



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

**DATE: AUGUST 3, 2021
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 and on the bulletin board in Borough Hall. 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 July 20, 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.

Resolution 2021-111
Refund Tree Removal Fee

Resolution 2021-112
Refund of Street Opening Escrow

Resolution 2021-113
Appointing Environmental Commission Members

NEW BUSINESS

International Overdose Awareness Day Proclamation
Presented by Mayor Higgins

Ordinance 2021-963
Amending Chapter 17-9 of the Borough Ordinances – Land Use Regulations
Second Reading and Public Comments
Offered by Councilman D'Antuono

Ordinance 2021-964
Authorizing the Acquisition of Lands Known as Lot 24, Block 25
First Reading and Introduction
Offered by Councilwoman Scull

PUBLIC COMMENTS

NEXT MEETING

The next regular meeting of the Mayor and Council will be held on Tuesday, August 17, 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

RESOLUTION NO. 2021-111

WHEREAS, Anthony Scarola, owner of 1835 Briarwood Terrace, Lake Como, NJ, also known as Block - 14, Lot - 16, was directed by Borough Officials to remove two (2) damaged Pine Trees and one (1) damaged Oak Tree from the rear of his property that were deemed hazardous to the neighboring property; and

WHEREAS, Mr. Scarola did apply for Tree Removal Permit #21-05 and did hire a reputable landscaping company to remove said trees; and

WHEREAS, Natalie Weinhofer paid the \$50.00 Application Fee for her elderly Uncle, Anthony Scarola, with Check #163; and

WHEREAS, it was determined that the Application Fee should be waived in this particular situation.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Lake Como that the Tree Removal Application Fee in the amount of \$50.00 posted with Check #1436 be refunded to Natalie Weinhofer.

Date: August 3, 2021

Kevin G. Higgins
Mayor

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

RESOLUTION NO. 2021-112

WHEREAS, Maria Scarpati, owner of 1717 Newman Street, Lake Como, NJ, also known as Block – 7; Lot – 7, had to have an emergency sewer line installed; and

WHEREAS, Maria Scarpati applied for Street Opening Permit #21-14 and paid the \$90.00 Application Fee, as well as, posted the \$600.00 Escrow Fee which is refundable upon satisfactory completion of the job; and

WHEREAS, Brendan Maas, Superintendent of the Department of Public Works, did visit the above property address for the purpose of inspecting the street after the completed job and found the street to be in satisfactory condition.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Lake Como that the \$600.00 Escrow Fee posted with Cash be refunded to Maria Scarpati.

Date: August 3, 2021

Kevin G. Higgins
Mayor

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

RESOLUTION NO. 2021-113

**RESOLUTION APPOINTING MEMBERS TO THE LAKE COMO
ENVIRONMENTAL COMMISSION**

WHEREAS, Mayor Kevin G. Higgins has appointed the following members to the Lake Como Environmental Commission for the following period:

Deborah Hilliard, Alternate No. 1, (Unexpired term) Two Years, Terminate 12/31/2021
Colleen Greberis, Alternate No. 2, (Unexpired term) Two Years, Terminate 12/31/2022

Dated: 08/03/21

Kevin G. Higgins
Mayor

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

*Office of the Mayor
Borough of Lake Como*

Proclamation

WHEREAS, each year we lose thousands of people from drug overdose globally. Some survive but suffer a permanent injury, with devastating impact to their families and friends; and

WHEREAS, Lake Como is not immune. You may have seen it, it has happened to people around you. Tomorrow, it could happen to someone you love. This is not an invisible issue; and

WHEREAS, International Overdose Awareness Day provides an opportunity for us to reflect on practical ways to prevent overdose in our community. Overdose is preventable. Knowing the real facts about drugs and what to do when you see someone experiencing an overdose DOES save lives. International Overdose Awareness Day events that aim to educate our communities about drugs can really help.

NOW, THEREFORE, I, Kevin G. Higgins, Mayor of the Borough of Lake Como, by the powers vested in me, do hereby proclaim August 31, 2021 as

INTERNATIONAL OVERDOSE AWARENESS DAY

in the Borough of Lake Como and by doing so, making our citizens aware of this devastating situation.

Dated: August 3, 2021

Mayor Kevin G. Higgins

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

ORDINANCE NO. 2021-963

**ORDINANCE OF THE BOROUGH OF LAKE COMO
AMENDING SECTION 17-9.1(e)1 OF THE BOROUGH CODE**

WHEREAS, the Planning Board of the Borough of Lake Como has advised the Borough Council that clarification of the Borough Code's Lot Coverage Ordinance is necessary; and

WHEREAS, the Borough Council of the Borough of Lake Como believes it to be in the public interest to amend the relevant code section;

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Lake Como that § 17-9.1(e)1 of the Borough Code of the Borough of Lake Como be amended to read:

17-9.1(e)1 Maximum Lot Coverage.

Building area coverage shall be limited to a maximum of 40% of the total lot area for buildings, including the principal building, accessory buildings and decks. ~~Building area coverage shall be 35% on undersized lots or 40% with a garage.~~

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 _____. Said Ordinance will again be read and considered for final passage at a meeting of the Lake Como Borough Council to be held at 7:00 p.m. on _____ 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.

LOUISE A. MEKOSH, Borough Clerk

MAYORAL APPROVAL

APPROVAL BY THE MAYOR ON THIS ____
DAY OF _____, 2021

KEVIN G. HIGGINS, Mayor

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 25 FROM GREGORY AND DEBORAH RODRIGUEZ**

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 25 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

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LOUISE A. MEKOSH, Borough Clerk

MAYORAL APPROVAL

APPROVAL BY THE MAYOR ON THIS _____
DAY OF _____, 2021.

KEVIN G. HIGGINS, Mayor