

**The Borough of Mantoloking
Joint Land Use/Board of Adjustment
Minutes
Thursday, September 21, 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, Susan Laymon, Beth Nelson, Joan Mattia

Absent: Robert McIntyre, John Conti, Christine Beck, Garret Vreeland, Denise Boughton

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

5. **OLD BUSINESS:**

- A. **BOARD REVIEW:** **Notice of Appeal of Zoning Permit Approval
Kenneth Nicosia – 1314 Ocean Avenue LLC
Application- 2023-003
1314 Ocean Avenue - Block 34, Lots 14**

The Application: Michele Donato Esq. represented Mr. & Mrs. Dewing (owners 1312 Ocean Avenue). Mrs. Donato Esq. testified to the Appeal to the Borough Officer, Larry Plevier's Zoning Approval in reference to Kenneth Nicosia (owner) of 1314 Ocean Avenue's proposed New Single-Family Dwelling. Kenneth Nicosia represented by John J. Jackson, III, Esq. testified in defense to his property's Zoning Approval being appealed.

Joan Mattia as a board member certified that she listened to the full recording of the previous meeting on September 7, 2023 and felt confident she was able to make a vote on the matter. A certification will be drawn and signed for the file.

A motion to vote on upholding the Zoning Officer; Larry Plevier's decision was made. Betsy Nelson made the motion with a second from Joan Mattia.

A Roll Call Vote was made.

Ayes: Brett Radi, John Wesson, Betsy Nelson, Susan Laymon, Beth Nelson, Joan Mattia
All present were in favor.

A motion to conclude the matter and follow the advice of counsel and not hear items 16-46 was made. Brett Radi made the motion with a second from Joan Mattia.

A Roll Call Vote was made.

Ayes: Brett Radi, John Wesson, Susan Laymon, Beth Nelson, Joan Mattia
Abstained: Betsy Nelson

7. **ADJOURNMENT:** A motion was made by Brett Radi to adjourn the meeting with a second from Betsy Nelson. All present were in favor.

Respectfully submitted,

Vanessa Faljean