

**The Borough of Mantoloking
Joint Land Use/Board of Adjustment
Minutes
Thursday, July 8, 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, Beth Nelson, Joan Mattia, John Conti

Absent: Susan Laymon, Denise, Boughton

Also Present: Joe Coronato, Board Attorney, Colleen Malvasio, Board Secretary & Zoning Official

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

5. **NEW BUSINESS:**

1. Approval of meeting minutes for April 1, 2021 and May 6, 2021.
Motion made by Jane White and seconded by Christine Beck. All present were in favor.
2. Board Review – Deborah Ingersoll
1206 Bay Avenue
Block 29, Lot(s) 4
Variance Relief - Existing Non-Conforming Lot Size & Lot Frontage– Certificate of Non-Conformity (Resolution 2021-002)

The Application: Joe Coronato swore in William T. Gage, attorney representing the property owners Of 1206 Bay Avenue. Steve Gillingham recused himself from the application.

Questions and Observations: Questions, concerns and statements were made by the board members and professionals during the presentation relating to the nineteen-foot (19 ft) access easement on lot 5 for lot 4 for this easement to be vacated, therefore not to cause any constraints on lot 5 per the Resolution dated October 2, 1997.

The Public: Joe Coronato opened the meeting to the public for public comment. Andrew Bullitt of 1211 Bay Avenue was concerned with the size of the proposed dwelling as his deceased mom stated once the dwelling was demolished it was not permitted to be rebuilt. The resolution does not indicate such. Mr. Bullitt was shown the proposed elevation plans and also advised the proposed dwelling will need to meet the current zoning ordinances which are based on the lot area of the subdivision from 1997.

Closed Session: Board members discussed the application and Mr. Gage's testimony in order to reach their decision. The board decided the application was not a detriment to the public health and was appropriate based on the subdivision from 1997. A motion was made by Jane White and seconded by Joan Mattia to move to approve the application in whole. All present were in favor.

5. **BOARD DISCUSSION:**

1. Board discussion regarding zoning elements.

- a. Parking of class B recreational vehicles not for habitation on private property within the Borough of Mantoloking.

Ms. Malvasio, Zoning Official, advised the board the Borough attorney recommended against the adoption of the revised ordinance being there is no prohibition against parking of recreational vehicles of any class on residential properties in the Borough of Mantoloking. Subchapter 30-6.11(a)4, as it currently exists only prohibits habitation. The board disagreed with this conclusion as in the past this code section was interpreted all recreational vehicles were prohibited on private property. Mr. Coronato advised he will reach out to the Borough attorney for clarification and to arrange a meeting with the members of the Planning Board sub-committee.

- b. Election of a Board Secretary – the board members agreed a vote will not take place tonight. They prefer to wait until a new Technical Assistant to the Construction Official/ Planning Board Recorder is hired to elect such person.

6. **PUBLIC COMMENT:** There being none.

7. **ADJOURNMENT:** There being no further business, a motion was made by Jane White and seconded by to adjourn the meeting at 7:58pm. All present were in favor.

Respectfully submitted,

Colleen Malvasio