

**The Borough of Mantoloking
Joint Land Use/Board of Adjustment
Minutes
Thursday, March 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 6:30 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. **ROLL CALL:**

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

Absent: Garret Vreeland

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. **Board Review** – Ben and Ann Huneke
935 East Avenue
Block 3, Lot(s) 1
Variance Relief – Install a generator with a 5.6-foot setback.
Application – 2022-002

Robert McIntyre recused himself for proximity purposes and left the room.

The Application: William Gage esq. representing Mr. and Mrs. Huneke begins his testimony. He explains the proposed generator will be 5.6 feet in the set back where 10 is required. However, the generator will be significantly further from any other residential neighbors in this location rather than if it were put somewhere else.

Questions and Observations: Ms. Huneke and Engineer, Mr. Charles Lindstrom, were sworn in and gave their testimony. Statements, concerns and questions were made by the board members, the homeowner and the professional during the presentation. Evidence was submitted and marked A-1, to show an aerial view of the property including the generator location and the distances to the nearest residential neighbor. The proposed screening for the generator was marked A-2 as evidence.

The Public: Beth Nelson opened the meeting to the public for public comment at 6:50 pm. With no public comment it was closed at 6:50 pm.

John Wesson made a motion to approve the proposed generator variance application for 935 East Avenue with a second from Susan Laymon. All present were in favor.

Board Discussion: Board members expressed their concern of the numerous applications for generator variances and questioned if there was a way to prevent the homeowners from building to the building envelope and requesting a generator after the fact. Beth Nelson suggested Christine Beck and Joan Mattia as sub-committee to discuss generators.

B. Approval of meeting minutes

Regular Meeting Minutes- February 3, 2022

A motion was made by John Conti to approve the minutes and seconded by Christine Beck. All present were in favor.

Closed Session Minutes- February 3, 2022

A motion was made by John Conti to approve the minutes and seconded by Christine Beck. All present were in favor.

6. RESOLUTION:

A. Resolution – 2022-1

Jack and Mary Van-Horne
3 Arnold Avenue
Block 34, Lot(s) 9

A motion was made by Christine Beck to approve the resolution and seconded by John Conti. All present were in favor.

- 7. PUBLIC COMMENT:** The Board opened to public comment. Lynn O'Mealia, 1304 Bay Ave. asked why the discussion on generators occurred after granting the variance application. Joe Coronato explained the board followed the correct procedure given the increase in variance applications received by the Borough. Joan Lygas suggested using the microphones and identifying themselves so the callers on the phone can hear the commentary. John Conti made a motion to close public session with a second from Christine Beck. All present were in favor.

- 8. EXECUTIVE SESSION:** A motion was made by John Conti to move into executive session with a second from Susan Laymon. All present were in favor at 7:16 pm.

- 9. ADJOURNMENT:** There being no further business, a motion was made by Brett Radi to adjourn the meeting. All present were in favor.

Respectfully submitted,

Kaitlyn Ippolito