



DATE: JUNE 17, 2025 7:30 PM
REGULAR MEETING

MEETING CALLED TO ORDER

Mayor Higgins called the meeting to order at 8:19pm

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 seventh day of January 2025 in which Resolution the time and place of Agenda and Regular Meetings commencing with January 7, 2025 were set forth. Notice of same was delivered to the Asbury Park Press, the Coast Star and TAPinto and a copy of the notice was posted on the borough website at www.lakecomonj.org and on the bulletin board in Borough Hall. All meetings are open to the public.

ROLL CALL

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

APPROVAL OF MINUTES

Councilman DeMauro made a motion to approve the minutes from the June 3, 2025 Meeting, seconded by Councilwoman Albala-Doyle, all are in favor.

COMMUNICATIONS

None on the agenda

REPORTS OF COMMITTEES

- Councilwoman Albala-Doyle reported that Wednesdays on the Water starts tomorrow from 6:30pm to 8:00pm with the E Boro Bandits. The call on postponing due to weather will be made by noon tomorrow and will be posted on social media and the Borough website. All other matters are in order.
- Councilman Ventrice the Butterfly Garden dedication will be on June 21st at 11am. Councilman Ventrice thanked James Maturano from MRC for donating the beautiful butterfly bench for the garden. All other matters are in order.
- Councilman DeMauro reported that all matters are in order.

- Councilman D'Antuono reported that all matters are in order.
- Councilwoman Scull reported that all matters are in order.
- Councilman Witte reported that all matters are in order.
- Mayor Higgins reported that Coffee with the Mayor is this Saturday, June 21st from 9:00am – 10:30am and the Lake Como Mayor's Bash in on July 10th at 6:00pm at Bar A and tickets are on sale now. All other matters are in order.

UNFINISHED BUSINESS

No Unfinished Business

PUBLIC COMMENTS ON NEW BUSINESS

Councilman Witte made a motion to open the meeting to the public, seconded by Councilman DeMauro, all are on favor.

No public comments

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

CONSENT AGENDA

All items listed under this section are considered to be routine by the Borough Council and will be enacted by one motion. There will be no separate discussion on these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

Nothing on the Consent Agenda

NEW BUSINESS

Special Events Application

19th Avenue Block Party

- Sarah Wilton from 19th Avenue came before the Council asking for permission to have a block party.

Councilman Witte made a motion to approve the application, seconded by Councilwoman Scull, roll call vote as follows:

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

No: None

Abstain: None

Absent: None

Updated Housing Element and Fair Share Plan

- Borough Engineer Sam Avakian and Christine Bell from Leon S. Avakian were present at the meeting to go over the Plan and Mayor Higgins asked Mr. Avakian and Ms. Bell to go over the timeline of this Plan. It was discussed at the Planning Board meeting last night and they had a lot of questions.
- Mr. Avakian stated that this is the 4th round of affordable housing and to avoid builder's remedy, the Borough must endorse this plan by June 30th.

- Ms. Bell added that without this plan in place, builders and developers can come in and regardless of zoning regulations, put affordable housing anywhere. By endorsing this tonight, this plan grants immunity from July of 2025 through 2035.
- The draft plan is attached to the minutes.

Councilman DeMauro made a motion to endorse the plan, seconded by Councilman Witte, roll call vote as follows:

roll call vote as follows:

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

No: None

Abstain: None

Absent: None

Proposed Stormwater Management Plan

- Borough Engineer Sam Avakian was present to go over the updated stormwater management plan which is attached.

Councilman Witte made a motion to approve the plan, seconded by Councilman DeMauro, roll call vote as follows:

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

No: None

Abstain: None

Absent: None

Ordinance 2025-11

Second Reading and Public Hearing

Amending Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank

Offered by Councilman Witte and seconded by Councilman DeMauro

No Public Comments on this Ordinance

Roll call vote as follows:

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

No: None

Abstain: None

Absent: None

Ordinance 2025-12

First Reading and Introduction

Installing Handicap Parking Spot

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

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

No: None

Abstain: None

Absent: None

CY2025 Budget Hearing

- No public comments on the CY2025 budget

Resolution 2025-97

CY2025 Budget Amendment

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

Yes: Councilmembers Witte, Scull, D'Antuono, DeMauro, Ventrice & Albala-Doyle
No: None
Abstain: None
Absent: None

Resolution 2025-98

Executive Session

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

Yes: Councilmembers Witte, Scull, D'Antuono, DeMauro, Ventrice & Albala-Doyle
No: None
Abstain: None
Absent: None

Resolution 2025-99

Payment of Bills

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

Yes: Councilmembers Witte, Scull, D'Antuono, DeMauro, Ventrice & Albala-Doyle
No: None
Abstain: None
Absent: None

Resolution 2025-100

Accepting NJAW Billing Credit Adjustment

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

Yes: Councilmembers Witte, Scull, D'Antuono, DeMauro, Ventrice & Albala-Doyle
No: None
Abstain: None
Absent: None

PUBLIC COMMENTS

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

Blaise Toto of 16th Avenue came before the Council to discuss zoning and code enforcement issues he has been having with his neighbor. Mayor Higgins stated that he will review the current issues and what the Borough can comment on since this property is currently in litigation.

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

ALCHOLIC BEVERAGE CONTROL BOARD

Resolution 2025-93

Renewal of Liquor License – MacTav Inc. t/a McCann's Tavern

- William Epp was present as a representative of this license. Mr. Epp asked if he could have one of the two doors going into the establishment open on nights it is crowded to help with the traffic flow in and out. Mayor Higgins responded that as long as one door is closed to control noise, that is fine.

- Capt. Campbell stated that there are no issues with the establishment.
Offered by Councilman DeMauro, seconded by Councilman Ventrice, roll call vote as follows:
Yes: Councilmembers Witte, Scull, D'Antuono, DeMauro, Ventrice & Albala-Doyle
No: None
Abstain: None
Absent: None

Resolution 2025-94

Renewal of Liquor License – Salty's Beach Bar

- Michelle Fontanez was present as a representative of this license.
- Borough Attorney Peg Schaffer stated that in order for the Council to approve this renewal, Ms. Fontanez needs to amend the application indicating it is an inactive license and update the address on file.
- This resolution is tabled to a future meeting once Ms. Fontanez files the proper paperwork.

At this point in the meeting, the Council entered into Executive Session, 9:21pm, reconvening at 9:52pm with nothing to report publicly.

NEXT MEETING

The next regular meeting of the Mayor and Council will be held on Tuesday, July 1, 2025, at 7:30 PM in the Lake Como Meeting Room. All meetings are open to the public.

MOTION TO ADJOURN

Councilwoman Scull made a motion to adjourn, seconded by Councilwoman Albala-Doyle, all are in favor.

Respectfully Submitted
Amy L. Boney. RMC
Borough Clerk

The minutes of this meeting are not verbatim. Please call Borough Hall at (732)681-3232 to schedule an appointment to hear the recording(s) of this meeting in its entirety. All recordings are subject to being destroyed 80 days after the approval of the Minutes.