BOROUGH OF LAKE COMO
1740 MAIN STREET
LAKE COMO, NJ 07719

PLANNING BOARD AGENDA

AUGUST 10, 2026 **7:00 PM**
REGULAR MEETING **LAKE COMO**

I. **CALL TO ORDER**

II. **SUNSHINE LAW:**

THE NOTICE REQUIREMENTS OF R.S. 10:4-18 OPEN PUBLIC MEETINGS ACT HAVE BEEN SATISFIED BY THE PUBLICATION OF THE REQUIRED ADVERTISEMENT IN THE COAST STAR ON JANUARY 15, 2026, AND BY POSTING IT ON THE BULLETIN BOARD IN BOROUGH HALL. A COPY OF THE SAID NOTICE HAS BEEN FILED WITH THE BOROUGH CLERK AND SENT TO THE COAST STAR. NOTICE OF THE MEETING WILL ALSO BE POSTED ON OUR WEBSITE. ALL MEETINGS ARE OPEN TO THE PUBLIC.

**** FLAG SALUTE ****

III. **ROLL CALL**

IV. **COMMUNICATIONS**
REQUESTS TO CARRY THE FOLLOWING APPLICATION TO THE SEPTEMBER 14, 2026, MEETING WAIVING ANY AND ALL TIME CONSTRAINTS:
HARRY CRAIG & RENEE FROONJIAN
318 – 17TH AVENUE, B - 1 L – 9

V. **MINOR SUBDIVISION APPLICATION & MEMORIALIZATION OF A RESOLUTION**
THE BOROUGH OF LAKE COMO
703-18TH AVENUE
BLK - 31 LOT – 25

VI. **VARIANCE APPLICATION**
TORIELLI, JOHN
1603 NEWMAN STREET
BLK – 10 LOT – 17

VII. **CONTINUED DISCUSSION ON AMENDING STORMWATER/DRAINAGE PLAN ORDINANCE**
DISCUSSION ON AMENDING DRAINAGE PLAN ORDINANCE TO ADDRESS SUMP PUMP AND STORMWATER DISCHARE FROM EXISTING HOMES

VIII. **FUTURE MEETING DISCUSSIONS**
PLANNING BOARD APPLICATION AND ESCROW FEES, STONES IN DRIVEWAYS, VERGE

IX. **MINUTES TO BE APPROVED**
MINUTES TO BE APPROVED AS TYPEWRITTEN REVIEWED AND E-MAILED.

X. **MOTION TO ADJOURN**

THE NEXT REGULAR MEETING OF THE LAKE COMO PLANNING BOARD WILL BE HELD ON MONDAY, SEPTEMBER 14, 2026 AT 7:00 PM IN THE MEETING ROOM. ALL MEETINGS ARE OPEN TO THE PUBLIC.

THE BEEKMAN LAW FIRM, LLC

COUNSELLORS AT LAW

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DONALD L. BEEKMAN (1949-2017)

July 28, 2026

VIA EMAIL ONLY:
vgraham@lakecomonj.org

Viveca Graham, Board Secretary
Borough of Lake Como
Planning/Land Use Board
1740 Main Street
Lake Como, NJ 07719

Re: Borogh of Lake Como Planning/Land Use Board
Application by Harry Craig Froonjian and Renee Froonjian
318 17th Avenue, Lake Como, NJ 07719
Block 1, Lot 9, Borough of Lake Como
Bulk Variance Development Application

Dear Viveca Graham, Board Secretary:

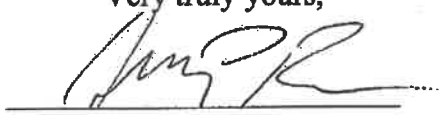
I received your follow-up phone call from Friday July 24th inquring about the status of my clients' application as well as advising me that you would be out of the office yesterday. Therefore, I am sending this letter today to advise you that the Buyers are still working with their architect to consider plan changes affecting the Application. In light of that, we are asking for the matter to be carried again, to the September 2026 meeting date for the Lake Como Planning Board.

May we ask to have the matter carried for one (1) more month without the requirement of notice? Please also confirm that the September meeting date is Monday, September 14, 2026.

Finally, please allow this letter to also confirm that the Applicants waive any automatic time for decision, extending the deadline for the same through at least the October 2026 hearing date.

Thank you for your concern in this matter, and do not hesitate to contact us should you have any questions.

Very truly yours,



Jeffrey P. Beekman, Esq.
For the Firm

JPB
Encl.

CC: Client
Robert Witek, Esq., Lake Como Planning Board Attorney (via email only)

The Planning Board Meeting scheduled for

Monday, July 13, 2026, at 7:00 pm has been canceled.

All matters will be carried to the Planning Board Meeting on Monday, August 10, 2026, at 7:00 pm in the meeting room located in Lake Como Borough Hall, 1740 Main Street, Lake Como, NJ.

If you have appeared as an interested party for the FROOJIAN application, 318-17th Avenue, please note that this matter has been carried to the August 10, 2026, meeting. This will be the ONLY NOTICE GIVEN for the rescheduled meeting. If you have any questions, please contact the Board Secretary, (732) 681-3232, X207, or Robert L. Witek, II, Esquire, Board Attorney (732) 865-6121. All meetings are open to the public.