

**The Borough of Mantoloking  
Joint Land Use/Board of Adjustment  
Minutes  
Thursday, March 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:** Vice Chairwoman Betsy 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:** Vice Chairwoman Betsy Nelson lead the assembly with the Pledge of Allegiance.

4. **ROLL CALL:**

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

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

5. **OLD BUSINESS:**  
**RESOLUTIONS:**

- A. **2023-08 Variance Relief- Sea Escape LLC**  
**Application- 2022-010**  
**959 East Avenue - Block 3, Lots 7 & 7.01**
- B. **2023-07 Variance Relief- Travers Residence**  
**Application- 2022-009**  
**1310 Bay Avenue - Block 31, Lot 9**

Brett Radi made a motion to approve the Resolutions with a second from John Wesson.  
A Roll Call Vote was made for acceptance of Resolutions without Amendment. Passed

6. **NEW BUSINESS:**

- A. **Hargis Custom Homes, LLC**  
**1025 Barnegat Lane**  
**Block 24, Lot(s) 4, 4.01, & 5.01**  
**Variance relief: Minor Subdivision**  
**Application # 2021-03**

**The Application:** Joe Coronato Esq. updated the Board members on the status of litigation between Steve Gillingham and Hargis Custom Homes LLC. Due to that case being settled the board has agreed to settle the litigation between the Mantoloking Planning Board from Hargis Custom Homes LLC and approve the Subdivision.

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

Brett Radi made a motion to approve the settlement with a second from John Wesson.

The Settlement was unanimously approved.

**Due to the next Board calendar meeting possibly not being held due to “no current pending applications being ready” Joe Coronato Esq. filed and prepared a Resolution for this settlement to be adopted.**

The Board took a recess to review the Resolution to approve the Subdivision.

**RESOLUTION:**

**A. Resolution No. 2023-09  
Hargis Custom Homes, LLC  
1025 Barnegat Lane  
Block 24, Lot(s) 4, 4.01, & 5.01  
Variance relief: Minor Subdivision  
Application # 2021-03**

A motion was made by Brett Radi to approve the resolution and seconded by John Wesson.

Ayes: Robert McIntyre, Brett Radi, John Wesson, Betsy Nelson, Joan Mattia

Resolution was unanimously approved.

7. **ADJOURNMENT:** There being no further business, a motion was made by John Wesson to adjourn the meeting with a second from Joan Mattia. All present were in favor.

Respectfully submitted,

Vanessa Faljean