



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

**DATE: SEPTEMBER 7, 2021 – VIRTUAL MEETING  
REGULAR MEETING IMMEDIATELY FOLLOWING THE WORKSHOP**

**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 fifth day of January 2021 in which Resolution the time and place of Agenda and Regular Meetings commencing with January 5, 2021 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](http://www.lakecomonj.org) and on the bulletin board in Borough Hall. Notice of the virtual meeting was given to the papers and posted on the borough website on August 2, 2021. All meetings are open to the public.

**ROLL CALL**

Douglas Witte  
Hawley Scull  
Christopher D'Antuono  
Nick DeMauro  
Peter Ventrice  
Heather Albala-Doyle

**APPROVAL OF MINUTES**

Minutes from the August 10, 2021 meeting

**COMMUNICATIONS**

**REPORTS OF COMMITTEES**

**UNFINISHED BUSINESS**

**PUBLIC COMMENTS ON NEW BUSINESS & CONSENT AGENDA**

## **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.

Hunger Action Month Proclamation

## **NEW BUSINESS**

Resolution 2021-117

Payment of Bills

Offered by Councilwoman Albala-Doyle

Resolution 2021-118

Payment of NJNG Bill

Offered by Councilman Witte

Resolution 2021-119

Appointing Construction Official

Offered by Councilwoman Scull

Resolution 2021-120

Appointing Zoning Officer

Offered by Councilman D'Antuono

Ordinance 2021-964

Authorizing the Acquisition of Lands Known as Lot 24, Block 25

Second Reading and Public Comments

Offered by Councilman Ventrice

## **PUBLIC COMMENTS**

## **NEXT MEETING**

The next regular meeting of the Mayor and Council will be held on Tuesday, September 21, 2021 immediately following the 7:30 PM Workshop meeting in the Lake Como Meeting Room, 1740 Main Street, Lake Como. All meetings are open to the public.

## **MOTION TO ADJOURN**

# *Proclamation*

**WHEREAS**, hunger and poverty are issues of grave concern in the United States, the State of New Jersey; and

**WHEREAS**, the Borough Lake Como is committed to taking steps to raise awareness about the need to combat hunger; and

**WHEREAS**, the Borough of Lake Como is committed to working with Fulfill, formerly The FoodBank of Monmouth and Ocean Counties, to educate people about the role and importance of food banks in addressing hunger and to devote more resources and attention to hunger issues; and

**WHEREAS**, more than 215,000 individuals, including 70,000 children, in Monmouth and Ocean Counties now rely on food provided by Fulfill and its partners since the beginning of the pandemic; and

**WHEREAS**, the unemployment level is the highest it has ever been in the history of the State and the poverty level for a family of four is \$25,926 and 9.2% of families live below that level; and

**WHEREAS**, since the start of the Pandemic, Fulfill has provided 8.1 million meals in Monmouth County residents in need; and

**WHEREAS**, due to the pandemic, one (1) in every six (6) people in Monmouth and Ocean Counties received “emergency” food from Fulfill and their network of food pantries, soup kitchens, shelters and other community organizations; and

**WHEREAS**, food banks across the country, including Fulfill, will host numerous events throughout the month of September to bring awareness and attention to encourage involvement in efforts to end hunger in their local community.

**NOW, THEREFORE BE IT PROCLAIMED**, that the Mayor and Council of the Borough of Lake Como, County of Monmouth, State of New Jersey do hereby recognize September, as HUNGER ACTION MONTH in the Borough, and call this observance to the attention of its citizens.

Dated: September 7, 2021

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Mayor Kevin G. Higgins

Resolution 2021 – 117

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 \$448,095.82

WATER/SEWER ACCOUNT:

Per Attached Bill List \$ 22,443.72

PAYROLL ACCOUNT:

5109	Employee Payroll Dated 8/18/21	\$ 31,237.67
2405	Employee Payroll Dated 8/18/21	6,988.20
5121	Employee Payroll Dated 9/1/21	35,714.18
2047	Employee Payroll Dated 9/1/21	6,901.70
Wire	State of NJ – PERS	<u>7,300.00</u>
		\$ 88,141.75

TOURISM ACCOUNT:

Rileighs Outdoor Decor	\$ 101.80
Rileighs Outdoor Décor	1,297.40
Rileighs Outdoor Décor	1,132.19
Signs, Sealed & Delivered	<u>1,812.50</u>
	\$ 4,343.89

Dated: September 7, 2021

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Kevin G. Higgins, Mayor

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Louise A. Mekosh, RMC, CMC, CMFO  
Borough Clerk/Administrator

Range: First to Last  
 P.O. Type: All  
 Format: Condensed  
 Include Non-Budgeted: Y  
 Include Revenue: Y  
 First Enc Date Range: to 09/03/21  
 Open: N Rcvd/Prv/Held: Y Paid: N Void: N Deleted: N  
 Bid: Y State: Y Other: Y Exempt: Y As of Date: 09/03/21

PO #	PO Date	Vendor	Description	R/A/H	Amount
21-00302	05/10/21	HOLMAN FRENIA ALLISON, PC	Audit Financial Statements		5,000.00
21-00464	07/21/21	MONMOUTH CTY PUBLIC WORKS&ENG	Street Sweeping 1/6/21		577.29
21-00482	08/02/21	USA BLUEBOOK	GA72-CD Detector		1,094.24
21-00507	06/29/21	RIO SUPPLY, INC	Bill System-Case & Training		1,200.00
21-00508	08/02/21	TAYLOR HARDWARE	August Purchases		538.83
21-00509	08/05/21	JEANNETTE JIMENEZ	Cleaning Service August		450.00
21-00510	08/05/21	SHAIN SCHAFFER PC	Borough Attorney August		2,125.00
21-00511	08/05/21	Marco Technologies LLC	Copy Machine Lease		403.35
21-00512	08/05/21	DELTA DENTAL OF NEW JERSEY	Dental		1,066.18
21-00513	08/05/21	DENTAL SERVICE ORG	Dental		114.21
21-00514	08/06/21	Keri Pagnoni	Res21.110 Street Open Refund		600.00
21-00515	08/06/21	Natalie Weinhofer	Res21.111 Refund Tree Removal		50.00
21-00518	08/06/21	BOROUGH OF BELMAR	Purchase Fuel July		767.08
21-00519	08/02/21	DELISA WASTE SERVICES	Tipping Fees July 16-31		3,693.64
21-00520	08/02/21	THE COAST STAR	Legal Advertising		63.16
21-00521	08/02/21	JERSEY SHORE FLORIST	Memorial Day Wreaths		400.00
21-00522	08/02/21	ONE CALL CONCEPTS	One Call Service		22.16
21-00523	08/02/21	VAN WICKLE AUTO SUPPLY, INC.	Trlr Ball Chrome		17.10
21-00524	08/09/21	MACLEARIE PRINTING, LLC.	Copies-OPRA Request Ve11a		129.00
21-00525	08/10/21	VERIZON	Police Dispatch Telephone		78.58
21-00526	08/10/21	Ready/Refresh by Nestle	Water/Rental		34.48
21-00527	08/10/21	GARDEN STATE LABORATORIES, INC	Water Analysis August		207.00
21-00528	08/10/21	RUTGERS CENTER GOVERNMENT SERV	Registration-Joseph Kelly		2,279.00
21-00529	08/02/21	ATLANTIC LOCK & SAFE	Keys		13.50
21-00531	08/12/21	Quit11 LLC	Printer/Masks		456.95
21-00532	08/13/21	FEDERAL EXPRESS CORP	Shipping		57.08
21-00533	08/10/21	CME ASSOCIATES	Traffic Analysis One Way		176.00
21-00534	08/10/21	CME ASSOCIATES	IMPTS to 17th Ave PH 2		313.25
21-00535	08/13/21	LOUISE MEKOSH, PETTY CASH FUND	Petty Cash		41.02
21-00536	08/05/21	SHAIN SCHAFFER PC	Legal Service-redevelopment		357.00
21-00537	08/05/21	SHAIN SCHAFFER PC	Legal Service-JNG Land LLC		510.00
21-00538	08/05/21	SHAIN SCHAFFER PC	Legal Services-Bamboo Ord		170.00
21-00539	08/16/21	LAKE COMO PAYROLL ACCOUNT	Employee Payroll 8/18/21		38,225.87
21-00542	08/17/21	MONMOUTH COUNTY SPCA	Animal Control July		200.00

September 3, 2021  
10:39 AM

Borough of Lake Como  
Purchase Order Status Report by P.O. Number

PO #	PO Date	Vendor	Description	R/A/H Amount
21-00543	08/17/21	VERIZON WIRELESS	Building Dept Cell Phone	43.05
21-00544	08/12/21	VAN WICKLE AUTO SUPPLY, INC.	Windsheid Wash	16.14
21-00545	08/17/21	NJ REGISTRAR'S ASSOCIATION	NJRA Conference	115.00
21-00546	08/18/21	DELISA WASTE SERVICES	Tipping Fees August 1-15	2,954.06
21-00547	08/18/21	DELISA WASTE SERVICES	Recycle Tipping Fees July	1,035.24
21-00548	08/19/21	LAKE COMO BOARD OF EDUCATION	School Tax September 2021	313,888.80
21-00549	08/19/21	JCP&L	Street Lighting	2,146.09
21-00551	08/19/21	COSTCO WHOLESALE CLUB	Supplies	179.28
21-00553	08/24/21	SHATN SCHAFFER PC	Legal - Rodriguez Sale	554.00
21-00559	08/25/21	CABLEVISION/OPTIMUM	Telephone/Optonline	910.76
21-00560	08/25/21	JCP&L	Electric Service	604.95
21-00563	08/27/21	Craney's Interpreting Services	Court-Interpreting Services	220.00
21-00564	08/27/21	H2M ASSOCIATES, INC.	Planning Bd Escrow-Karan Two	750.00
21-00565	08/27/21	JCP&L	Electric Service	300.12
21-00567	08/30/21	LAKE COMO PAYROLL ACCOUNT	Employee Payroll 9/1/2021	42,615.88
21-00568	08/31/21	BRENDAN MAAS	Cell Phone Reimbursement	75.00
21-00569	08/31/21	SEAN RYDHOLM	Cell Phone Reimbursement	75.00
21-00570	08/31/21	JOSEPH KELLY	Cell Phone Reimbursement	75.00
21-00571	08/31/21	JOHN CUSIC	Cell Phone Reimbursement	75.00
21-00573	09/01/21	STATE OF NJ PENSIONS&BENEFITS	Employee Group Insurance Sept	17,798.20
21-00574	09/01/21	H2M ASSOCIATES, INC.	Planning Bd Engineering Serv.	338.00
21-00575	09/01/21	H2M ASSOCIATES, INC.	Planning Bd Escrow-Karan Two	169.00
21-00576	09/01/21	CME ASSOCIATES	Traffic Analysis One Ways	4,793.50
21-00577	09/01/21	CME ASSOCIATES	IMPTS to 17th Ave Phase III	5,020.25
21-00578	09/01/21	CME ASSOCIATES	IMPTS to 17th Ave PH II	8,663.00
21-00579	09/01/21	CME ASSOCIATES	IMPTS to 17th avenue	778.50
21-00582	09/02/21	CME ASSOCIATES	Environmental Phase Services	4,914.75
Total Purchase Orders:		61	Total P.O. Line Items:	138
Total R/A/H Amount:				470,539.54

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
	1-10	448,095.82	0.00	0.00	448,095.82
	1-20	22,443.72	0.00	0.00	22,443.72
Total of All Funds:		<u>470,539.54</u>	<u>0.00</u>	<u>0.00</u>	<u>470,539.54</u>

Resolution 2021 – 118

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:

5115	NJ Natural Gas Co.	PB&G OE	\$161.11
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Dated: September 7, 2021

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Kevin G. Higgins, Mayor

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Louise A. Mekosh, RMC, CMC, CMFO  
Borough Clerk/Administrator



**RESOLUTION NO. 2021-119**

**WHEREAS**, Mayor Kevin G. Higgins has appointed

John Rowe

To the position of Construction Code Official

License # 0033545

for the Borough of Lake Como

Commencing October 1, 2021, filling the unexpired term.

Dated: 9/7/2021

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Kevin G. Higgins  
Mayor

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Louise A. Mekosh, RMC,CMC,CMFO  
Borough Clerk/Administrator

**RESOLUTION NO. 2021-120**

**WHEREAS**, Mayor Kevin G. Higgins has appointed

John Rowe

To the position of Zoning Official

for the Borough of Lake Como

Commencing September 1, 2021, filling the unexpired term.

Dated: 9/7/2021

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Kevin G. Higgins  
Mayor

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Louise A. Mekosh, RMC,CMC,CMFO  
Borough Clerk/Administrator

**BOROUGH OF LAKE COMO, MONMOUTH COUNTY, STATE OF NEW JERSEY**

**ORDINANCE NO. 2021-964**

**ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF LAKE COMO  
AUTHORIZING THE ACQUISITION OF LANDS KNOWN  
AS LOT 24, BLOCK 31 FROM GREGORY AND DEBORAH RODRIGUEZ**

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**WHEREAS**, the Borough of Lake Como (the “Borough”) is interested in purchasing property adjacent to the former South Belmar First Aid Squad property, which was acquired by the Borough of Lake Como last year; and

**WHEREAS**, Gregory and Deborah Rodriguez (the “Rodriguezes”) are the owners of certain property located at 705 Eighteenth Avenue in the Borough of Lake Como and designated as Lot 24 in Block 31 on the Tax Map of the Borough of Lake Como (the “Property”); and

**WHEREAS**, the Borough and the Rodriguezes have entered into a Contract of Sale for the Property as of July 12, 2021; and

**WHEREAS**, the Mayor and Council of the Borough of Lake Como believe it to be in the best interest of the citizens of Lake Como to acquire the Property; and

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

**Section 1.** The Mayor, Borough Clerk and Borough Attorney are hereby authorized and directed to execute any and all documents as are reasonably necessary to acquire fee simple title to the portion of the Property currently owned by the Rodriguezes, including all improvements erected on, over and beneath aforesaid lands to be acquired; and all easements, rights-of-way or uses, privileges, licenses, hereditaments, appurtenances, interests and other rights belonging to or inuring to the benefit of the lands to be acquired and all right, title and interest of the owners in and to any land lying in the bed of any highway, street, road or avenue, opened or proposed, in front or abutting or adjoining aforesaid lands to be acquired.

**Section 2.** The purchase price for the Property to be acquired shall be Three Hundred Thousand Dollars (\$300,000.00).

**Section 3.** The Mayor and Borough Clerk are hereby authorized to accept the Deed transferring the Property to the Borough, provided the Deed is in a form satisfactory to the Borough Attorney.

**Section 4.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

**Section 5.** If any section, subdivision, sentence, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

**Section 6.** This Ordinance shall take effect upon final passage and publication as provided by law.

**SO ORDAINED** as aforesaid.

\_\_\_\_\_  
KEVIN G. HIGGINS, Mayor

**NOTICE**

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading at a meeting of the Lake Como Borough Council held on August 10, 2021. Said Ordinance will again be read and considered for final passage at a meeting of the Lake Como Borough Council to be held at 7:30 p.m. on September 7, 2021 at 1740 Main Street, Lake Como, New Jersey 07719. At said time and place, all persons having an interest in the foregoing Ordinance will be granted an opportunity to be heard concerning the same prior to consideration for final passage by the Council.

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LOUISE A. MEKOSH, Borough Clerk

**MAYORAL APPROVAL**

APPROVAL BY THE MAYOR ON THIS \_\_\_\_  
DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
KEVIN G. HIGGINS, Mayor