



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

DATE: JULY 7, 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 June 16, 2026 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 2026-95

Payment of Bills

Offered by Councilwoman Albala-Doyle

Resolution 2026-96

Execution of a Deed of Open Space Easement

Offered by Councilman Reiners

Ordinance 2026-6

First Reading and Introduction by Title Only

Ordinance Conveying Open Space Easement to the County of Monmouth for Block 36 Lots 28 And 29 in the Borough of Lake Como in Recognition of the County's Financial Investment through the Monmouth County Municipal Land Preservation Incentive Program to Guarantee that the Property will be Forever Retained for Public Park, Recreation and Open Space Purposes

Offered by Councilman Ventrice

PUBLIC COMMENTS

NEXT MEETING

The next regular meeting of the Mayor and Council will be held on Tuesday, July 21, 2026, at 7:30 PM in the Lake Como Meeting Room. All meetings are open to the public.

MOTION TO ADJOURN

Resolution 2026 - 95

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: \$ 37,500.51

WATER ACCOUNT:

Per Attached Bill List: \$ 44,212.83

ESCROW ACCOUNT:

Per Attached Bill List: \$ 1,400.00

TOURISM ACCOUNT:

Per Attached Bill List: \$ 30.00

ACH WIRE PAYMENTS:

Per Attached Bill List: \$ 130,310.64

TOTAL: \$ 213,453.98

Dated: July 7, 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 July 7, 2026.

Amy L. Boney, RMC
Borough Clerk

BILL LIST 7-7-26**PURCHASE ORDER LIST:**

Vendor Name	Description	Amount
ALL AMERICAN FORD	2020 FORD F550 TRANSMISSION	1,271.20
AMCO SERVICES GROUP, INC.	MONTHLY PEST CONTROL JUNE	110.00
BOROUGH OF BELMAR	DIESEL SERVICE JUNE 2026	381.03
BOROUGH OF BELMAR	GAS SERVICE JUNE 2026	982.80
OPTIMUM	CABLE WIFI PHONE BORO	377.83
OPTIMUM	CABLE WIFI PHONE DPW	293.83
OPTIMUM	CABLE WIFI PHONE PARK	177.94
CRANEY'S INTERPRETING SERVICES	INTERPRETING SERVICE 6/10/26	140.00
DELISA WASTE SERVICES	RECYCLE TIPPING FEES MAY 2026	2,040.04
DELISA WASTE SERVICES	TIPPING FEES JUNE 1-15, 2026	4,413.28
DELISA WASTE SERVICES	MONTHLY RECYCLING SERVICE JULY	5,666.67
DELISA WASTE SERVICES	MONTHLY TRASH SERVICE JULY	10,916.67
DELISA WASTE SERVICES	RECYCLE UNDERBILLING JAN 2026	500.00
ENVIRONMENTAL AIR SYSTEM	SERVICE CALL FURNACE	180.66
ENVIRONMENTAL AIR SYSTEM	SERVICE CALL FURNACE	101.29
FRANCOTYP POSTALIA, INC.	POSTAGE MACHINE LEASE JULY	117.00
JAMM PRINTING	WEDNESDAYS ON THE WATER SIGNS	30.00
JCP&L	ELECTRIC SERVICE BORO	1,232.85
JCP&L	ELECTRIC SERVICE DPW	253.86
JCP&L	ELECTRIC SERVICE GAZEBO	317.54
JCP&L	ELECTRIC SERVICE NEW BEDFORD	10.06
JCP&L	ELECTRIC SERVICE 22ND MAIN	56.02
JCP&L	ELECTRIC SERVICE 22ND B15L2	85.64
JCP&L	STREET LIGHTING	2,794.94
JCP&L	STREET LIGHTING	12.02
JCP&L	STREET LIGHING 18TH AVE LIGHT	35.12
JEANNETTE JIMENEZ	CLEANING SERVICE JUNE 2026	490.00
KEPWEL SPRING WATER CO.	WATER COOLER DPW	10.00
KEPWEL SPRING WATER CO.	WATER COOLER BORO HALL	10.00
KEPWEL SPRING WATER CO.	WATER SERVICE DPW	44.25
KEPWEL SPRING WATER CO.	WATER SERVICE BORO HALL	26.25
KEPWEL SPRING WATER CO.	WATER SERVICE DPW	47.75
LEON S. AVAKIAN, INC.	LC26-05.03 1834 PARKWAY GRADE	170.00
LAW OFFICES OF ROBERT WITEK II	APPEARANCE 4/13/26 TONERO	105.00
LAW OFFICES OF ROBERT WITEK II	APPEARANCE 5/11/26 TONERO	105.00
LAW OFFICES OF ROBERT WITEK II	CONSULT 4/13/26 REVIEW W/BOARD	31.50
LAW OFFICES OF ROBERT WITEK II	CONSULT 5/11/26 REVIEW W/ENG	31.50
LAW OFFICES OF ROBERT WITEK II	APPEARANCE 5/11/26 SKORKA TEAM	210.00
LAW OFFICES OF ROBERT WITEK II	APPEARANCE 6/8/26 FROONJIAN	210.00
MONMOUTH COUNTY TREASURER	POST PRIM 2026 SAMPLE BALLOTS	170.93
MICHAEL BELLONE	STREET OPENING ESCROW REFUND	600.00

MONMOUTH COUNTY CLERK	2026 PRIMARY ELECTON BALLOTS	540.79
MUNICIPAL CONST OFFICIALS NJ	MUNCO MEMBERSHIP 2026 ROWE	100.00
NEW JERSEY AMERICAN WATER CO.	WATER SERVICE APR29-MAY27,2026	25,194.07
NJ WATER SUPPLY AUTHORITY	QUARTERLY OPERATION/MAINTENANC	4,068.11
NJ WATER SUPPLY AUTHORITY	QUARTERLY CAPITAL CHARGE	4,790.63
NJ WATER SUPPLY AUTHORITY	SOURCE WATER PROTECTION	136.88
NJ WATER SUPPLY AUTHORITY	NJEIT	227.49
NW FINANCIAL GROUP, LLC	Water and Sewer Advisory Serv	8,191.25
ONE CALL CONCEPTS	REGULAR LOCATES JUNE	39.90
RAINONE COUGHLIN MINCHELLO LLC	MONTHLY LEGAL SERVICE JULY	2,125.00
STATE OF NEW JERSEY-PWT	WATER TAX JULY-SEP 2025 INT	898.70
STATE OF NEW JERSEY-PWT	WATER TAX APR/MAY/JUN 2025 INT	558.32
STATE OF NEW JERSEY-PWT	WATER TAX JAN-MARCH 2026	107.48
STORR TRACTOR COMPANY	BRAKES FOR TORO	668.92
TAYLOR HARDWARE	HARDWARE STORE JUNE	48.41
VAN WICKLE AUTO SUPPLY, INC.	AUTO SUPPLIES 6/16/26	39.90
VAN WICKLE AUTO SUPPLY, INC.	AUTO SUPPLIES 6/25/26	301.57
VAN WICKLE AUTO SUPPLY, INC.	AUTO SUPPLIES 6/25/26	21.63
VERIZON WIRELESS	OFFICE CELLULAR SERVICE JUNE	243.26
VERIZON	DISPATCH PHONE JUNE	80.56
PURCHASE ORDER TOTAL		83,143.34
ACH PAYMENT LIST:		
PAYROLL 6-17-26		43,287.39
PAYROLL 7-1-26		45,688.04
EMP HEALTH BENEFITS JULY 2026		41,335.21
ACH PAYMENT TOTAL:		130,310.64
GRAND TOTAL:		213,453.98

**RESOLUTION 2026-96
BOROUGH OF LAKE COMO
RESOLUTION AUTHORIZING EXECUTION OF A
DEED OF OPEN SPACE EASMENT (DOSE)**

BE IT RESOLVED by the Mayor and Council of the Borough of Lake Como that the Mayor and Borough Clerk be and hereby are authorized to execute a Deed of Open Space Easement for Behrman Park; Dog Park and Pickleball Courts, also known as Block 36, Lot 28 & 29 on the tax map of the Borough of Lake Como, County of Monmouth, and State of New Jersey.

Dated: July 7, 2026

Kevin G. Higgins
Mayor

Hawley G. Scull
Council President

I, Amy L. Boney, Municipal Clerk of the Borough of Lake Como, do hereby *certify* that the foregoing is a true and exact copy of the resolution adopted by the Borough of Lake Como Borough Council on July 7, 2026.

Amy L. Boney, RMC
Municipal Clerk

DEED OF OPEN SPACE EASEMENT

This EASEMENT made this 7th day of July 2026 between the Borough of Lake Como, located at 1740 Main Street, Lake Como, New Jersey 07719 (hereinafter referred to as the "Grantor"), and the **COUNTY OF MONMOUTH**, located in the Hall of Records, 1 East Main Street, Freehold, New Jersey, 07728 (hereinafter referred to as "COUNTY").

WITNESSETH:

WHEREAS, the MUNICIPALITY is the sole owner in fee simple of a tract of land in the Borough of Lake Como, County of Monmouth, State of New Jersey, more particularly described as **Block 36, Lot 28 & 29** on the tax map of the Borough of Lake Como, Monmouth County, New Jersey, together with all of the buildings, improvements and other fixtures on the land and all of the Grantor's rights relating to the land (hereinafter referred to as the "Property") and more particularly described in the legal description attached as Exhibit A attached hereto and made a part hereof; and

WHEREAS, the Property possesses park, recreation and open space values of great importance to the people of the County of Monmouth; and

WHEREAS, the Borough of Lake Como agrees that the park, recreation and open space values of the Property be preserved in perpetuity; and

WHEREAS, the Borough of Lake Como further agrees, as owner of the Property, to convey to the COUNTY the open space easement herein described to preserve and protect the park, recreation and open space values of the Property in perpetuity; and

WHEREAS, the COUNTY is a body politic and corporate of the State of New Jersey empowered pursuant to N.J.S.A. 40:32-2.1 to acquire interests in land and hold same for public park, public recreation and public welfare purposes; and

WHEREAS, the COUNTY has made a financial investment in the Property through the Monmouth County Municipal Land Preservation Incentive Program by providing the Borough of Lake Como with a grant of \$200,000 for a portion of the purchase price of the Property.

NOW, THEREFORE, in recognition of the foregoing and in consideration of the Municipal Land Preservation Incentive Program Grant made to the Borough of Lake Como, the Borough of Lake Como does hereby grant and convey to the COUNTY an easement over, under and right in perpetuity to restrict as set forth herein the use of the real property designated as Block 36, Lot 28 & 29 on the tax map of the Lake Como, Monmouth County, New Jersey, as more particularly described in Exhibit "A".

- 1. PURPOSE.** It is the purpose of this Easement to guarantee that the Property will be retained forever for public park, recreation and open space uses and to prevent any use of the Property that will significantly impair or interfere with the park, recreation and open space values of the Property.
- 2. TRUST.** The property shall be held in trust in perpetuity and used exclusively for the purposes authorized by the Open Space and Farmland Preservation, Recreation, Conservation and Historical Preservation Act as may be amended from time to time [NJSA 40:12-15.6b].
- 3. PUBLIC ACCESS.** The Borough of Lake Como agrees to make the open space accessible to the public, unless the Borough of Lake Como and COUNTY determines that public accessibility would be detrimental to the lands, waters, or improvements thereon, or to any natural resources associated therewith [NJSA 40:12-15.6D(3)].
- 4. OPEN SPACE INVENTORY.** The Borough of Lake Como shall cause the funded property to be listed in the Municipal Recreation and Open Space Inventory at the time it is filed with the New Jersey Green Acres Program or its successors.

5. RIGHT OF COUNTY. To accomplish the purpose of this easement, the following rights are conveyed to the COUNTY by this easement:

A. To preserve and protect the park, recreation and open space values of the Property.

B. To prevent any activity on or use of the Property that is inconsistent with the purpose of this easement and to require the restoration of such areas or features of the Property that may be damaged by an inconsistent use or activity.

C. The COUNTY and its agents, representatives, servants or assigns, shall be permitted to enter upon the Property at all reasonable times, after giving prior reasonable notice, in order to monitor compliance with and otherwise enforce the terms of the Easement, provided that COUNTY, its agents, etc. shall not unreasonably interfere with use and quiet enjoyment of the Property.

D. The Borough of Lake Como agrees not to lease, sell, exchange or donate the Property described herein which is being acquired pursuant to P.L. 1997 c. 24, NJSA 40:12-15.6(A) except upon approval of the Monmouth County Board of County Commissioners and upon such conditions as the Monmouth County Board of County Commissioners may establish [NJSA 40:12-15.6(d)(4)] including, but not limited to, replacement with land of no less or greater utility, acreage and value.

6. PROHIBITED USES. Any activity on or use of the Property inconsistent with the purpose of this easement is prohibited.

7. GREEN ACRES RESTRICTIONS. If the lands being conveyed herein were purchased in part with Green Acres funding, they are subject to Green Acres restrictions as provided in N.J.S.A. 13:8C-1 et seq. and N.J.A.C. 7:36.

8. RESERVED RIGHTS. The Borough of Lake Como reserves to itself and to its personal representatives, heirs, successors and assigns, all rights accruing from its ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property that are not inconsistent with this easement.

9. GRANTEE'S REMEDIES. If the COUNTY determines that the Borough of Lake Como is in violation of the terms of this easement or that a violation is threatened, the COUNTY shall give written notice to the Borough of Lake Como of such violation and demand corrective action sufficient to cure the violation and, where the violation involves injury to the Property resulting from any use or activity inconsistent with the purpose of this easement, to restore the portion of the Property so injured. If the Borough of Lake Como or its assigns fail to correct the violation within sixty days after receipt of notice thereof from the COUNTY or under circumstances where the violation cannot be cured within the sixty day period or fails to diligently pursue curing such violation until finally cured, the COUNTY may bring an action at law or in equity in a court of competent jurisdiction to enforce the terms of this easement, to enjoin the violation as necessary, by temporary or permanent injunction, to recover any damages to which it may be entitled for violation of the term of this easement or injury to any park, recreation or open space values protected by this easement; to require the restoration of the Property to the condition that existed prior to such injury; and all costs and expenses, including reasonable attorney's fees incurred in enforcing the COUNTY's rights herein.

10. COUNTY DISCRETION. Enforcement of the terms of this easement shall be at the discretion of the COUNTY, and any forbearance by the COUNTY to exercise its rights under this easement in the event of any breach of any terms of this easement by the Borough of Lake Como shall not be deemed or construed to be a waiver by the COUNTY of such terms or any subsequent breach of the same or any other term of this easement or of any of the COUNTY'S rights under this easement. No delay or omission by the COUNTY in the exercise of any right or remedy upon

any breach by the Borough of Lake Como shall impair such right or remedy or be construed as a waiver.

11. SURVIVAL. The terms of the Project Agreement between the Borough of Lake Como and the COUNTY dated May 28th, 2024, shall survive the delivery of this Deed of Open Space Easement and the terms of which Agreement are incorporated herein by reference.

12. WAIVER OF CERTAIN DEFENSES. Borough of Lake Como hereby waives any defense of laches, estoppel or prescription.

13. ACTS BEYOND CONTROL. Nothing contained in this easement shall be construed to entitle the COUNTY to bring any action against the Borough of Lake Como for any injury or change in the Property resulting from causes beyond the Borough of Lake Como's control including, without limitation, fire, flood storm and earth movement, or from any prudent action taken by the Borough of Lake Como under emergency conditions to prevent, abate or mitigate injury to the Property resulting from said causes.

14. COSTS AND LIABILITIES. The Borough of Lake Como shall retain all responsibilities and shall bear all cost and liabilities of any kind related to the ownership, operation, upkeep and maintenance of the Property, including the maintenance of adequate comprehensive general liability insurance coverage. The Borough of Lake Como shall keep the Property free of any liens arising out of any work performed, for material furnished to or obligations incurred by the Borough of Lake Como.

15. RISK OF LOSS. Risk of loss or damage to the Property by fire or other casualty shall be, and is assumed, by the Borough of Lake Como. The Borough of Lake Como is required to advise the COUNTY of any occurrence which results in loss

of or damage to any improvements funded by the COUNTY or which results in the impairment of the Property's park, recreation and open space use.

16. COVENANTS. The Borough of Lake Como covenants with the COUNTY as follows:

- (a) The Borough of Lake Como is seized of said easement and has good right and title to convey same;
- (b) The COUNTY shall quietly enjoy the said easement;
- (c) The Borough of Lake Como shall have quiet possession of the easement free from all encumbrances;

17. SUCCESSOR. The covenants, terms, conditions and restrictions of this easement shall be binding upon and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns, and shall continue as a servitude running in perpetuity with the Property.

This Deed of Open Space Easement is signed by Kevin G. Higgins, Mayor and Amy L. Boney, Municipal Clerk, the proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

ATTESTED BY:

[Amy L Boney]
Municipal Clerk

BY: _____
[Kevin Higgins]
Mayor

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

I CERTIFY that on _____, 2026, Amy L. Boney personally came before me, the subscriber, a Notary Public of the State of New Jersey, and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is Amy L Boney is the Clerk of the Borough of Lake Como, the municipality named in this document;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer, Kevin Higgins who is the Mayor of the Borough of Lake Como;
- (c) this Deed of Open Space Easement was signed and delivered by the municipality as its voluntary act duly authorized by a proper resolution of its governing body;
- (d) this person knows the proper seal of the municipality which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and

Amy L Boney
Clerk

Sworn to and subscribed before
me this _____ day of _____ 2026

A Notary Public of the State of New Jersey