

**The Borough of Mantoloking  
Joint Land Use/Board of Adjustment  
Minutes  
Thursday, June 1, 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, Betsy Nelson, Joan Mattia, Christine Beck, Susan Laymon, Beth Nelson, John Conti

Absent: Robert McIntyre, Denise Boughton, Garret Vreeland,

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

6. **NEW BUSINESS:**

- A. **Board Review – Variance Relief- Jim & Suzanne Murray  
Application- 2023-001  
944 Ocean Avenue - Block 13, Lots 6**

The proposed improvements for the variance application includes the proposed removal of a section of an existing paver patio to reduce the existing Total Impervious Coverage to below the 45% code requirement.

**The Application:** John J. Jackson III Esq. represented Mr. & Mrs. Murray, Robert Burdick testified as the Planner/Engineer, Ryan Doyle the Landscaper (Contractor) who installed the pavers and the surrounding decking around pool, and Aqualand noted as the pool installer. These representatives of 944 Ocean Avenue all testified that the decking contributed as a safety factor while utilizing the pool, and the drainage on the property was not affected. Mr. Doyle noted Covid related issues and delays contributed to the delay in filing the appropriate paperwork in a timely manner. The Board Members and Planning Board Attorney asked for clarification on possible alternative locations of the pool and pavers. No alternate options were given. A motion was made to vote that the landscaping greenery (bushes) lining the pool be maintained for the life of the pool and replaced with like in kind if need be.

Motion to approve the Application, maintain buffer, and second it with the condition “maintaining of the buffer will not be required in the deed” was made.

**John Conti made a motion to approve the variance application with a second from Joan Mattia. With a five/three vote the variance was approved.**

**B. Board Review –Variance Relief – Jeffrey & Jane Seibert  
Application - 2023-002  
945 Ocean Avenue; Block 8, Lot 8**

The subject site is located within zone district R-6A at 945 Ocean Avenue (Block 8, Lot 8) with frontage on NJ State Route 35 (Ocean Avenue). The proposed improvements for the subject application as described on the application form includes the demolition of an existing detached garage and the construction of a proposed addition to the principal structure with an attached garage and habitable second story above the garage.

**The Application:** William Gage Esq. represented Mr. & Mrs. Seibert, Daniel Lynch as the Architect, and Charles Lindstrom as the Engineer/Planner all testified that the proposed addition to the principal structure with an attached garage and habitable second story above the garage will improve the town and its esthetics by removing the preexisting detached garage and moving it away from the property line and attaching it to the main structure. By doing all of this it will also improve the footprint of the property, be compliant with the floor space ratio, the lot coverage will decrease, and it would eliminate the two variances for the accessory structure (detached garage) as it would be then removed.

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

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

Respectfully submitted,

Vanessa Faljean