

**The Borough of Mantoloking
Joint Land Use/Board of Adjustment
Minutes
Thursday, February 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. **The following members were sworn in by Attorney Joe Coronato:**
Class IV – Christine Beck

5. **ROLL CALL:**

Present: Christine Beck, Robert McIntyre, Brett Radi, Susan Laymon, Denise Boughton, Garret Vreeland, John Wesson, Betsy Nelson, Beth Nelson, John Conti

Absent: Joan Mattia

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

6. **NEW BUSINESS:**

A. Board Review – Variance Relief- Travers Residence

Application- 2022-009

1310 Bay Avenue - Block 31, Lot 9

- The applicant is proposing a utility platform for an emergency generator at 5.2 feet from the northern side property line within the minimum side yard.

Chairwoman Beth Nelson excused herself from this application due to conflict of living location within 200ft of residence.

The Application: William Gage esq., represented Mr. & Mrs. Travers. Charles Lindstrom testified as a witness on Mr. Travers behalf as the Planner and Engineer. Mr. Lindstrom testified they chose the location of the generator on the property due to the setbacks, the height based on the Flood Zone, and the selected plantings for additional screening. Also Mr. Travers testified on his own behalf and defended the needs of the Generator based on past events such as Superstorm Sandy and it now being their main residence.

Questions and Observations: No questions were made by the public.

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

B. Board Review – Variance Relief- Sea Escape LLC

Application- 2022-010

959 East Avenue - Block 3, Lots 7 & 7.01

- The applicant is proposing a utility platform for an emergency generator at 6.2 feet from the southern property line within the minimum side yard.

The Application: William Gage esq., represented the applicant Kevin Klinger (not present). Charles Lindstrom testified as a witness on behalf of Kevin Klinger's application as a Planner and Engineer who created the plot plan. He testified they chose the South Side location of the generator due to it being near the electric service, heavy existing screening of bushes, the "relatively higher" elevation, and the setback of 6.2ft where 10ft is required. The generator's platform size was brought into question however Mr. Gage and Lindstrom explained it was under the required mandates. The Board questioned the elevation and received clarification it met the requirements, asked for clarification of location, and possible disturbances to neighbors. Mr. Lindstrom clarified the generator, platform, and screenings had no negative impact to the surrounding neighbors. The majority board enforced that the resolution will include a condition to this particular variance of the screening requirements that the applicant agreed to that includes louvers and vegetation.

Questions and Observations: No questions were made by the public.

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.

8. **Executive Session:** John Conti made a motion to go into closed session with a second from Susan Laymon. All present were in favor.
9. **ADJOURNMENT:** There being no further business, a motion was made by John Conti to adjourn the meeting with a second from Robert McIntyre. All present were in favor.

Respectfully submitted,

Vanessa Faljean