

**The Borough of Mantoloking
Joint Land Use/Board of Adjustment
Minutes
Thursday, December 2, 2021**

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 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, Steve Gillingham, Jane White, John Wesson, Betsy Nelson, Joan Mattia

Absent: Susan Laymon, Denise Boughton, Beth Nelson, John Conti

Also Present: Joe Coronato, Board Attorney, Kaitlyn Ippolito, Board Secretary, Larry Plevier, Board Engineer

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

5. **NEW BUSINESS:**

A. **Meeting Minutes- October 28, 2021, Meeting Minutes- November 4, 2021**

Jane White suggested making some corrections for the minutes and compare past minutes. They will be on the agenda for the next meeting.

Joe Coronato informed the Board that a letter was sent in by William T. Gage, Attorney for Mr. and Mrs. Hayes, 1039 Ocean Ave., to carry the application to the next Planning Board meeting.

Robert McIntyre made a motion to move the application, 1039 Ocean Ave. generator variance to the next meeting. All members present were in favor.

B. **Board Review- Michael and Elizabeth Fucci**

1019 East Ave.

Block 5, Lot(s) 9 and 9.01

Variance relief: Install a generator with a 6.5-foot setback.

Application number 2021-004

The Application: William T. Gage, Attorney representing the property owners of 1019 East Ave. made his opening statement. He explained the generator Mr. and Mrs. Fucci will be installing is a smaller generator with less decibels.

Beth Nelson joined the meeting at 6:55 pm.

Questions and Observations: Questions, concerns and statements were made by the board members, homeowner and professionals during the presentation relating to the installation of a generator with 6.5-foot set back on the North side of their property where 10 feet is required. Evidence was submitted by William T. Gage and the homeowner, Michael Fucci, to show the injury that Mr. Fucci had received during a recent power outage. Photos were submitted into evidence by Chuck Lindstrom, to show possible location for the generator to be placed.

The Public: Jane White opened the meeting to the public for public comment at 7:03 pm. With no public comment it was closed at 7:03pm.

Closed Session: Board members discussed the application and Mr. Chuck Lindstrom, Mr. Fucci and Mr. Gage's testimony in order to reach their decision. The board made conditions that the screening for the generator meet the code and that the Planning Board Engineer, Larry Plevier, approves the screening and verifies it is 5 feet from the window. Larry also asked to have specs submitted to show the decibel is 65.

A motion was made by Beth Nelson to move out of closed session. All present were in favor.

Robert McIntyre made a motion to approve the variance application for 1019 East Ave. with a second from Steve Gillingham. All present were in favor.

5. BOARD DISCUSSION:

A. Joe Coronato gave the Board members the resolution for Deborah Ingersoll application for variance relief, 1206 Bay Avenue, Block 29, Lot(s) 4, Resolution 2021-002.

Steve Gillingham made a motion to approve the resolution with a second from Beth Nelson. All present were in favor.

A. Steve Gillingham was recused from the resolution for Hargis Custom Homes LLC, 1025 Barnegat Lane, Block 24, Lot(s) 4, 4.01, & 5.01, minor subdivision, application # 2021-03.

Robert McIntyre made a motion to pass the resolution with a second from Joan Mattia. All present were in favor.

6. PUBLIC COMMENT: Joann Lygas spoke on the size of the homes that are being built in Mantoloking and explained that another municipality is adopting a way to reduce the possible lot coverage. Jane White explained that there had been a previous meeting on the matter and residents were very against the idea.

7. ADJOURNMENT: There being no further business, a motion was made by Joan Mattia and seconded by John Wesson to adjourn the meeting. All present were in favor.

Jane White tells the Planning Board that she has stepped down as the Planning Board Chairperson.

Betsy Nelson thanked Steve Gillingham for his attributes to the time served on the Planning Board.

Respectfully submitted,

Kaitlyn Ippolito