

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

PLANNING BOARD AGENDA

**DECEMBER 08, 2025
REGULAR MEETING**

**7:00 PM
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 FEBRUARY 20, 2025, 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

**REQUEST TO CARRY TO JAN. 12, 2026, MEETING
APPLICATION FOR JACK REUTHER
708-20TH AVENUE
BLK – 32 LOT – 4**

GEORGE MC GILL, ATTORNEY

V. MEMORIALIZATION OF A RESOLUTION NO. 2025-07:

**CZERMINSKI, DIANE
3 RIPLEY LANE
BLK – 16 LOT – 17**

VI. CERTIFICATES OF APPRECIATION

**DOUGLAS E. WITTE, COUNCIL LIAISON
ADAM SCHNEIDER, ATTORNEY**

VII. UPDATES & UNFINISHED BUSINESS

NONE

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 REORGANIZATION AND REGULAR MEETING OF THE LAKE COMO PLANNING BOARD WILL BE HELD IN THE MEETING ROOM ON MONDAY, JANUARY 12., 2025, AT 7:00 PM. ALL MEETINGS ARE OPEN TO THE PUBLIC.

McGill & Hall, L.L.C.

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December 1, 2025


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

Re: Reuther Planning Board Application
708 20th Avenue, Lake Como
Block: 32 Lot: 4

Dear Ms. Graham:

This matter was tentatively scheduled for December 8, 2025, however, was not deemed complete sufficiently in advance of the meeting to be included on the agenda. In anticipation of the meeting, we provided notice to the property owners on the 200' list and published in the newspaper. I respectfully request that the Board carry the matter to the January meeting date announcing the day, time, and place of the hearing so as to preserve notice. The applicant agrees to waive any time limits for the Board to act.

As always, thank you for your courtesies and kind assistance in this matter.

Very truly yours,

GEORGE D. MCGILL

Applicant: Diane Czerminski
Attorney: George McGill
Application: 2025-07
Block 16, Lot 17
Property: 3 Ripley Lane

LAKE COMO PLANNING BOARD

**RESOLUTION OF THE PLANNING BOARD
OF THE BOROUGH OF LAKE COMO
COUNTY OF MONMOUTH AND STATE OF NEW JERSEY**

Whereas, applicant Diane Czerminski filed an application with the Planning Board of the Borough of Lake Como for purposes of the interpretation of a borough ordinance as to the construction of a driveway with a curb cut at her house located at 3 Ripley Lane, and

Whereas, prior to the filing with the Board, a zoning permit was granted by the zoning officer for the borough but later revoked. An application was filed on her behalf by George McGill Esq., attorney-at-law with an office in Belmar, for a review of the relevant ordinances to determine whether the applicant needed a variance, and

Whereas, proper notice under the MLUL was given and the board had jurisdiction to hear the matter, and

Whereas, public hearings were held in September 2025 and November 2025 and the applicant via her attorney argued that under the relevant ordinances, no variances were required. Public comment was heard and upon review of the relevant ordinances by the board attorney, Adam Schneider, and the board engineer, Alan P. Hilla Jr. and with their advice that the ordinance did not require any variances, the members of the board determined that no variance was required.

Therefore, be it resolved that the Lake Como Planning Board has concluded under the ordinances of the borough, no waiver or variance is required, and the zoning officer of the borough shall issue the appropriate permits to the applicant for the construction of the driveway. No further submissions to this board or its professionals are necessary.

Applicant: Diane Czerminski
Attorney: George McGill
Application: 2025-07
Block 16, Lot 17
Property: 3 Ripley Lane

RESOLUTION 2025-07

MOVED BY:

SECONDED BY:

ADOPTED BY THE FOLLOWING VOTES:

AYES:

NAYS:

ABSTAIN:

The above resolution was approved by the Planning Board of the Borough of Lake Como at its regular meeting on the 8th day of December, 2025. I do hereby certify that the foregoing is a true and correct copy of Planning Board Resolution No. 2025-07, memorialized on December 8, 2025.

Chairman Joseph Cavaluzzi