

**The Borough of Mantoloking**  
**Joint Land Use/Board of Adjustment**  
**Minutes**  
**Thursday, May 5, 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, Garret Vreeland, John Wesson, Betsy Nelson, Beth Nelson, John Conti

Absent: 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:**

Betsy Nelson stepped down as a member of the Board being a within 200 feet of the property, but chose to stay as a member as a member of the community.

A. **Board Review** – Kenneth and Meaghan Fullerton  
1095 Barnegat Lane  
Block 24, Lot(s) 3  
Variance Relief -

- A minimum front yard setback of 37.5 feet is required, and whereas, the subject parcel has a pre-existing non-conforming 37.2 feet.
- A minimum south side yard setback of 10 feet is required, and whereas, the subject parcel has a pre-existing non-conforming 9 feet.
- A minimum street rear yard setback of 25 feet is required, and the applicant is proposing a new at grade deck with a setback of 5.8 feet.  
Application – 2022-005
- **The Application:** William Gage esq., who represented Mr. and Mrs. Fullerton, began his testimony, he introduced Kenneth Fullerton, the owner, and Chuck Lindstrom, the engineer, on the project. Mr. Gage introduced items into evidence, marked A1 and A2, which were circulated to the members. Mr. Lindstrom was sworn in to identified A1 as the yard area of the property with the existing conforming pool adjacent to Route 35. A2 was identified as the opposite side of the fence, facing the property. Mr. Fullerton was sworn in and began testimony by explaining the reason for the need of the variances.

**Questions and Observations:** Statements, concerns and questions were made by the board members, the homeowner and the professional during the presentation. John Conti asked if there would be a new utility platform, which was confirmed there would not. John Conti also asked about a side yard and rear yard setback issue, which will be addressed and rectified by the engineer.

**The Public:** Beth Nelson opened the meeting to the public for public comment. With no public comment, this portion was closed.

Mr. Lindstrom began his testimony by explaining the project, and how the location of the conforming pool creates the hardship of needing the deck variance. He also explained that the grade level deck will not be a nuisance, as they already have stone and there will be no difference to light air and open space. The material of the deck will have no impact on drainage.

Elizabeth Nelson at 1090 Barnegat Lane asked if the fence is staying the existing 6ft vinyl fence, which it was confirmed it is.

**Board Discussion:** Board members discussed the application, and agreed with the improvements and had no objections. They also agreed to the extra foot on the side.

Susan Laymon made a motion to approve the variance application for 1095 Barnegat Lane with a second from John Conti. All present were in favor.

**B. Approval of meeting minutes**

Regular Meeting Minutes- April 5, 2022

A motion was made by Brett Radi to approve the minutes and seconded by Robert McIntyre.

Ayes: Robert McIntyre, Brett Radi, John Wesson, Beth Nelson

Abstained: Christine Beck, Susan Laymon, Garrett Vreeland, Betsy Nelson, John Conti

**6. RESOLUTION:**

**C. Resolution –** 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

A motion was made by Brett Radi to approve the resolution and seconded by Robert McIntyre.

Ayes: Robert McIntyre, Brett Radi, John Wesson, Beth Nelson,

Abstained: Christine Beck, Susan Laymon, Garrett Vreeland, Betsy Nelson, John Conti

Brett Radi announced the resignation of Kaitlyn Ippolito as the Technical Assistant to the Construction Department and as the Secretary to the Land Use Board.

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

**8. CLOSED SESSION:** Susan Laymon made a motion to go into closed session with a second from John Conti. All present were in favor.

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

Respectfully submitted,

Kaitlyn Ippolito