



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

DATE: OCTOBER 20, 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 October 6, 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

Ordinance 2026-1

First Reading and Introduction

Authorizing Sale of Certain Borough Owner Properties

Offered by Councilman Ventrice

Resolution 2026-123

Refund of Water Sewer Overpayment

Offered by Councilwoman Scull

Resolution 2026-124

Payment of Bills

Offered by Councilwoman McIntyre

PUBLIC COMMENTS

NEXT MEETING

The next regular meeting of the Mayor and Council will be held on Wednesday, November 4, 2026, at 7:30 PM in the Lake Como Meeting Room. All meetings are open to the public.

MOTION TO ADJOURN

ORDINANCE 2026-14
BOROUGH OF LAKE COMO
COUNTY OF MONMOUTH

**AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN BOROUGH OWNED
REAL PROPERTY NO LONGER NEEDED FOR PUBLIC USE**

WHEREAS, the Local Lands and Building Laws, N.J.S.A. 40A:12-13, et seq., authorizes the sale by municipalities of any real property, capital improvements or personal property, or interests therein, not needed for public use by sale in the manner provided by law; and

WHEREAS, the Borough of Lake Como (the “Borough”) is the owner of certain real property as further set forth herein not needed for public use, and the Mayor and Council have determined that it is in the best interest of the Borough to sell the same for the purpose of generating revenue and taxes, and reducing liabilities.

WHEREAS, the Borough is the owner of the properties as shown on the attached Schedule A (the “Properties”); and

WHEREAS, the Borough is of the opinion that the sale of the Properties is beneficial to the health, safety, and welfare of the residents of the Borough because said Properties are no needed for public use, require expenditure of scarce public resources, and do not generate any real estate tax revenue; and

WHEREAS, the fair market values of the Properties have been determined as shown on Schedule A; and

WHEREAS, after analysis and review, the Borough has determined that the Properties meet the specific requirements of N.J.S.A. 40A:12-13 for sale and conveyance; and

WHEREAS, the Borough Council determined to authorize the sale of the properties in Schedule A to the highest bidder for its fair market value.

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

SECTION 1. All the foregoing recitals are incorporated herein.

SECTION 2. Pursuant to N.J.S.A. 40A:12-13, the Borough of Lake Como hereby authorizes the sale of the properties in Schedule A by open public sale at auction.

SECTION 3. The Borough will execute a Quitclaim Deed mutually acceptable in form and substance to both the successful bidder and the Borough.

SECTION 4. The Purchaser, at its sole expense, shall have a right to conduct environmental and other inspections of the property with results satisfactory to Purchaser and its lender but must complete such inspections within thirty (30) days of bid acceptance.

SECTION 5. The Purchaser shall obtain a survey of the entire tract, which said survey will be at Purchaser's sole expense, in form and substance satisfactory to the Township and the Purchaser; and said survey shall be certified to the Borough.

SECTION 6. The Purchaser's receipt of a title commitment, which title commitment shall be at Purchaser's sole expense, with respect to the property, to be obtained, stating that Seller has good, indefeasible and marketable fee simple title to the property, free and clear of all liens and encumbrances except such matters as may render the title unmarketable.

SECTION 7. It is understood that the sales are subject to applicable New Jersey law concerning disposition of municipal real property.

SECTION 8. This sale is made subject to such state of facts as an accurate survey may disclose, existing tenancies, rights of persons in possession, easements, conditions, covenants and restrictions and any other condition which the Mayor and Council may impose on either parcel at the time of the sale, including but not limited to restrictions on the use to be made of such real property, capital improvements or personal property and any conditions of sale as to buildings or structures, or as to the type, size or other specifications of buildings or structures, and the time within such conditions shall be operative to the same extent as by any other Seller.

SECTION 9. The sale is made subject to all applicable laws and ordinances of the State of New Jersey and the Borough of Lake Como.

SECTION 10. That should the title to the property prove to be unmarketable for any reason, the liability of the Borough shall be limited to the repayment to the Purchaser of the deposit and any portion of the purchase price paid and shall not extend to any further costs, expenses, damages or claims. Notice of any alleged defect in title or claim must be served on the Borough Clerk, by the Purchaser, in writing no later than thirty (30) days after the sale is approved by the Borough Council, failure upon the part of the Purchaser to give written notice within said time shall be deemed conclusive proof that the Purchaser accepts the title in its present condition.

SECTION 11. In addition to the terms and conditions set forth herein, successful bidders agree that the Borough may impose the following conditions:

- i. To deposit cash, check or money order in an amount not less than 25% of the bid price at the time that the bid is submitted.
- ii. To pay by the time of closing:
 - a. The balance of the purchase price.
 - b. The Borough's legal and engineering costs to prepare documents and the properties' legal descriptions.
 - c. The prorated real estate taxes, for the balance of the current year as of the date of closing.
- iii. To abide by appropriate zoning, subdivision, health and building regulations and codes and stipulations that this sale will not be used as grounds to support any variance from these regulations.
- iv. That in the event Purchaser fails to close title, Purchaser shall forfeit to the Borough of Lake Como any and all money deposited with the Borough.
- v. That the purchase price shall not be used before any County Board of Taxation, Tax Court of New Jersey, or in any court of the State as grounds to support a challenge of the existing assessment of the subject property, nor shall the purchase price be used as a comparable sale to challenge assessments with regard to other properties.

SECTION 12. The Borough reserves the right to withdraw the offer of sale and reject any and all bids.

SECTION 13. All sales are subject to final approval by the Borough Council. Parties interested in submitting bids and who require additional information should contact:

Marguerite M. Schaffer, Esq.
Attorney for the Borough of Lake Como
150 Morristown Road, Suite 105
Bernardsville, New Jersey 07924

SECTION 14. If any section or provision of this Ordinance shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

SECTION 15. All ordinances or parts of ordinances that are inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 16. The Mayor, Borough Administrator, Borough Clerk and Borough Attorney are hereby authorized to execute all documents necessary for the conduct of this auction and for the

conveyance of the properties listed herein, including but not limited to executing all contracts, deeds and other conveyance documents.

SECTION 17. This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

Adopted on First Reading

Dated: _____

Amy L. Boney, RMC

Borough Clerk

Adopted on Second Reading

Dated: _____

Amy L. Boney, RMC

Borough Clerk

Approval by the Mayor on This _____ Day of _____, 2026.

Kevin G. Higgins, Mayor

SCHEDULE A

Block/Lot	Lot Size	Physical Address	Contiguous Owners	Minimum Value
31/25.01	50'x125'	703 18 th Avenue	31/25.02, 31/24, 31/2, 31/1	\$650,000.00
31/25.02	50'x125'	701 18 th Avenue	31/25.01, 31/1, 31/26, 31/27, 31/28	\$650,000.00

RESOLUTION 2026-123
RESOLUTION AUTHORIZING THE REFUND OF OVERPAYMENT OF
WATER/SEWER FOR ACCOUNT 762-0 - 1808 PINE TERRACE (BLOCK 16 LOT 29)

WHEREAS, a water/sewer overpayment in the amount of \$237.50, has resulted from a duplicate payment being applied to the property located at 1808 Pine Terrace (Block 16, Lot 29); and

WHEREAS, the Water Collector has confirmed that a refund of this overpayment is in order;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Lake Como that a refund of the overpayment of water/sewer in the amount of \$237.50, be made payable to Denise Sirois 2500 NE 135 Street Apartment 1103, North Miami, FL 33181; and

BE IT FURTHER RESOVED that the appropriate Borough officials are authorized to take action in accordance with this resolution.

Dated: October 20, 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 October 20, 2026.

Amy L. Boney, RMC
Borough Clerk

Resolution 2026 - 124

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: \$ 289,974.33

WATER ACCOUNT:

Per Attached Bill List: \$ 1,550.10

ESCROW ACCOUNT:

Per Attached Bill List: \$ 3,016.50

TOURISM ACCOUNT:

Per Attached Bill List: \$ 1,151.65

ACH WIRE PAYMENTS:

Per Attached Bill List: \$ 47,941.88

TOTAL: \$ 343,634.46

Dated: October 20, 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 October 20, 2026.

Amy L. Boney, RMC
Borough Clerk

BILL LIST 10-20-26**PURCHASE ORDER LIST:**

Vendor Name	Description	Amount
BOROUGH OF BELMAR	PFRS 25% AS PER CONTRACT	270,461.00
BOROUGH OF BELMAR	PERS EMS INTERLOCAL	8,705.00
BILL'S WORK & CASUAL WEAR	ANNUAL CLOTHING ALLOWANCE JC	400.00
BRAD MASSA	BARTENDER FOR LC DAY	250.00
COSTCO WHOLESALE CLUB	LC DAY SUPPLIES	201.65
DELISA WASTE SERVICES	TIPPING FEES SEPT 16-30, 2026	3,046.15
DELTA DENTAL OF NEW JERSEY	GROUP DENTAL INS NOV 2026	1,018.41
DELTA DENTAL OF NEW JERSEY	CREDIT BALANCE FROM CK#1605	-367.03
DENISE SIROIS	REFUND WATER/SEWER OVERPAYMENT	237.50
GARDEN STATE LABORATORIES, INC	WATER TESTING 10/8/26	292.00
H2M ASSOCIATES, INC.	KRILLA 1825 BRADLEY TERRACE	394.00
LEON S. AVAKIAN, INC.	LC25-05.08 1701 NEWMAN ST	140.00
LEON S. AVAKIAN, INC.	LC26-05.04 17TH AVE	170.00
LEON S. AVAKIAN, INC.	LC26-05.05 604 N BOULEVARD	170.00
LEON S. AVAKIAN, INC.	LC26-05.08 1807 FERNWOOD	340.00
LEON S. AVAKIAN, INC.	LC26-05.09 1724 WHITE	340.00
LEON S. AVAKIAN, INC.	LC26-05.03 615 18TH AVE	85.00
LEON S. AVAKIAN, INC.	LC26-05.01 1808 FERNWOOD	170.00
LAW OFFICES OF ROBERT WITEK II	PLAN BD APPEARANCE 3/9/26	262.50
LAW OFFICES OF ROBERT WITEK II	REUTHER/PRITZLAFF/STUTO DOCU	420.00
LAW OFFICES OF ROBERT WITEK II	REUTHER/PRITZLAFF/STUTO DOCU	498.75
LAW OFFICES OF ROBERT WITEK II	DOCUMENT DRAFT RES. TONERO	78.75
LAW OFFICES OF ROBERT WITEK II	VIGNA REVIEW	105.00
LAW OFFICES OF ROBERT WITEK II	APPEARANCE FOR VIGNA	105.00
ONE CALL CONCEPTS	REGULAR LOCATES SEPT 2026	45.60
PARTY PERFECT RENTALS, LLC	GENERATOR	700.00
PLOSIA COHEN, LLC	BA AND CLERK CONTRACT	748.00
RAINONE COUGHLIN MINCHELLO LLC	AFFORDABLE HOUSING	1,324.20
RAINONE COUGHLIN MINCHELLO LLC	WATER LINE REPLACEMENT	292.50
RAINONE COUGHLIN MINCHELLO LLC	WATER RATE ORDINANCE	682.50
AMY BONEY	REIMBURSE NJLM HOTEL/CONTRACT	525.00
SITE ONE	STRAW BLANKET 8' X 112.5'	109.94
SITE ONE	SOD ROUND 6" 25/BAG	7.99
SITE ONE	BAGGED STRAW 28LB	15.71
SERVICE TIRE TRUCK CENTER	2020 Mason Dump Tires	2,353.56
SERVICE TIRE TRUCK CENTER	LEAF MACHINE TIRES	983.40
TAYLOR HARDWARE	HARDWARE STORE SEPTEMBER	54.70
VERIZON WIRELESS	OFFICE CELLULAR SERVICE OCT	243.53
VERIZON	DISPATCH PHONE OCTOBER	82.27

PURCHASE ORDER TOTAL:

295,692.58

ACH PAYMENTS:

PAYROLL 10-7-26

47,941.88

ACH PAYMENT TOTAL:

47,941.88

GRAND TOTAL:

343,634.46