



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

**DATE: MARCH 1, 2022  
7:30 PM WORKSHOP**

**DISCUSSION ITEMS**

- Councilman Ventrice and Robert Duerr of the "Leave Only Your Footprints" (LOYF) program

**PUBLIC COMMENTS ON WORKSHOP ITEMS**



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

**DATE: MARCH 1, 2022  
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 fourth day of January 2022 in which Resolution the time and place of Agenda and Regular Meetings commencing with January 4, 2022 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. 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 February 15, 2022 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.

## **NEW BUSINESS**

Resolution 2022-73

Payment of Bills

Offered by Councilman Ventrice

Resolution 2022-74

Payment of NJNG Bills

Offered by Councilwoman Albala-Doyle

Resolution 2022-75

Executive Session – Contractual and Personnel Matters

Offered by Councilman DeMauro

Ordinance 2022-970

Communications from Planning Board Attorney Adam Schneider

Second Reading and Public Hearing

Zoning Ordinance Amendments

Offered by Councilman Witte

## **PUBLIC COMMENTS**

## **ALCOHOLIC BEVERAGE CONTROL BOARD MEETING**

Extension of Premise Application

Salty's Beach Bar

## **NEXT MEETING**

The next regular meeting of the Mayor and Council will be held on Tuesday, March 15, 2022, immediately following the 7:30 PM Workshop meeting and the location is to be determined. All meetings are open to the public.

## **MOTION TO ADJOURN**

Resolution 2022 – 73

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		\$77,698.37
Leon S. Avakian, Inc.	Monmouth Cty. Open Space	4,320.00
Belmar Electric	American Relief Grant	<u>179.85</u>
		\$82,198.22

WATER/SEWER ACCOUNT:

Per Attached Bill List		\$36,852.77
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PAYROLL ACCOUNT:

5246	Employee Payroll Dated 2/16/22	\$36,561.83
2436	Employee Payroll Dated 2/16/22	<u>7,142.77</u>
		\$43,704.60

TOURISM ACCOUNT:

Coast Star		\$ 329.90
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Dated: March 1, 2022

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Kevin G. Higgins, Mayor

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

CURRENT ACCOUNT:

Caruso Excavating	Streets&Roads OE	9,601.00
CME Associates	Engineerin OE	886.00
Coast Star	A&E Print/Adv.	404.76
Delisa Waste Serv.	Solid Waste OE	7,150.00
	Recycling OE	4,333.33
	Solid Waste/Landfill	2,333.01
	Recycle OE	983.77
Dell Marketing	A&E Misc	1,494.96
	Const. Code OE	1,494.96
Dental Serv. Org.	Insurance/Other	114.21
Dynamic Testing	Streets&Roads OE	80.00
Edmunds Gov. Tech	Finance OE	1,200.00
	Coll. Taxes OE	1,200.00
Edward Tire Co.	Streets&Roads OE	334.63
FedEx	PB&G OE	52.51
H2M Assoc.	Plan Board OE	33.80
	Plan Board Escrow	486.00
Hi Way Oil	PB&G OE	41.94
	Streets&Roads OE	29.00
Jaeger Lumber	PB&G OE	49.99
Jamm Printing	A&E Print/Adv.	65.00
JCP&L	PB&G OE	872.47
	Public Safety	26.93
JCP&L	Street Lighting	2,331.82
J. Jimenez	PB&G OE	360.00
Joseph Kelly	Streets&Roads OE	75.00
Kepwel	PB&G OE	56.25
5246 Lake Como Payroll	S&W	33,531.65
	SS	2,455.84
	Medicare	574.34
5247 Lake Como Water	Due to W/S	237.50
Brendan Maas	PB&G OE	75.00
Mertens	A&E Misc.	678.75
Mon. Cty Public Work	Streets&Roads OE	87.00
Mon. Cty SPCA	Public Safety	200.00
Optimum	Telephone	843.91
Quill, LLC	PB&G OE	74.97
Shain Schaffer PC	Legal Services	195.26
	Legal Services	408.00
	Borough Attorney	2,125.00
Verizon	Public Safety	77.49
Verizon	Const. Code OE	42.32

77,698.37

WATER/SEWER ACCOUNT:

Caruso Excavating	OE	23,450.00
John Cusic	OE	75.00
Edmunds Gov. Tech	OE	1,200.00
2436 Lake Como Payroll	S&W	7,142.77
NJ Water Assoc.	OE	430.00
Pizzolato, Inc.	OE	4,480.00
Sean Rydholm	OE	75.00
		36,852.77

Resolution 2022 – 74

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

\$1,366.69

Dated: March 1, 2022

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Kevin G. Higgins, Mayor

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

**RESOLUTION OF THE BOROUGH OF LAKE COMO,**

**RESOLUTION NO. 2022-75**

**COUNTY OF MONMOUTH, STATE OF NEW JERSEY,**

**RESOLUTION OF THE BOROUGH COUNCIL AUTHORIZING  
CLOSED PORTION OF PUBLIC MEETING**

**WHEREAS**, the Open Public Meetings Act N.J.S.A. 10:4-12b(6) permits the Borough Council to exclude the public from a meeting, or any portion thereof, at which the Council wishes to discuss Contractual and Personnel matters; and

**WHEREAS**, minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes shall be made public;

**NOW, THEREFORE, BE IT RESOLVED** that the Borough Council shall exclude the public from that portion of its March 1, 2022 meeting which pertains to the aforementioned matter, and that such matters that are not covered by the attorney-client privilege will be disclosed to the public if and when confidentiality is no longer required.

**BE IT FURTHER RESOLVED** by the Borough Council of the Borough of Lake Como, that the public portion of this meeting is hereby closed.

**Dated: 03/01/2022**

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**Kevin G. Higgins,**  
**Mayor**

**CERTIFICATION**

I hereby certify the foregoing Resolution to be a true and exact copy of a Resolution adopted by the Lake Como Borough Council at its meeting held on March 1, 2022.

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**Louise A. Mekosh, RMC, CMC, CMFO**  
**Borough Clerk**



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

**ORDINANCE NO. 2022-970**

**ORDINANCE OF THE BOROUGH OF LAKE COMO  
AMENDING SECTION 17 OF THE BOROUGH CODE TO  
ADD A FLOOR AREA RATIO REQUIREMENT TO DISTRICT  
REGULATIONS FOR RESIDENTIAL ZONES**

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**WHEREAS**, the July, 2019, Lake Como Planning Board’s Master Plan Reexamination Report included a recommendation that the Borough strengthen the maximum allowable number of stories by adding a Floor Area Ratio (FAR) requirement to the development regulations in residential districts; and

**WHEREAS**, the Borough Council of the Borough of Lake Como believes it to be in the public interest to amend the zoning ordinance as recommended by the Planning Board;

**NOW, THEREFORE, BE IT ORDAINED** by the Borough Council of the Borough of Lake Como that § 17 of the Code of the Borough of Lake Como be amended as follows:

**SECTION 1.** Section 17-7, “DEFINITIONS AND DESCRIPTIONS,” is amended as follows:

a. A definition of Floor Area Ratio (FAR) with new language in bold and underline is added to read as follows:

**FLOOR AREA RATIO (FAR)**

**shall mean the ratio between the sum of the floor area of each floor of the principal building and accessory buildings on a lot and the total area of the lot.**

b. The definition of Floor Area is amended with new language in bold and underlined to read as follows:

**ENCLOSED FLOOR AREA**

shall mean the total enclosed floor area of a structure: (1) for residential uses such area shall not include garages, breezeways, unheated porches and the like; (2) For businesses and commercial uses such area shall include customer facilities, showcase facilities, storage and sale facilities. Headroom there shall be at least seven (7) feet. (See also “Building area.)

c. The definition of Half-Story is amended with new language in bold and underline to read as follows:

## HALF-STORY

shall mean the uppermost story of a building in which a sloping roof replaces the exterior wall on at least two sides. Dormers may be incorporated into the half-story, but, in no case, shall the **enclosed** floor area of the half-story (with a headroom height of five (5) feet or greater) exceed 50% of the **enclosed** floor area of the story below.

**SECTION 2.** A FAR requirement is added to § 17-9.1(d), “Area and Yard Requirements”:

Principal Building	Minimum Requirements		
	R-60	R-50	R-40
<b><u>FAR</u></b>	<b><u>1.0</u></b>	<b><u>1.0</u></b>	<b><u>1.0</u></b>

**SECTION 3.** Section 17-9.2(e) is amended with new language in bold and underline to read as follows:

e. Gross **Enclosed** Floor Area Minimums.

(2)(c) Three-bedroom unit: 1,250 square feet.

Each additional bedroom shall require that a minimum of one hundred fifty (150) additional square feet to be added to the gross **enclosed** floor area of an apartment and two hundred (200) additional square feet be added to the gross **enclosed** floor area of a townhouse.

**SECTION 4.** Sections 17-9.3(c)(1)(b)(8) and (9) are amended with new language in bold and underline to read as follows:

(8) Residential dwelling uses of floors above the street level floor. Each dwelling unit shall have a minimum of 1,000 square feet of habitable **enclosed** floor area, and shall have no more than two bedrooms.

(9) Townhouses. Each townhouse shall have a minimum of one thousand five hundred (1,500) square feet of habitable **enclosed** floor area and shall have no more than two bedrooms.

**SECTION 5.** Sections 17-10.7(a)(6)(b)(7) and (13) are amended with new language in bold and underline to read as follows:

(7) Funeral homes – one space for every seventy-five (75) square feet of **enclosed** floor area devoted to assembly rooms for service.

...

(9) Retail business personal service establishments – one space for every one hundred (100) square feet of **enclosed** floor area to which the public has access.

**SECTION 6.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

**SECTION 7.** If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged, and the remainder of the Ordinance shall be deemed valid and effective.

**SECTION 8.** This Ordinance shall take effect upon final passage and publication as provided by law.

**SO ORDAINED** as aforesaid.

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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 February 15, 2022. 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 March 1, 2022 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 \_\_\_\_\_, 2022.

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KEVIN G. HIGGINS, Mayor



STATE OF NEW JERSEY  
DEPARTMENT OF LAW AND PUBLIC SAFETY  
DIVISION OF ALCOHOLIC BEVERAGE CONTROL  
P.O. BOX 087, 140 EAST FRONT STREET  
TRENTON, NJ 08625-0087

**PETITION TO EXTEND LICENSED PREMISES [EP]**

**APPLICATION MUST BE SUBMITTED AT LEAST TWO WEEKS PRIOR TO THE EVENT**

Petition must be accompanied by a \$75.00 fee per day for New Jersey licensees in the form of a check or money order payable to the Division of Alcoholic Beverage Control.

**Licensee Information**

- License name: Payday Inc d/b/a: Saltys Beach Bar
- Address of Licensed Premises: 1705 Main Street  
Lake Como NJ 07719
- Petitioner is holder of Retail License No: 1347 - 33 - 006 - 012
- Contact Name: Cmy Hirsch Phone 908 - 433 - 4409  
E-mail Address: Saltybelmar@gmail.com

**Event Information**

- Specific event petitioner is holding? St Patricks Parade
- What adjoining property does the petitioner intend to include for this extension?  
Parking lot
- Does licensee own property? Yes  No  if no, state owner Michelle Fontanez
- What date(s) will affair be held and between what hours alcoholic beverages will be dispensed (Dates must be consecutive to be on one application)

MM/DD/YY	START	END
03/06/22	10:00 am <input checked="" type="checkbox"/> pm <input type="checkbox"/>	5:00 am <input type="checkbox"/> pm <input checked="" type="checkbox"/>
/ /	am <input type="checkbox"/> pm <input type="checkbox"/>	am <input type="checkbox"/> pm <input type="checkbox"/>
/ /	am <input type="checkbox"/> pm <input type="checkbox"/>	am <input type="checkbox"/> pm <input type="checkbox"/>

Rain Date: n/a (One rain date)

- How will a charge be assessed? Ticket  Contribution  Other: Cover charge at the door (SPECIFY OTHER)
- Will there be a cash bar? Yes  No  If No, how will the event be paid for? \_\_\_\_\_
- Check the type of alcoholic beverages to be dispensed if permit is granted:  
Wine  Distilled Spirits  Malt Alcoholic Beverages
- What are cup sizes for alcoholic beverages? Wine 6oz Beer 16oz Spirits 12oz
- How many people are expected to attend your event on a daily basis? 1000 - 1500
- What is the approximate age group of the attendees? 21 and older
- Will persons under the legal age to consume alcohol be in attendance? Yes  No

16. Explain in detail the security plans for the event. The plan should include the number of people check for ID's, plans to prevent pass-offs to minors, the type of security at the event, the limit of alcoholic beverages per transaction, and any other relevant information pertaining to the event. *Please attach another sheet if necessary.*

There is one entrance and one exit to allow proper flow of patrons through security. All patrons must be 21 or older we will have 3-5 at main gate checking ID's. We will have an additional 20-25 security stationed throughout indoors and out doors during the event. Additional security

17. Please use the space below or attach a detailed sketch of the area to be licensed. The sketch should include entrances and exits, ID checking area(s), location of where alcoholic beverages will be dispensed and any other relevant information pertaining to the event. **No permit will be issued if a sketch is not attached.**

See attached



#### Client Information

- Identify client utilizing services: \_\_\_\_\_
- Client contact: \_\_\_\_\_ Phone: \_\_\_\_\_
- E-mail address: \_\_\_\_\_

#### Event Organizer Information

- Is the event being handled by a promoter, Production Company, or other entities? Yes  No  If yes, attach contract.
- If yes, company name: \_\_\_\_\_
- Company contact: \_\_\_\_\_ Phone: \_\_\_\_\_
- E-mail address: \_\_\_\_\_

**NO PERMIT WILL BE GRANTED UNLESS WRITTEN MUNICIPAL APPROVALS PROVIDED FOR BELOW ARE FIRST OBTAINED.**  
**ORIGINAL SIGNATURES ONLY**

**AUTHORIZED SIGNATURE OF APPLICANT:** This application must be filed by an official of the company which holds the Retail Consumption License who has full authority to act on behalf of the company and who is disclosed in the applicant's most recent full license application filed with the Division of Alcoholic Beverage Control (i.e., corporate president or vice president, general or managing partner, individual proprietor).

The applicant represents that if a Special Permit is issued, the permittee will fully abide by all provisions of the New Jersey Alcoholic Beverage Law, State Rules and Regulations, and Municipal Ordinances and Regulations, the same as if the sale and service were occurring upon the applicant's licensed premises.

Michelle Fontanez  
Printed Name

M. Fontanez  
Signature

Owner  
Title of Signatory

The following is to be signed, if applicant does not own property, by the person so authorized for the premises in which the license is going to extend. Including property under the control of a unit of government, municipality, county or State.

I certify that I am the person authorized to permit the sale and service of alcoholic beverages on the premises described in the application form, and I certify that there is no objection to the sale and service of alcoholic beverages as herein specified.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name and Title of Signatory

\_\_\_\_\_  
Signature

This is to certify that there are no objections to the issuance of the Permit applied for herein and that NOT MORE THAN 25 SPECIAL PERMITS HAVE BEEN AUTHORIZED FOR THESE PREMISES DURING THIS CALENDAR YEAR.

\_\_\_\_\_  
Police Chief (Printed Name)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name of Municipality

\_\_\_\_\_  
Date

\_\_\_\_\_  
Municipal Clerk (Printed Name)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name of Municipality

\_\_\_\_\_  
Date

**NOTE: THE DIVISION MUST BE NOTIFIED FOR CANCELLATION OR RESCHEDULING PRIOR TO THE DATE OF THE EVENT.**

<b>TYPE OR PRINT NAME AND ADDRESS OF PERSON TO WHOM PERMIT IS TO BE MAILED/E-MAILED:</b>	
NAME	<u>Amy Hirsch</u>
E-MAIL	<u>saltysbelmar@gmail.com</u>
ADDRESS	<u>1705 Main Street</u> <u>Lake Como NJ 07719</u>
TELEPHONE:	<u>908 . 433 . 4409</u>
IF NO ADDRESS OR E-MAIL IS SUPPLIED IT WILL BE SENT TO THE LICENSED PREMISES.	