

**The Borough of Mantoloking
Joint Land Use/Board of Adjustment
Minutes
Thursday, February 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 6:31 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, Robert McIntyre, Brett Radi, Garret Vreeland, John Wesson, Betsy Nelson, Beth Nelson, John Conti

Absent: Susan Laymon, Denise Boughton, Joan Mattia

Also Present: Joe Coronato, Board Attorney, Kaitlyn Ippolito, 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. Approval of meeting minutes

Regular Meeting Minutes- January 13, 2022

A motion was made by John Wesson and seconded by Christine Beck. All present were in favor.

Closed Session Minutes- January 13, 2022

A motion was made by Christine Beck and seconded by Betsy Nelson. All present were in favor.

B. Election of Officers –Vice Chair, Secretary

- Christine Beck nominated Betsy Nelson for Vice Chairperson. All present members were in favor.
- Beth Nelson nominated Kaitlyn Ippolito for Secretary. All present members were in favor.

C. Board Review – Jack and Mary Van-Horne

**3 Arnold Avenue
Block 34, Lot(s) 9**

Variance Relief – Proposed roof deck above the second floor. Proposed roof deck pitch which is less than the required six on twelve (6 on 12) pitch for the structure's principal roof. A pre-existing non-conformance second habitable

floor to first habitable floor ratio with the proposed first and second story addition.

The Application: Jack Van-Horne, representing himself and Mary Van-Horne, were sworn in by Joe Coronato Esq. Jack Van-Horne informed the Board that he had spoken to a neighbor, Aristid Lindenmayer, about the variance application and the work being done. The neighbor's concerns were addressed and modifications were made to the proposed work to acknowledge those concerns. The staircase will be moved, there will be no 6-foot-wide deck along the southern side of the house and the existing deck will be squared off. Joseph Michelini Esq. representing Aristid Lindenmayer said his client and the applicant have agreed to those terms. Jack Van Horne continued to make his opening statement.

Questions and Observations: Questions, concerns and statements were made by the board members, homeowner and professionals during the presentation relating to the proposed improvements and the desire to keep the integrity of the original architecture, while improving the home. Dario Pasquariello, Architect for the home owner, was also present. Mr. Pasquariello marked the plans with the discussed changes for the Board.

The Public: Beth Nelson opened the meeting to the public for public comment at 7:11 pm. John Conti, 1058 Barnegat Lane, asked when and if the finale cost of construction is considered for the 50% Rule. Through discussion amongst the Board and explanation of the process it was determined that there are various ways that construction cost would get caught before the project is complete.

A motion was made by John Wesson to move out of public comment with a second from Christine Beck. All present were in favor. The public comment closed at 7:17 pm.

Board Discussion: Board members discussed the application, Mr. Pasquariello and Mr. Van-Horne's testimony in order to reach their decision. The Board determined the amended proposed work was acceptable and the roof deck would be necessary as there is an existing deck and would keep the structure looking uniform.

John Wesson made a motion to approve the variance application as modified with four variances for 3 Arnold Avenue with a second from Betsy Nelson. All present were in favor.

5. **EXECUTIVE SESSION:** A motion was made by Robert McIntyre to move into executive session with a second from Brett Radi. All present were in favor at 7:31 pm.
6. **PUBLIC COMMENT:** The Board opened to public comment at 8:12 pm. Betsy Nelson made a motion to open to the public comment with a second from Christine Beck. All present were in favor. There being no public comment the section was closed.
7. **ADJOURNMENT:** There being no further business, a motion was made by Brett Radi adjourn the meeting. All present were in favor.

Respectfully submitted,

Kaitlyn Ippolito