

**The Borough of Mantoloking
Joint Land Use/Board of Adjustment
Minutes
Thursday, April 7 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: Robert McIntyre, Brett Radi, Denise Boughton, John Wesson, Beth Nelson, Joan Mattia

Absent: Christine Beck, Susan Laymon, Garret Vreeland, Betsy Nelson, John Conti

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** – Jason and Courtney Glick
1067 Barnegat Lane
Block 24, Lot(s) 23
Variance Relief-

- A pre-existing nonconforming lot depth of 69.85 feet,
- An expansion of a pre-existing nonconforming building with a rear yard setback of 22 feet for the construction of the new second story dormer
- The reconstruction and expansion of a pre-existing nonconforming building rear entry elevated deck with a setback of 15.35 feet from the rear property line.

Application – 2022-003

The Application: William Gage esq., representing Mr. and Mrs. Glick, began his testimony. He explained the need for the variances based on the lot shape and size and the hardships caused by it. William Gage esq., informed the board and Joe Coronato esq. that he was unable to send certified mail to one property owner within the 200 feet, as they live in Toronto. Mr. Gage did send notice as registered mail and sent an email to them with no response. Mr. Coronato explained that the application was able to move forward, the applicant made sufficient attempts to contact the property owner.

Questions and Observations: Mr. Glick and Mr. Daniel Lynch, 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. Mr. Lynch used the plans submitted with the application as visual aid during the meeting to show that the proposed deck would not be any closer to the property line.

The Public: Beth Nelson opened the meeting to the public for public comment at 6:46 pm. Donald Ness at 1057 Barnegat Lane was sworn in and said that as the neighbor just North of the property has no objection. With no further public comment, it was closed at 6:46 pm.

Robert McIntyre made a motion to close public session.

Board Discussion: Board members discussed the application and agree the proposed work will be nice improvements and had no objections.

Denise Boughton made a motion to approve the variance application for 1067 Barnegat Lane with a second from Brett Radi. All present were in favor.

B. Approval of meeting minutes

Regular Meeting Minutes- March 3, 2022

A motion was made by Robert McIntyre to approve the minutes and seconded by Brett Radi. All present were in favor.

6. RESOLUTION:

A. **Resolution** – – 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

A motion was made by John Wesson to approve the resolution and seconded by Brett Radi. Robert McIntyre abstained. All other present were in favor.

Robert McIntyre made a request to have a copy of the 200ft list included in the Board Member's packets.

7. PUBLIC COMMENT: The Board opened to public comment. No Public Comment was made.

8. ADJOURNMENT: There being no further business, a motion was made by Denise Boughton to adjourn the meeting with a second from Robert McIntyre. All present were in favor.

Respectfully submitted,

Kaitlyn Ippolito