

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

**PLANNING BOARD AGENDA**

**JANUARY 10, 2022  
REGULAR MEETING~VIRTUAL**

**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 JANUARY 23, 2020, 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 VIRTUAL MEETING WILL ALSO BE POSTED ON THE FRONT DOOR OF BOROUGH HALL AND POSTED ON OUR WEBSITE. ALL MEETINGS ARE OPEN TO THE PUBLIC.**

**\*\* FLAG SALUTE \*\***

**III. OATHS OF OFFICE**

**EUGENE CAVANAGH, CLASS II    CHRISTINE NOONAN, CLASS IV  
DOUGLAS WITTE, CLASS III    GRETCHEN SCHMIDHAUSLER, CLASS IV  
ANDREW REINERS, ALT. NO. 1    SCOTT FISCHER, ALT. NO. 2**

**IV. ROLL CALL**

**V. APPOINTMENTS**

<b>CHAIRMAN</b>	<b>ATTORNEY</b>	<b>PLANNER</b>
<b>1<sup>ST</sup> VICE-CHAIRPERSON</b>	<b>ENGINEER</b>	<b>SECRETARY</b>
<b>2<sup>ND</sup> VICE-CHAIRPERSON</b>	<b>ALT. ENGINEER</b>	

**VI. COMMUNICATIONS**

**None.**

**VII. UNFINISHED BUSINESS:**

- 1. MEMORIALIZATION OF RESOLUTION NO. 2021-10  
TERNOWCHEK, SAM AND JEANNE  
1819 PARKWAY  
BLK – 17 LOT – 9**
- 2. MEMORIALIZATION OF RESOLUTION NO. 2022-11  
TOLOMANOSI, VANCHO  
1707 OAK TERRACE  
BLK – 11 LOT – 12**

**VIII. NEW BUSINESS:**

**1. RESOLUTION NO. 2021-01  
PROFESSIONAL APPOINTMENTS**

**2. RESOLUTION NO. 2021-02  
2021/JAN 2022 MEETING DATES**

**IX.. PLANNING & ZONING DISCUSSIONS**

**REDEVELOPMENT COMMITTEE      JOE CAVALUZZI & ALAN HILLA  
(WILL UPDATE AS NEEDED)**

**X. FUTURE MEETING DISCUSSIONS**

**STONES IN DRIVEWAYS, GRADING PLAN, FLOOR AREA RATIO (FAR)**

**XI. MINUTES TO BE APPROVED**

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

**XII. MOTION TO ADJOURN**

**THE NEXT REGULAR MEETING OF THE LAKE COMO PLANNING BOARD WILL  
BE HELD ON MONDAY, FEBRUARY 14, 2022 AT 7:00 PM IN THE MEETING ROOM,  
UNLESS ANOTHER DATE IS APPROVED. IF THE FEBRUARY MEETING IS  
CHANGED TO A VIRTUAL MEETING, THE ZOOM LINK CAN BE FOUND ON THE  
BOROUGH WEBSITE, [www.lakecomonj.org](http://www.lakecomonj.org). ALL MEETINGS ARE OPEN TO THE  
PUBLIC.**

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**Planning Board Agenda (Cont.)**

Viveca Graham is inviting you to a scheduled Zoom meeting.

Topic: Lake Como Planning Board  
Time: Jan 10, 2022 07:00 PM Eastern Time (US and Canada)

**Join Zoom Meeting**

<https://us06web.zoom.us/j/84584752688?pwd=VVd4WmhpSC9iclI2OXpZVU0zaVg4UT09>

Meeting ID: 845 8475 2688

Passcode: 933941

One tap mobile

+13126266799,,84584752688#,,,,\*933941# US (Chicago)

+16465588656,,84584752688#,,,,\*933941# US (New York)

**Dial by your location**

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 720 707 2699 US (Denver)

+1 253 215 8782 US (Tacoma)

Meeting ID: 845 8475 2688

Passcode: 933941

Find your local number: <https://us06web.zoom.us/j/kcKlBVDqqR>

**OATH OF OFFICE OF**  
**BOROUGH OF LAKE COMO**  
**PLANNING BOARD MEMBER**

I, Eugene Cavanagh do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of New Jersey and that I will bear true faith and allegiance to the same and to the Governments established in the United States and in this State, under the authority of the people; and that I will faithfully, impartially and justly perform all of the duties of the office of Class II, Planning Board Member, according to the best of my ability. So help me God.

Date: January 10, 2022

\_\_\_\_\_  
Eugene Cavanagh, Class II Planning Board Member

Attest: \_\_\_\_\_  
Viveca H. Graham, Secretary

**OATH OF OFFICE OF**  
**BOROUGH OF LAKE COMO**  
**PLANNING BOARD MEMBER**

I, Douglas Witte do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of New Jersey and that I will bear true faith and allegiance to the same and to the Governments established in the United States and in this State, under the authority of the people; and that I will faithfully, impartially and justly perform all of the duties of the office of Class III, Planning Board Member, according to the best of my ability. So help me God.

Date: January 10, 2022

Douglas Witte, Class III Planning Board Member

Attest: \_\_\_\_\_  
Viveca H. Graham, Secretary

**OATH OF OFFICE OF**  
**BOROUGH OF LAKE COMO**  
**PLANNING BOARD MEMBER**

I, Christine Noonan do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of New Jersey and that I will bear true faith and allegiance to the same and to the Governments established in the United States and in this State, under the authority of the people; and that I will faithfully, impartially and justly perform all of the duties of the office of Class IV, Planning Board Member, according to the best of my ability. So help me God.

Date: January 10, 2022

\_\_\_\_\_  
Christine Noonan, Class IV Planning Board Member

Attest: \_\_\_\_\_  
Viveca H. Graham, Secretary

**OATH OF OFFICE OF**  
**BOROUGH OF LAKE COMO**  
**PLANNING BOARD MEMBER**

I, Gretchen Schmidhausler do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of New Jersey and that I will bear true faith and allegiance to the same and to the Governments established in the United States and in this State, under the authority of the people; and that I will faithfully, impartially and justly perform all of the duties of the office of Class IV, Planning Board Member, according to the best of my ability. So help me God.

Date: January 10, 2022

Gretchen Schmidhausler, Class IV Planning Board Member

Attest: Viveca H. Graham, Secretary

**OATH OF OFFICE OF**  
**BOROUGH OF LAKE COMO**  
**PLANNING BOARD MEMBER**

I, Andrew Reiners do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of New Jersey and that I will bear true faith and allegiance to the same and to the Governments established in the United States and in this State, under the authority of the people; and that I will faithfully, impartially and justly perform all of the duties of the office of Alt. No. 1, Planning Board Member, according to the best of my ability. So help me God.

Date: January 10, 2022

Andrew Reiners, Alt. No. 1 Planning Board Member

Attest: \_\_\_\_\_  
Viveca H. Graham, Secretary

**OATH OF OFFICE OF**  
**BOROUGH OF LAKE COMO**  
**PLANNING BOARD MEMBER**

I, Scott Fischer do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of New Jersey and that I will bear true faith and allegiance to the same and to the Governments established in the United States and in this State, under the authority of the people; and that I will faithfully, impartially and justly perform all of the duties of the office of Alt. No. 2, Planning Board Member, according to the best of my ability. So help me God.

Date: January 10, 2022

Scott Fischer, Alt. No. 2, Planning Board Member

Attest: Viveca H. Graham, Secretary

APPLICANT: SAM AND JEANNE TERNOWCHEK  
ATTORNEY: GEORGE D. MCGILL, ESQ.  
APPLICATION NO. 2021-10  
BLOCK 17, LOT 9  
PROPERTY: 1819 PARKWAY

**LAKE COMO PLANNING BOARD**

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

**WHEREAS**, Sam and Jeanne Ternowchek, Applicants, are the owners of the property located at 1819 Parkway, Block 17, Lot 9, in the Borough of Lake Como, County of Monmouth, and State of New Jersey, hereinafter referred to as the “Applicants”, and have filed an application with the Planning Board of the Borough of Lake Como, hereinafter referred to as the “Board;” and

**WHEREAS**, The Applicants appeared before the Board on December 13, 2021, represented by their attorney, George McGill, Esq., and all notice requirements mandated by statute were made and notices provided to the public, and proof submitted to the Board; and

**WHEREAS**, a public hearing was held on December 13, 2021; and

**WHEREAS**, the Board has jurisdiction to hear, consider, and determine the application at issue; and

**WHEREAS**, the Board gave due consideration to the exhibits moved into evidence, and the testimony presented at the meeting and hereby makes the following findings of fact and conclusions of law:

1. The property in question is located in the R-40 residential zone of the borrower and a proposed single-family dwelling unit is a permitted use in the zone.
2. The application as presented requires the following variances:
  - A. Undersized lot where 2,862 ft<sup>2</sup> is provided and 4,000 ft<sup>2</sup> is required.
  - B. Lot width where 30 feet is provided and 40 feet is required.
  - C. Lot frontage where 30 feet is provided and 40 feet is required.
  - D. Lot depth where 95.4 feet is provided and 100 feet is required.
  - E. Building height where 26.25 feet is the maximum and 30.23 feet is proposed.
  - F. Building coverage where 40% is the maximum allowable and 43.9% is proposed.
3. The following exhibits were moved into evidence:

A-1: Photo board of six pictures of project site and immediate neighboring sites and an overview of the neighborhood

A-2: Colored site plan of proposed project

A-3: Front elevation, colored

A-4: Mounted sheet floor plan same as A-2, uncolored

4. The Applicants testified on their own behalf. Mrs. Ternowchek's testimony as to the acquisition of the property was consistent with her testimony at the February hearing. She and her husband bought the property after Superstorm Sandy, demolished the damaged structures, and have since maintained the lots. They are seeking to build a house consistent with the neighborhood, and after the denial of the prior application, they worked with their architect to scale back the project, and to make the application more conforming with the zoning ordinances. They are still seeking to construct a single-family home, which would become their year-round residence.

5. Mary Hearn, licensed architect in the State of New Jersey, testified for the Applicants. Ms. Hearn prepared the plans and testified at the earlier hearing. Her testimony at this hearing focused on the change in plans and the reasons behind those changes. She focused on the design of the attic, roof, and the proposed balcony. She provided professional testimony as to the reasons for the stairs to the third-floor, the height of the stairs, and the height of the house. She has testified to the Board that only a narrow section of the third-floor was more than 5 feet high, that the area could never be expanded upon, that it could never be a legal living space, and that it was designed to provide storage for the house. To make the house smaller than the prior application/design, very little storage was provided other than the third floor. The balcony was not a full standard balcony. For example, there would not be a door, only a large window, so that someone could step out and view Lake Como. She also testified that the design was calculated in such a way to make the project aesthetically pleasing. Other changes from the original application include two small, enclosed porches, an attached garage for one car, and a two-car driveway constructed with paver strips used in the driveway, a lower first floor to minimize height, and the entire project designed so that all setback requirements were met.

6. Kevin Lynch, 1823 Parkway, testified in support of the application.

7. The Applicants were agreeable to receiving recommendations from the Lake Como Environmental Commission regarding landscaping as the property borders the LCEC project, "The Pathway to the Lake".

8. The Board finds that the Applicants have demonstrated the requisite hardship and special reasons for the granting of the variances requested. The height, even though more than 10% higher than permitted by ordinance, is justified. The design of the house, the wetlands component of the property, the need for storage, and the reduction in height from the prior application justify the height variance. There were also steps taken to ensure that the third-floor will never be legal living space. The other variances are consistent with an undersized lot, and

the design of the house minimizes the need for variances and the impact on the neighborhood. Granting of the height variance, along with the other variances, would not be detrimental to the zoning plan for the street or Borough.

**NOW THEREFORE, BE IT RESOLVED** by the Lake Como Planning Board that it adopts the aforesaid findings of fact and specifically makes the following conclusions of law:

1. Based on the aforesaid findings of fact, the Board concludes that the granting of the approval request by the Applicants is in the public interest and will not impair the intent and purpose of the zoning ordinance or zoning plan.

2. The following variances are hereby granted:

- A. Lot area where 4,000 ft<sup>2</sup> is required and 2,862 ft<sup>2</sup> is existing.
- B. Lot frontage of where 40 feet is required and 30 feet is existing.
- C. Lot width where 40 feet is required and 30 feet is existing.
- D. Lot depth where 100 feet is required and 95.4 feet is existing.
- E. Building height where 26.25 feet is the maximum and 30.23 feet is proposed.
- F. Building coverage where 40% is the maximum allowable and 43.9% is proposed.

**BE IT FURTHER RESOLVED** by the Planning Board of the Borough of Lake Como that the application is approved with the following conditions:

- 1. Drainage plan and engineering site plan will be submitted to the Board Engineer and approved prior to any permits being granted.
- 2. Amended architectural plans will be submitted to the Borough Engineer eliminating the balcony on the front of the house and the window will be smaller.
- 3. All construction and development on the site will be consistent with the plans, renderings, and testimony presented at the public hearing, and subject to any and all conditions set forth at the public meeting whether or not included in this resolution.
- 4. Subject to the Applicants complying with any and all federal, state, county, local laws, rules and regulations affecting or pertaining to the development and use of the site in question. Furthermore, if any governmental agency grants a waiver or variance of a regulation which affects this approval, any condition attached hereto or otherwise requires any changes to the plans herein approved, this matter shall be brought back before the Board for review of any such action and the Board shall have to the right to modify this approval and/or conditions attached hereto as a result of any such actions.

**RESOLUTION 2021-10**

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2022. I do hereby certify that the foregoing is a true and correct copy of Planning Board Resolution No. 2021-10.

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**CHAIRMAN, Joseph Cavaluzzi**

APPLICANT: VANCHO TOLOMANOSI  
APPLICATION NO. 2021-11  
BLOCK 11, LOT 12  
PROPERTY: 1707 OAK TERRACE

**LAKE COMO PLANNING BOARD**

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

**WHEREAS**, Vancho Tolomanosi, Applicant, is one of the three owners of the property located at 1707 Oak Terrace, Block 11, Lot 12, in the Borough of Lake Como, County of Monmouth, and State of New Jersey, hereinafter referred to as the “Applicant”, and has filed an application with the Planning Board of the Borough of Lake Como, hereinafter referred to as the “Board”, seeking permission to demolish three existing dwelling units and subdivide the existing lot into two nonconforming lots, and then construct two new two-story dwelling units on each of the new lots. Proposed uses are conforming for the zone; and

**WHEREAS**, a virtual public hearing was held on November 8, 2021, and a live hearing was held on December 13, 2021, and all notice requirements were satisfied by the Applicant, and the Board has jurisdiction here to consider and determine the application at issue; and

**WHEREAS**, a public hearing was held on December 13, 2021;

**WHEREAS**, the Board has jurisdiction to hear, consider, and determine the application at issue; and

**WHEREAS**, the Board has given due consideration to the evidence, exhibits and testimony presented herein makes the following findings of fact and conclusions of law:

1. The property in question is located on the southwesterly corner of Oak Terrace where it intersects with 17<sup>th</sup> Avenue. The property is zoned R40. The lot currently consists of three dwelling units that are proposed to be demolished, along with the concrete driveway on 17<sup>th</sup> Ave. The Applicant proposes to subdivide the existing lot into two nonconforming lots, and then construct two new two-story dwelling units. While the lots will be non-conforming, the use will conform to the zone.
2. The application as presented requires the following variances:
  - A. Minimum lot area where 4,000 ft<sup>2</sup> is required and 3,900 ft<sup>2</sup> is proposed for Lot A, and 2,367 ft<sup>2</sup> is proposed for Lot B.
  - B. Minimum lot depth where 100 feet is required, and 65 feet is proposed for Lot A, and 60 feet is proposed for Lot B.
  - C. Minimum lot width of 40 feet is required and 35 feet is proposed for Lot B.

- D. Maximum building coverage where 35% is allowed and 36% is proposed for Lot A and 45% is proposed for Lot B.
  - E. Minimum front yard landscape area where 50% is required and 37.9% is proposed for Lot B.
3. Testimony was presented by one of the three owners, Mr. Tolomanosi, while the other two owners acknowledged their support and approval of the application. Mr. Tolomanosi testified as to the overall goals of the application, the demolition of the existing substandard structures, the subdivision of the existing lot into two lots and the construction of two new homes.
  4. The Applicants' architect, Martha Brazoban, a licensed architect in the State of New Jersey, testified. Her testimony was that the plans had been amended since the first hearing and the driveway was moved to Oak Terrace, 32 feet away from the intersection, to make the project safer. Furthermore, she testified that the driveway was over 20 feet away from the other house, and the line of sight for traffic and for exiting and entering the driveway will be significantly safer. The driveway will be constructed using pervious pavers to increase drainage. Ms. Brazoban further testified as to the design of the house and the aesthetic qualities of the project. The architect also testified as to the reasons for the variances and how the design issues of the lot and division of the lot require the variances.
  5. The granting of the variances, along with the subdivision into two uneven lots, will not be disruptive to the Master Plan of the Borough or have a negative impact on the zone or the neighborhood. The property in question will become more conforming with the approval of this application as the use will change from a multifamily use to a single-family use. Dilapidated houses will be replaced with new, attractive homes. The change in the plan to relocate the driveway reflected the safety concerns of the Board. The benefits of the approval of this project outweigh any potential detriments.

**NOW THEREFORE, BE IT RESOLVED** by the Planning Board of the Borough of Lake Como that it adopts the aforesaid findings of fact and specifically makes the following conclusions of law:

1. Based on the aforesaid findings of fact, the Board concludes that the granting of the approval request by the Applicants is in the public interest and will not impair the intent and purpose of the zoning ordinance or zoning plan.
2. The following variances are hereby granted:
  - A. Lot area where 4,000 ft<sup>2</sup> is required and 3,900 ft<sup>2</sup> is proposed for Lot A, and 2,367 ft<sup>2</sup> is proposed for Lot B.
  - B. Lot depth where 100 feet is required, and 65 feet is proposed for Lot A, and 60 feet is proposed for Lot B.

- C. Lot width of 40 feet is required and 35 feet is proposed for Lot B.
- D. Building coverage where 35% is allowed and 36% is proposed for Lot A and 45% is proposed for Lot B.
- E. Front yard landscape area where 50% is required and 37.9% is proposed for Lot B.

**BE IT FURTHER RESOLVED** by the Planning Board of the Borough of Lake Como that the application is approved with the following conditions:

1. A grading plan for the property is prepared by a professional engineer, subject to the approval of the Board Engineer.
2. Plans for a new sidewalk over the perimeter of the property, including a jog for the existing fire hydrant, will be submitted to the Board Engineer for approval, and construction of same with the project.
3. Removal of existing fence.
4. Subdivision to be perfected by deed with easements for sidewalks included in the deed.
5. All construction and development on the site will be consistent with the plans, renderings, and testimony presented at the public hearing, and subject to any and all conditions set forth at the public meeting whether or not included in this resolution.
6. Subject to the Applicants complying with any and all federal, state, county, local laws, rules and regulations affecting or pertaining to the development and use of the site in question. Furthermore, if any governmental agency grants a waiver or variance of a regulation which affects this approval, any condition attached hereto or otherwise requires any changes to the plans herein approved, this matter shall be brought back before the Board for review of any such action and the Board shall have to the right to modify this approval and/or conditions attached hereto as a result of any such actions.

**RESOLUTION: 2021-11**

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2022. I do hereby certify that the foregoing is a true and correct copy of Planning Board Resolution No. 2021-11.

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**CHAIRMAN, Joseph Cavaluzzi**

**LAKE COMO**  
**PLANNING BOARD**

**RESOLUTION 2022-01 OF THE PLANNING BOARD OF THE BOROUGH  
OF LAKE COMO, COUNTY OF MONMOUTH  
AND STATE OF NEW JERSEY**

**WHEREAS**, the Lake Como Planning Board is knowledgeable that it requires the services of an attorney and engineer/planner to advise the Planning Board on various matters pertaining to the board; and

**WHEREAS**, the Laws of the State of New Jersey provide for the appointment of attorney, engineer/planner; and

**WHEREAS**, the Local Public Contract Law (N.J.S.A. 40A:11-5) provides that the resolution authorizing said appointment, without competitive bids as required by the Board for "professional services", need not be advertised.

**NOW, THEREFORE, BE IT RESOLVED**, by the Lake Como Planning Board as follows:

1. That Adam Schneider, Esq., is hereby appointed as Planning Board Attorney for a term of one year, commencing January 10, 2022, and terminating January 09, 2023, or until such time as his successor has been appointed and qualified.
2. That Alan P. Hilla, Jr. of H2M architects + engineers, is hereby appointed as Planning Board Engineer/Planner for a term of one year, commencing January 10, 2022, and terminating January 09, 2023, or until such time as his successor has been appointed and qualified.
3. That Charles Gilligan of Gilligan Engineering, Inc., is hereby appointed as Alternate Planning Board Engineer for a term of one year, commencing January 10, 2022, and terminating January 09, 2023, or until such time as his successor has been appointed and qualified.
4. That the services to be rendered by the above shall be in compliance with the laws of New Jersey.
5. That these appointments are made without competitive bidding as a "professional service" under the provisions of the Local Public Contract Law because the services to be performed are to be performed by recognized professionals, licensed and regulated by law.

**Resolution No. 2022-01 (Continued)**

**Page 2**

6. A writing indicating the agreement between the parties is on file with the Lake Como Planning Board as deemed necessary.
7. A copy of this Resolution shall be published in the official newspaper as required by law.

**BE IT FURTHER RESOLVED** by the Lake Como Planning Board that the Secretary, be and is hereby authorized to forward a true copy of this resolution, certified to be a true copy, to the following:

Adam Schneider, Esquire  
Alan P. Hilla, Jr., Engineer/Planner  
Charles T. Gilligan, Alternate Engineer

**RESOLUTION: 2022-01**

**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 and Reorganization meeting on the 10<sup>th</sup> day of January 2022. I do hereby certify that the foregoing is a true and correct copy of Planning Board Resolution No. 2022-01.

\_\_\_\_\_  
Viveca H. Graham, Secretary

**RESOLUTION NO. 2022-02**

**BE IT RESOLVED** that the Planning Board of the Borough of Lake Como will hold its Regular Meetings at 7:00 pm on the second Monday of each month on the following dates, except for 3<sup>rd</sup> Monday, October 17, 2022 (Due to Columbus Day). Executive Sessions will be held immediately following the Regular Meetings as deemed necessary:

	Monday	February 14, 2022
	Monday	March 14, 2022
	Monday	April 11, 2022
	Monday	May 09, 2022
	Monday	June 13, 2022
	Monday	July 11, 2022
	Monday	August 08, 2022
	Monday	September 12, 2022
3rd	Monday *	October 17, 2022 (Due to Columbus Day)
	Monday	November 14, 2022
	Monday	December 12, 2022
	Monday	January 09, 2023

PLEASE TAKE FURTHER NOTICE that said meetings will be held virtually via Zoom Meetings until further notice. Zoom invitation can be found on our borough website: [www.lakecomonj.org](http://www.lakecomonj.org)

In the event we are able to resume physical meetings, our public meetings will be held in the meeting room at the Municipal Building located at 1740 Main Street, Lake Como, New Jersey at 7:00 PM unless otherwise noted. Notice of physical in-person meetings will be posted on the borough website as well. All meetings are open to the public.

A copy of this Notice is posted on the Bulletin Board at Borough Hall and a copy has been sent to The Coast Star and filed with the Borough Clerk for public inspection.

DATED: 01/10/2022

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Viveca H. Graham  
Planning Board Secretary