



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

**DATE: MAY 5, 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 April 21, 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.

Resolution 2026-70
Appointing Shade Tree Commission Member

NEW BUSINESS

Ordinance 2026-4
Second Reading and Public Comments
Establishing Position of Zoning Officer and Administrative Officer
Offered by Councilman Reiners

Ordinance 2026-5
First Reading and Introduction
CAP Rate Ordinance
Offered by Councilman D'Antuono

Resolution 2026-68
Payment of Bills
Offered by Councilwoman Scull

Resolution 2026-69
Payment of NJNG Bills
Offered by Councilwoman McIntyre

Resolution 2026-71
2026 Self-Review for Budget
Offered by Councilwoman Albala-Doyle

Introduction of Calendar Year 2026 Budget
Offered by Councilman D'Antuono

PUBLIC COMMENTS

NEXT MEETING

The next regular meeting of the Mayor and Council will be held on Tuesday, May 19, 2026, at 7:30 PM in the Lake Como Meeting Room. All meetings are open to the public.

MOTION TO ADJOURN

**RESOLUTION 2026-70
RESOLUTION APPOINTING MEMBER TO THE
LAKE COMO SHADE TREE COMMISSION**

WHEREAS, the Lake Como Shade Tree Commission has a vacancy; and

WHEREAS, the Mayor has appointed Victoria Arzano subject to the advice and consent of the Council; and

NOW THEREFORE, be it resolved that the Council consents to the appointment of Victoria Arzano as an Alternate Shade Tree Commission Member for an unexpired one-year term commencing 05/05/2026 expiring 12/31/2026.

Dated: May 5, 2026

Kevin G. Higgins
Mayor

Hawley G. 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 May 5, 2026.

Amy L. Boney, RMC
Borough Clerk

ORDINANCE 2026-4

ORDINANCE AMENDING CHAPTER 2, "ADMINISTRATION," AND CHAPTER 17, "THE DEVELOPMENT REGULATIONS ORDINANCE OF THE BOROUGH OF LAKE COMO," OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF LAKE COMO, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, CREATING A ZONING OFFICE AND ZONING OFFICER NUNC PRO TUNC AND DESIGNATING ADMINISTRATIVE OFFICERS UNDER CHAPTER 17

WHEREAS, by Ordinance 90-534, the Borough Council of the Borough of South Belmar repealed "the Borough of South Belmar Development Regulations pursuant to the Municipal Land Use Law," adopted January 30, 1979, and enacted the "Municipal Land Use Law of the Borough of South Belmar, Monmouth County, New Jersey"; and

WHEREAS, through inadvertence, the 1990 land use ordinance as codified did not establish a Zoning Office or the position of Zoning Officer of then-South Belmar; and

WHEREAS, Lake Como, the successor to South Belmar, believes the Zoning Office was created by ordinance as described in minutes of the South Belmar Council, which ordinance is no longer accessible; and

WHEREAS, the Municipal Land Use Law, N.J.S.A. 40:55D-1 *et seq.*, requires municipalities that adopt land use ordinances to create a zoning office and zoning officer, and to designate an "Administrative Officer" to perform the various functions and duties under the regulations; and

WHEREAS, Chapter 17-7 identifies the "Administrative Officer" as the Borough Clerk of the Borough of Lake Como; and

WHEREAS, the responsibilities of the Administrative Officer under the zoning ordinance are diverse and involve various tasks which should be allocated by job description and specialization;

NOW, THEREFORE, the Borough Code of the Borough of Lake Como is amended as follows:

SECTION I. Chapter 2, Article III, Section 2-21, is hereby amended to read as follows:

2-21. Zoning Office

2-21.1 Established. There is hereby established in the Borough of Lake Como a Zoning Office, nunc pro tunc to 1990.

2.21.2 Supervision. The Zoning Office shall be under the supervision of the Zoning Officer of the Borough of Lake Como, and shall consist of the Zoning Officer and such other employees as shall be designated by the Council.

2.21-3. Zoning Officer

a. Position Established. The position of Zoning Officer of the Borough of Lake Como is hereby established, nunc pro tunc to 1990.

b. Duties. The duties of the Zoning Officer of the Borough of Lake Como shall be as otherwise set forth in the Code of the Borough of Lake Como.

c. Salary. The salary of the Zoning Officer is as established by salary ordinance.

SECTION II. Chapter 17 of The Development Regulations Ordinance of the Borough of Lake Como, is hereby amended as follows:

Section 17-7, Definitions and Descriptions

[3] Administrative Officer shall mean: ~~the Borough Clerk of the Borough of Lake Como, Monmouth County, New Jersey~~

1. for matters before the Borough Council, the Borough Clerk or his or her designee;
2. for matters involving an application for development, including submission of application materials, record keeping, issuance of Board decisions and other ministerial functions, the Administrative Officer shall be the Secretary of the Planning Board;
3. for issuance of the official list of adjacent property owners for required notices, the Administrative Officer shall be the Borough Clerk or his or her designee;
4. for determinations of the completeness of an application before the Planning Board, the Administrative Officer shall be the Secretary of the Planning Board;

5. for determinations of the amount of the escrow fee required pursuant to §17-15.1(i)(3)-(5), the Administrative Officer shall be the Secretary of the Planning Board;

5. for applications for and issuance of zoning permits, and the enforcement of the provisions of this Chapter, the Administrative Officer shall be the Zoning Officer or his or her designee; and

6. for any other matters under this Chapter not otherwise indicated by ordinance, the Administrative Officer shall be the Zoning Officer or his/her designee.

SECTION III. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudicated and the remainder of the Ordinance shall be deemed valid and effective.

SECTION IV. All Ordinances or parts of ordinances inconsistent with or in conflict with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION V. This Ordinance shall take effect immediately after final passage, adoption and publication according to law.

SO ORDAINED as aforesaid.

Adopted on First Reading
Dated: April 21, 2026

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

ORDINANCE 2026-5
CALENDAR YEAR 2026
ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS
AND TO ESTABLISH A CAP BANK
(N.J.S.A. 40A: 4-45.14)

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Mayor and Council of the Borough of Lake Como in the County of Monmouth finds it advisable and necessary to increase its CY 2026 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Mayor and Council hereby determines that a 3.5 % increase in the budget for said year, amounting to \$86,401.91 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, the Mayor and Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of the Borough of Lake Como, in the County of Monmouth, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2026 budget year, the final appropriations of the Borough of Lake Como shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5 %, amounting to \$86,401.91, and that the CY 2026 municipal budget for the Borough of Lake Como be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

Adopted on First Reading

Dated: May 5, 2026

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

Resolution 2026 - 68

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:

<u>CURRENT ACCOUNT:</u>		
Per Attached Bill List:	\$	25,953.48
<u>WATER ACCOUNT:</u>		
Per Attached Bill List:	\$	8,762.65
<u>TRUST OTHER FUND:</u>		
Per Attached Bill List:	\$	284.58
<u>ESCROW ACCOUNT:</u>		
Per Attached Bill List:	\$	974.00
<u>ACH WIRE PAYMENTS:</u>		
Per Attached Bill List:	\$	127,775.68
	TOTAL:	\$ 163,750.39

Dated: May 5, 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 May 5, 2026.

Amy L. Boney, RMC
Borough Clerk

BILL LIST 5-5-26**PURCHASE ORDERS:**

Vendor Name	Description	Amount
AMAZON BUSINESS	9-VOLT BATTERIES 24PK	18.99
AMAZON BUSINESS	USA FLAG 3X5	14.99
AMAZON BUSINESS	POW FLAG 3X5	43.98
AMAZON BUSINESS	BLANK INVERT SPRAY PAINT 12PK	82.68
AMAZON BUSINESS	TURF DRAG MAT	160.99
AMCO SERVICES GROUP, INC.	MONTHLY PEST CONTROL APRIL	110.00
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 4/15/26	140.00
DELISA WASTE SERVICES	MONTHLY RECYCLING SERVICE MAY	5,666.67
DELISA WASTE SERVICES	MONTHLY TRASH SERVICE MAY	10,916.67
H2M ASSOCIATES, INC.	LCPB GENERAL ENGINEERING	295.50
H2M ASSOCIATES, INC.	LCPB GENERAL ENGINEERING	207.00
H2M ASSOCIATES, INC.	399 NORTH BLVD STUTO VAR APP	414.00
H2M ASSOCIATES, INC.	LCPB GENERAL ENGINEERING	523.50
JCP&L	ELECTRIC SERVICE BORO	1,671.86
JCP&L	ELECTRIC SERVICE DPW	148.90
JCP&L	ELECTRIC SERVICE GAZEBO	4.65
JCP&L	ELECTRIC SERVICE NEW BEDFORD	10.26
JCP&L	ELECTRIC SERVICE 22ND MAIN	56.57
JCP&L	ELECTRIC SERVICE 22ND B15L2	142.46
JCP&L	STREET LIGHTING	2,830.01
JCP&L	STREET LIGHTING	12.22
JCP&L	STREET LIGHING 18TH AVE LIGHT	35.62
JEANNETTE JIMENEZ	CLEANING SERVICE APRIL 2026	392.00
LEON S. AVAKIAN, INC.	LC26-05.02 724 21ST SIMPKINS	210.00
LEON S. AVAKIAN, INC.	LC26-05.01 1808 FERNWOOD RD	280.00
LEON S. AVAKIAN, INC.	LC25-08.08 1701 NEWMAN ST PAPA	70.00
MGL PRINTING SOLUTIONS	TAX BILLS ORIGINAL 1000	492.00
MGL PRINTING SOLUTIONS	TAX BILLS ADVICE ONLY 500	186.00
MGL PRINTING SOLUTIONS	SHIPPING	71.00
MONMOUTH COUNTY SPCA	ANIMAL CONTROL SERVICE MAR 25	231.00
MONMOUTH MUNICIPAL JUDGES ASSO	ANNUAL DUES LAKE COMO COURT	200.00
NJ NATURAL GAS CO	GAS SERVICE BORO	358.88
NJ NATURAL GAS CO	GAS SERVICE DPW	185.47
NJ NATURAL GAS CO	GAS SERVICE DPW REAR GARAGE	55.00
NEW JERSEY AMERICAN WATER CO.	WATER SERVICE FEB28-MAR26,2026	8,762.65
NJ DEPT OF LABOR	REIMBURSEMENT BILLING	123.59
PURCHASE ORDER TOTAL:		35,974.71

ACH PAYMENTS:

PAYROLL 4-22-26	45,105.26
EMP HEALTH BENEFITS APRIL	41,335.21
EMP HEALTH BENEFITS MAY	41,335.21

ACH PAYMENT TOTAL:	127,775.68
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GRAND TOTAL:	163,750.39
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Resolution 2026 - 69

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 account:

CURRENT ACCOUNT:

NJ Natural Gas Co.

PB&G OE

\$ 599.35

Dated: May 5, 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 May 5, 2026.

Amy L. Boney
Borough Clerk

RESOLUTION 2026-71
BOROUGH OF LAKE COMO, MONMOUTH COUNTY
2026 BUDGET RESOLUTION

WHEREAS, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination; and

WHEREAS, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997; and

WHEREAS, pursuant to N.J.A.C. 5:30-7.2 through 7.5, the Borough of Lake Como has been declared eligible to participate in the program by the Division of Local Government Services, and the Certified Municipal Finance Officer has determined that the local government meets the necessary conditions to participate in the program for the 2026 budget year;

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Borough of Lake Como that in accordance with N.J.A.C. 5:30-7.6a & 7.6b and based upon the Certified Municipal Finance Officer's certification, the governing body has found the budget has met the following requirements:

1. That with reference to the following items, the amounts have been calculated pursuant to law and appropriated as such in the budget:
 - a. Payment of interest and debt redemption charges
 - b. Deferred charges and statutory expenditures
 - c. Cash deficit of preceding year
 - d. Reserve for uncollected taxes
 - e. Other reserves and non-disbursement items
 - f. Any inclusions of amounts required for school purposes
2. That the provisions relating to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at N.J.S.A. 40A:4-45.3 et. seq., are fully met (complies with CAP law).
3. That the budget is in such form, arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.
4. That pursuant to the Local Budget Law:
 - a. All estimates of revenue are reasonable, accurate, and correctly stated.
 - b. Items of appropriations are properly set forth.
 - c. In itemization, form, arrangement, and content, the budget will permit the exercise of the comptroller function within the municipality.

5. The budget and associated amendments have been introduced and publicly advertised in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.
6. That all other applicable statutory requirements have been fulfilled.

BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be forwarded to the Director of the Division of Local Government Services upon adoption.

Dated: May 5, 2026

Kevin G. Higgins
Mayor

Hawley G. 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 May 5, 2026

Amy L. Boney, RMC
Borough Clerk