

**The Borough of Mantoloking  
Joint Land Use/Board of Adjustment  
Minutes  
Thursday, October 28, 2021**

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

**CALL TO ORDER:** Chairwoman Jane White called the meeting to order at 6:31pm

1. **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.*

2. **ROLL CALL:**

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

Absent: Steve Gillingham

Also Present: Joe Coronato, Board Attorney, Kaitlyn Ippolito, Board Secretary, Lynne Hazlet, Deputy Clerk, Larry Plevier, Board Engineer

Steve Gillingham recuses himself and announced that he was there as a resident.

3. **PLEDGE OF ALLEGIANCE:** Chairwoman Jane White lead the assembly with the Pledge of Allegiance.

4. **APPROVAL FOR MINTUES FOR JULY 8, 2021.**

Motion made by Jane White to approve the minutes with a seconded by Christine Beck. All present were in favor.

5. **NEW BUSINESS:**

A. Joe Coronato explained that Kaitlyn Ippolito was sworn in before the meeting as the Planning Board Secretary.

B. Hargis Custom Homes, LLC- 1025 Barnegat Lane, Block 24, Lot(s) 4, 4.01, & 5.01, Application # 2021-03 Sub-Division

Joe Coronato asked if the applicant would consider to carry the application due to new information that was received by Joseph Michelini Esq., Steve Gillingham's Attorney, in a separate litigation matter concerning this property.

The Attorneys for both Hargis Custom Homes, LLC and Steve Gillingham gave their pros and cons as to why the matter should and should not be heard.

Joe Coronato explained to the Board that they have the option to hear or carry the case.

Jane White polled to carry the application till the December meeting.

**Questions and Observations:** Questions, concerns and statements were made by the board members about being blindsided and uncomfortable by the circumstances surrounding the separate litigation and there is not enough information available. John Conti stated he felt that it'd be best to hear the case that night.

**Statements and concerns** were made by the board members and professionals contemplating if the board would hear the case or carry it to the December meeting.

Tom Herten, 1020 Barnegat Lane, spoke with a point of information for the Board and Attorneys that the time frame for sub-division application to be heard is 45 days, meaning the December meeting would have exceeded those 45 days therefore they have statutory approval.

Joe Coronato suggested a 10-minute adjournment at 7:15 p.m. to confirm the allotted time for a minor subdivision application.

The meeting begins again at 7:33 p.m.

Jane White made a motion to carry the case till the next meeting November 4, 2021. With a second by Denise Boughton. All in attendance agree. With an exception from Susan Laymon.

Joe Coronato announced the sub-division application 2021-03 for Hargis Custom Homes, LLC- 1025 Barnegat Lane, Block 24, Lot(s) 4, 4.01, & 5.01, has been moved to the November 4, 2021 meeting.

Bill Gage stated for the record that the applicant and the professionals involved did not consent to the adjournment.

Ed Smith 1024 Barnegat Lane asked to have a way for residents who will not be available next week to express their thoughts.

Joe Coronato explained that residents should be present or hire a representative due to right of confrontation, meaning you cannot cross examine a piece of paper or a petition. However, if the Board agreed, they would allow the public to use the call-in number.

Jane White made a motion to all the public to have the option to phone in for the November 4, 2021 meeting, John Wesson seconded. The attending members agreed with exception to Susan Laymon. This passed, the phone number and access code were made available to the public.

**1. BOARD DISCUSSION:**

- 1.** Board discussion regarding zoning elements
  - a.** Generators

John Conti suggested hearing each variance applications for generators individually and make their determination on a case-by-case basis.

The council agreed.

**7. ADJOURNMENT:** There being no further business, Jane White made a motion with a seconded by John Conti to adjourn the meeting at 7:52 p.m. All present were in favor.

Respectfully submitted,

Kaitlyn Ippolito