (restaurant applications) Licensee will request proof of age from any customer who appears to be under the legal age and will refuse service to any customer who cannot produce adequate ID.
18. Circumstances under which the Police will be called: The police will be called, in a timely manner, any time management or staff has information to believe a crime has been or about to be committed and/or whenever a threat of or act of violence occurs in the

premises or off the premises in areas that would be considered in view or earshot of the establishment.

19. Handling of Physical Disturbances, including fights: Security or management will ask anyone who is fighting to leave. If necessary, security or management will call the local law enforcement agency for assistance. Licensee will permanently refuse admittance to any chronic problem customer.
20. It is the requirement that all wait staff, bartenders, and personnel involved with the sale or service of alcohol undergo TAMS training within 30 days of being hired; records of this requirement are to be maintained by the licensee and available upon request.
21. The licensee shall ensure that all employees who are involved with the sale and/or service of alcohol or who are involved with checking identification and/or handling of intoxicated and/or unruly patrons or who are involved in security; i.e. floor men, waitresses, and bartenders have undergone Techniques in Alcohol Management (TAM) provided through the NJ Beverage Licenses Association. Certification of the employee's attendance will be provided to the Belmar Police Department, upon request. This training is to be completed within 30 days of the date of employment at the establishment.
22. The Licensee shall provide a litter patrol, which shall remove litter and debris Both sides of Main Street between 16<sup>th</sup> and 17<sup>th</sup> Avenues before 10:00 a.m. each morning and after an evening of operation.
23. Occupancy limits contained herein are superseded by any executive order currently in effect.

BE IT FURTHER RESOLVED that the State of New Jersey Alcoholic Beverage Control Board be notified and license be issued to the above for the period of July 1, 2025 through June 30, 2026.

Dated: June 3, 2025

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Kevin G. Higgins  
Mayor

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Douglas Witte  
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 June 3, 2025.

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Amy L. Boney, RMC  
Borough Clerk



**RESOLUTION 2025-92**

**RESOLUTION OF THE BOROUGH OF LAKE COMO,  
COUNTY OF MONMOUTH, STATE OF NEW JERSEY,  
AUTHORIZING THE RENEWAL OF AN  
ALCOHOLIC BEVERAGE LICENSE  
1347-33-002-006 TO BE  
HELD IN POCKET**

**WHEREAS**, the Mayor and Council of the Borough of Lake Como have approved the renewal of Alcoholic Beverage License No. 1347-33-002-006 in the name of **Stacy 5 Star, LLC** to be renewed as an inactive license held in pocket; and

**WHEREAS**, the State Division of Alcoholic Beverage Control has issued special ruling 12.39.

**NOW, THEREFORE, BE IT RESOLVED**, License No. 1347-33-002-006 shall be renewed for the period from July 1, 2025 to June 30, 2026, dates inclusive, as an inactive license held in pocket.

**WHEREAS**, that the Borough Clerk be and is hereby authorized to sign and deliver license certificate to the applicant.

Dated: June 3, 2025

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Kevin G. Higgins  
Mayor

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Douglas Witte  
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 June 3, 2025.

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Amy L. Boney, RMC  
Borough Clerk