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

DATE: AUGUST 4, 2026
7:30 PM WORKSHOP

DISCUSSION ITEMS

- Discussion with Borough Engineer Regarding Proposed 18th Avenue Subdivision
  - Borough Engineer Sam Avakian began the discussion regarding the 18th Avenue property owned by the Borough that was originally slated for a new Borough Hall. That development is no longer happening and as it sits now, that is one oversized lot. The Borough has filed an application with the Planning Board to subdivide that property into two fully conforming lots. If this is approved by the Planning Board, it then goes to the County for their review and approval. Mr. Avakian stated that once it is approved by the County, the Council then has to approve the sale of the properties which will be two single-family homes to meet the aesthetic of that area of town.
  - Councilwoman Scull asked if it is easier to sell the property as two lots rather than one. Mr. Avakian responded that if you sell just one oversized lot there is no guarantee that the purchaser will subdivide. By subdividing than selling, the safeguard is then in place to have it match the area.
  - Councilwoman Albala-Doyle asked if the same person must buy both. Councilwoman McIntyre asked if the same person buys both, can they merge the properties back together to build one big house. Mr. Avakian responded that they do not have to be purchased by the same person and if they are and they want to combine the lots, they will have to go back before the planning board.
  - Councilman Ventrice and Borough Attorney Peg Schaffer asked if there will be any affordable housing push back. Mr. Avakian stated that this property was part of the vacant land adjustment, but it is out of the Mixed-Use Overlay zone and not large enough for multiple units.
- The application for this subdivision will be heard at the August 19, 2026 Planning Board Meeting at 7:00pm.

PUBLIC COMMENTS ON WORKSHOP ITEMS

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

No Public Comments

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

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

DATE: AUGUST 4, 2026
7:30 PM REGULAR MEETING

MEETING CALLED TO ORDER
Council President Scull called the meeting to order at 7:39pm

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	Present
Christopher D'Antuono	Present
Peter Ventrice	Present
Heather Albala-Doyle	Present
Andrew Reiners	Absent
Shannon McIntyre	Present

APPROVAL OF MINUTES
Councilman Ventrice made a motion to approve the minutes from the July 21, 2026 Meeting, seconded by Councilwoman McIntyre, all are in favor.

COMMUNICATIONS, PROCLAMATIONS & PRESENTATIONS
None on the Agenda

REPORTS OF COMMITTEES
- Councilwoman McIntyre asked Chief Scott for her report. Chief Scott reported that the Belmar Police will be hosting the Fishing Derby once again this year. The flyer has been created and will be posted online. Councilwoman McIntyre thanked Borough Administrator Andrew Huisman for having the Main Street crosswalks redone and stated they look great. All other matters are in order.

- Councilwoman Albala-Doyle reported that the Farmer's Market will continue every Wednesday through the end of September. The next installment of Wednesdays on the Water will be August 12th with E Boro Bandits. Councilwoman Albala-Doyle reported that Lake Como Day Plans are coming together perfectly and we are sold out of food vendor spots. We are still accepting craft and informational vendors. The fishing derby and Lake Como

Day 5k are also being held on September 26th. Councilwoman Albala-Doyle reported that the Shade Tree Commission is a work in progress and the Commission is getting acquainted with the rules and ordinances. The Commission will be set up at Lake Como Day. All other matters are in order.

- Councilman Ventrice reported that all matters are in order.

- Councilman D'Antuono reported that all matters are in order.

- Councilwoman Scull thanked everyone who came out to the Mayor's Bash; it was the best attended one yet! Belmar Elementary School starts back September 8th so be mindful of students walking and biking to school. Councilwoman Scull reported that there is a Blood Drive being held on September 1st, a Wellness Event with yoga and tea on August 25th and Senior Game Day and Fitness Classes at the gym. All the flyers for the event can be found on the Belmar Recreation website. All other matters are in order.

UNFINISHED BUSINESS
No Unfinished Business

PUBLIC COMMENTS ON NEW BUSINESS
Councilwoman McIntyre made a motion to open the meeting to the public, seconded by Councilman Ventrice, all are in favor.

No Public Comments

Councilwoman Albala-Doyle made a motion to close the meeting to the public, seconded by Councilman Ventrice, 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.

NEW BUSINESS
Special Events Application
NJFMBA Fallen Heroes 5k
Tabled until the August 18, 2026 meeting

Resolution 2026-102
Payment of Bills
Offered by Councilwoman Albala-Doyle, seconded by Councilman D'Antuono, roll call vote as follows:
Yes: Councilmembers Scull, D'Antuono, Ventrice, Albala-Doyle and McIntyre
No: None
Abstain: None
Absent: Councilman Reiners

Resolution 2026-103
Payment of NJNG Bill
Offered by Councilman Ventrice, seconded by Councilwoman McIntyre, roll call vote as follows:
Yes: Councilmembers Scull, D'Antuono, Ventrice, Albala-Doyle and McIntyre
No: None
Abstain: None
Absent: Councilman Reiners

Resolution 2026-104
Canceling Contract
Offered by Councilman D'Antuono, seconded by Councilman Ventrice, roll call vote as follows:
Yes: Councilmembers Scull, D'Antuono, Ventrice, Albala-Doyle and McIntyre
No: None
Abstain: None
Absent: Councilman Reiners

PUBLIC COMMENTS

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

No Public Comments

Councilman Ventrice made a motion to close the meeting to the public, seconded by Councilman D'Antuono, all are in favor.

NEXT MEETING

The next regular meeting of the Mayor and Council will be held on Tuesday, August 18, 2026, at 7:30 PM in the Lake Como Meeting Room. All meetings are open to the public.

MOTION TO ADJOURN

Councilman Ventrice 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.