

**The Borough of Mantoloking  
Joint Land Use/Board of Adjustment  
Minutes  
Thursday, November 3, 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, Joan Mattia, Robert McIntyre, Jr., Brett Radi, John Wesson, Susan Laymon,  
  
Absent: Denise Boughton  
  
Also Present: Joe Coronato; Board Attorney, 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:**
  - A. **Board Review - John & Estee Keefe**  
Application- 2022-007  
955 Ocean Ave.  
Block 8, Lot 14  
Variance Relief
    - Relief from side yard setback for AC platform to match existing.
    - Relief from ground coverage from 30.79 to 32.22.

**The Application:** John Keefe representing himself with Charles Lindstrom who testified on his behalf as a Planner and Engineer began his testimony. He explained the need for the variance reliefs based on the setbacks and max lot coverage. He explained the hardships including esthetics caused by the lack of storage on the property. Discrepancies in lot coverage represented on plans were stated by Mr. Lindstrom.

**Questions and Observations:** Statements, concerns and questions were made by the board members, the homeowner(s) and their attorney. Inquiries were made as to what kind of Variance this was considered, if Mr. Keefe had plans in the future to raise his house, and if he had space under house currently that would be

considered for use of storage. Mr. Keefe explained the reasons as to why that would not work as the alternative to the Variance Relief and stated he had no intentions to raise the house in the future. The abutting neighbor from 951 Ocean Ave., Carolen Amarante stood as witness and stated full support of the application and the variance reliefs requested.

John Wesson made a motion to approve the variance application with a second from Christine Beck. With a nine/one vote the variance was approved.

- B. Board Review – Ralph & Susan DiRuggiero**  
Application- 2022-008  
1517 Runyon Lane  
Block 40, Lot 6.01  
Variance Relief

- Relief from north side setback of property to erect a Generator and platform.

**The Application:** William Gage esq., representing Mr. & Mrs. DiRuggiero, began his testimony. He explained the need for the variance based on the lot coverage, setbacks, lot depth, and building envelope. Mr. and Mrs. DiRuggiero stated they were looking into making this a permanent residence in the future and noted the medical equipment relief needed the Generator would provide due to frequent power outages.

**Questions and Observations:** Statements, concerns and questions were made by the board members, the homeowner(s) and their attorney. Right of Way questions were raised concerning an easement on the DiRuggiero's property that has been encroached by their neighbor and how this is impacting their ability to comply with bulk standards. Charles Lindstrom also testified on the applicant's behalf as a Planner and Engineer.

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.

John Wesson made a motion to approve the variance application with a second from Susan Laymon. Variance was unanimously approved.

6. **CLOSED SESSION:** Susan Laymon made a motion to go into closed session with a second from Joan Mattia. All present were in favor.
7. **ADJOURNMENT:** There being no further business, a motion was made by Beth Nelson to adjourn the meeting with a second from John Conti. All present were in favor.

Respectfully submitted,

Vanessa Faljean