

**The Borough of Mantoloking
Joint Land Use/Board of Adjustment
Minutes
Thursday, September 7, 2023**

A regular meeting of the Joint Land Use/Board of Adjustment was held this day. The following is a record of that meeting:

1. **CALL TO ORDER:** Chairwoman Beth Nelson called the meeting to order at 6:30 pm.
2. **OPEN PUBLIC MEETING STATEMENT:** Chairwoman Beth Nelson read the following statement:

In compliance with the provisions of the New Jersey Open Public Meetings Act, adequate notice of this meeting of the Mantoloking Borough Joint Land Use has been advertised in the manner provided by law.

3. **PLEDGE OF ALLEGIANCE:** Chairwoman Beth Nelson lead the assembly with the Pledge of Allegiance.

4. **ROLL CALL:**

Present: Brett Radi, John Wesson, Betsy Nelson, Christine Beck, Susan Laymon, Beth Nelson, Denise Boughton

Absent: Robert McIntyre, John Conti

Also Present: Joe Coronato; Board Attorney, Vanessa Faljean; Board Secretary, Larry Plevier; Board Engineer

Alternatives: Joan Mattia; Garret Vreeland

5. **OLD BUSINESS:**
RESOLUTIONS:

A. **2023-010** **Variance Relief- Jim & Suzanne Murray**
 Application- 2023-001
 944 Ocean Avenue - Block 13, Lots 6

Susan Laymon made a motion to approve the Resolution with a second from John Wesson.

A Roll Call Vote was made for acceptance of Resolutions without Amendment. Passed – All in Favor

2023-011 **Variance Relief – Jeffrey & Jane Seibert**
 Application - 2023-002
 945 Ocean Avenue; Block 8, Lot 8

Betsy Nelson made a motion to approve the Resolution with a second from Christine Beck.

A Roll Call Vote was made for acceptance of Resolution without Amendment. Passed – All in Favor

APPROVAL OF MINUTES: Regular Meeting Minutes – August 3, 2023

John Wesson made a motion to approve the Minutes with a second from Susan Laymon.

A Roll Call Vote was made for acceptance of Minutes without Amendment. Passed – All in Favor

6. **NEW BUSINESS:**

A. **Board Review- Notice of Appeal of Zoning Permit Approval**
 Kenneth Nicosia – 1314 Ocean Avenue LLC
 Application- 2023-003
 1314 Ocean Avenue - Block 34, Lots 14

The Application: Michele Donato Esq. represented Mr. & Mrs. Dewing (owners 1312 Ocean Avenue) and Thomas Creelman; P.E. testified as the Planner/Engineer consultant. These representees of 1312 Ocean Avenue all testified including Mr. Dewing to their Appeal to the Borough Officer, Larry Plevier's Zoning Approval in reference to Kenneth Nicosia (owner) of

1314 Ocean Avenue's proposed New Single-Family Dwelling. Kenneth Nicosia represented by John J. Jackson, III, Esq. testified in defense to his property application being appealed.

Motion to extend the appeal to the next meeting and hear items 16-46 was made.

Brett Radi made a motion to move to the next meeting with a second from Betsy Nelson. With a unanimous decision this motion was approved.

7. **ADJOURNMENT:** A motion was made by Susan Laymon to adjourn the meeting with a second from Garret Vreeland. All present were in favor.

Respectfully submitted,

Vanessa Faljean