

**The Borough of Mantoloking  
Joint Land Use/Board of Adjustment  
Minutes  
Thursday, July 7, 2022**

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. **ROLL CALL:**

Present: Christine Beck, Garret Vreeland, Betsy Nelson, John Conti, Beth Nelson, Denise Boughton, Joan Mattia

Absent: John Wesson, Brett Radi, Robert McIntyre, Susan Laymon

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

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

5. **NEW BUSINESS:** Thomas and Lori Williams  
1079 Ocean Avenue  
Block 23 Lot(s) 30 & 30.01  
Variance Relief  
Application 2022-005

- The maximum lot coverage for the subject parcel is 4,543 square feet.
- The subject property has an existing condition of 4,695 square feet of lot coverage.
- The applicant proposes lot coverage of 4,729 square feet.

**The Application:** William Gage esq., representing Mr. and Mrs. Williams, began his testimony. He explained the need for the variance based on the lot shape and size and the hardships caused by it.

**Questions and Observations:** Statements, concerns and questions were made by the board members, the homeowner(s) and their attorney. Mike Colaiaacovo who is the applicants neighbor and in favor of the Variance Relief being approved was sworn in and expressed his support. John Conti added his concerns and comments as to why the applicant is not using the optional alternative sites on his property. William Gage esq. explained the reasons as to why those options would not be ideal and why the alternative of a Variance Relief is needed.

Christine Beck made a motion to approve the variance application with a second from John Conti. With a four/three vote the variance was approved.

6. **RESOLUTION:**

A. **Resolution # 2022-006** - Kenneth and Meaghan Fullerton  
1095 Barnegat Lane  
Block 24, Lot(s) 3  
Application – 2022-005

A motion was made by Betsy Nelson to approve the resolution and seconded by Joan Mattia. All present were in favor.

7. **PUBLIC COMMENT:** The Board opened to public comment.

8. **BOARD DISCUSSION:** The Board and Larry Plevier, Board Engineer discussed possible modifications of the recodification of the Land Use regulation chapter.

9. **CLOSED SESSION:** Garret Vreeland made a motion to go into closed session with a second from Betsy Nelson. All present were in favor.

10. **ADJOURNMENT:** There being no further business, a motion was made by John Conti to adjourn the meeting with a second from Garret Vreeland. All present were in favor.

Respectfully submitted,

Vanessa Faljean