

**The Borough of Mantoloking  
Joint Land Use/Board of Adjustment  
Minutes  
Thursday, November 2, 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, Susan Laymon, Beth Nelson, Joan Mattia, Christine Beck, John Conti, Garret Vreeland, Denise Boughton

Absent: Robert McIntyre

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

Also Absent: Larry Plevier; Board Engineer & Zoning Officer

5. **OLD BUSINESS:**  
**APPROVAL MINUTES:** Regular Meeting Minutes – September 7, 2023  
September 21, 2023

A motion was made by Susan Laymon and seconded John Wesson.

Ayes: Brett Radi, Susan Laymon, John Wesson, Beth Nelson, Joan Mattia, Denise Boughton, Garret Vreeland, Christine Beck

Abstain: John Conti.

**RESOLUTIONS:**

- A. **2023-012 Notice of Appeal of Zoning Permit Approval  
Kenneth Nicosia – 1314 Ocean Avenue LLC  
Application- 2023-003  
1314 Ocean Avenue - Block 34, Lots 14**

Susan Laymon made a motion to approve the Resolution with a second from Joan Mattia.

A Roll Call Vote was made for acceptance of Resolutions without Amendment.

Ayes: Brett Radi, Susan Laymon, John Wesson, Beth Nelson, Joan Mattia

Abstain: Denise Boughton, Garret Vreeland, John Conti, Christine Beck

6. **Executive Session:** John Wesson made a motion to go into closed session with a second from Susan Laymon. All present were in favor.
7. **ADJOURNMENT:** A motion was made by John Conti to adjourn the meeting with a second from Susan Laymon. All present were in favor.

Respectfully submitted,

Vanessa Faljean