

**The Borough of Mantoloking
Joint Land Use/Board of Adjustment
Minutes
Thursday, February 4, 2021**

A regular meeting of the Joint Land Use/Board of Adjustment was held this day via zoom. The following is a record of that meeting:

1. **CALL TO ORDER:** Chairwoman Jane White called the meeting to order at 6:30pm
2. **OPEN PUBLIC MEETING STATEMENT:** Chairwoman Jane White 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, Susan Laymon, Jane White, Denise Boughton, John Wesson, Betsy Nelson, Beth Nelson, John Conti
Absent: Steve Gillingham, Joan Mattia
Also Present: Joe Coronato, Board Attorney, Colleen Malvasio, Board Secretary, Larry Plevier, Board Engineer
4. **PLEDGE OF ALLEGIANCE:** Chairwoman Jane White lead the assembly with the Pledge of Allegiance.
5. **NEW BUSINESS:** There being none.
6. **BOARD DISCUSSION:**
 - a. **Section 30-4.9 Decks** – Recommendation: Final As-Built required to be submitted to the Land Use Officer upon completion for all decks. All in favor
 - b. **Section 30-4.19 Hardscaping** – Recommendation: Final As-Built required to be submitted to the Land Use Officer upon completion of all hardscaping. All in favor.
 - c. **Section 30-5.3 Application Procedure** – Recommendation: Variance applications will be provided to the Environmental Commission for review and a report will be provided prior to the meeting.
Planning Board Members response: All members agree if the Environmental Commission has any concerns, they will address those concerns during public comment at the meeting. They agree these are not based on statute and have no bearing on the planning board process or their decision. The Environmental Commission will be provided a copy of each variance application and a representative from the Environmental Commission will be required to be present at the meeting if they have any concerns.
 - d. **Section 30-5.9 As-Built Plans** – Recommendation: Final As-Built is required upon completed construction of hardscaping. All in favor.
 - e. **Section 30-6.11 Accessory Use & Structures** – Recommendation: Strike out 30-6.11(a)5 to exclude habitation on boats. All in favor.
 - f. **Section 30-6.11 Accessory Use & Structures** – Recommendation: Strike out 30-6.1(a)9 to exclude the use or habitation of RV's. All in favor.
 - g. **Section 30-6.11(b)8 Accessory Use & Structures** – Recommendation: Boat lift and davits will not be counted in the total for allowable accessory uses or structures as described in 30-6.11(b)3. All in favor.

h. **Section 30-6.12 Building Height & Roofs** – Recommendation: Change the language, the pitch of the principal structures principal roof shall be not less than six on twelve (6 on 12). All in favor.

i. **Section 30-6.13 Fences** - Recommendation: Add language to ordinance 30-6.13(j), a final field inspection will be required by the Land Use Officer prior to permit closeout. All in favor.

Ordinance 30-6.13(k), change language for existing non-conforming fencing from 32 linear feet to 16 linear feet within a consecutive 12-month period may be replaced with approval. All in favor.

j. **Section 30-6.11 Accessory Use & Structures** – Recommendation: Add section to ordinance regarding cabanas or pergolas to be permitted as a stand-alone secondary accessory structure or building in addition to an in-ground pool. Where an existing detached garage exists, you are not permitted to have a detached garage, in-ground pool and cabana or pergola. The cabana or pergola may be constructed to be combined with a detached garage to create 1 stand alone building. All not in favor. Further discussion required with the sub-committee to discuss with further recommendations for the planning board.

The planning board members are all in agreement none of the above referenced code sections will be sent to Mayor and Council for recommendation and first reading until all of the above recommendations have been agreed upon. A sub-committee meeting will take place next week for further discussion.

7. PUBLIC COMMENT:

Jan O'Malley, 1231 Bay Avenue

- Reference to the NJ Revised Statutes Title 40 Section 40:55D-27(b), Citizens Advisory Committee, regarding providing the Environmental Commission with a copy of each variance application.
- Discussion regarding boats and rv's and would like to see things not change and not be permitted.
- Referenced amateur antennas and why they are used for recreational purposes.

Doug Nelson, 1090 Barnegat Lane

- Questions on how many accessory structures are currently permitted per the code and possibly consider moving forward with a vote to pass only the ordinance which will allow a pool and one (1) additional accessory structure.

7. ADJOURNMENT: There being no further business, a motion was made by Beth Nelson and seconded by Susan Laymon to adjourn the meeting at 8:45pm. All present were in favor.

Respectfully submitted,

Colleen Malvasio