

# *Mantoloking Shores*

*Winter Newsletter – January/February 2016*



Official Publication of Mantoloking Shores Property Owners Association  
PO Box 25, Mantoloking, NJ 08738

[www.msponi.com](http://www.msponi.com)

[www.facebook.com/msponi](http://www.facebook.com/msponi)

## *From The President's Desk*

Dear Neighbors,

This Newsletter is rather late this year. I had been hoping that we would have some definite information to provide you about the full extent of the landscaping plan, but we just can't seem to get the State of New Jersey to provide some answers that we need to complete the landscaping project.

Pete Schwarz, the Chairperson of the Landscaping Committee, has written a report on the project and what we are moving forward with at this point and also what we hope to be able to get done if we can get the State to move on our proposal.

There is still a lot of construction going on in our Community and I assume we are still a couple of years away from seeing the bulk of the Sandy Restoration work completed.

For those doing work or contemplating major projects, could you please get your contractors to keep the work site clean? If they have a dumpster, get it emptied when it is full and have it covered while it's on your property so that debris is not flying around onto other homeowners properties or into the lagoons. If work has not started, please take whatever steps are necessary to make your property look presentable. A lot of homeowners have done a great deal of work to

make their property better than they were before the storm, and to have them next to or in the vicinity of an unfixed or unkempt property is not how we should treat our neighbors.

We are currently in need of two people to serve on the Association Board. Over the last decade, we have had a tremendous response from our homeowners in giving back to the Community by stepping up and giving some of their time to keep our Community thriving. Vince Brennan, the Chairperson of our Nominating Committee would very much appreciate hearing from those individuals who would be willing to serve. The Board meets only 3 or 4 times a year so it isn't a big commitment of time. If you are interested, please call Vince at 201-768-1787 or email him at [vincentbrennan@optonline.net](mailto:vincentbrennan@optonline.net).

During the winter, the beach sustained considerable damage from the two (2) Nor'easters that hit us. The use of the beaches this summer is questionable. I'm hoping to have some information on this issue in the next few weeks and will send out an email as soon as I know what the access will be.

Included in the Newsletter are two articles that recently appeared in the Brick Shorebeat ... ([brick.shorebeat.com](http://brick.shorebeat.com)). One is about the beach replenishment. Two corrections to that article are that Normandy Beach has signed the easement agreement and Deauville Beach is in the process of getting the easement signed. The second article is about NJ Assembly Bill A2589 sponsored by Reed Gusciora, which proposes to combine all barrier island towns into one. If after reading this article, you agree with Assemblyman Gusciora you should contact your State Senator and Assemblyperson to get them to back the bill.

*H.L. Van Varick*  
*President*  
*[hvanvarick@gmail.com](mailto:hvanvarick@gmail.com)*

**YES**

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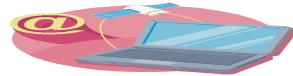
# The Summer Social Party



**IS HAPPENING AGAIN AND OUR SOCIAL COMMITTEE WILL BE PREPARING FOR THE ASSOCIATION SUMMER KICK OFF PARTY TO BE HELD AFTER THE GENERAL ANNUAL MEETING**

The Board has decided that we should hold a little get together after the Annual Meeting this year. As we have done in the past it will be held at Use To Be's – Ebby's North.

We will provide more details in the Spring Newsletter. Please mark your calendar for this event on Sunday, June 26<sup>th</sup>.



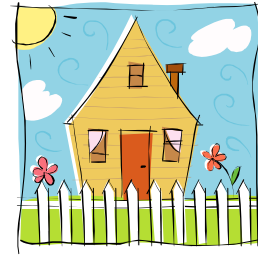
**PLEASE CHECK THE WEBSITE PERIODICALLY**

**FOR IMPORTANT MESSAGES!**

MSPOA is excited to announce that it has re-launched the Association website. The new site includes both new and archived editions of our Newsletters, upcoming important community events as well as other pertinent information for the residents of Mantoloking Shores. We hope to utilize the site to keep the community informed about MSPOA happenings. Please visit us at: [MSPOANJ.com](http://MSPOANJ.com)

*Christopher Annese, Vice President*

**WELCOME TO OUR  
NEW NEIGHBORS**



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The Mantoloking Shores Property Owners Association extends a warm welcome to all new residents of our Community. The Association is very proud of our area and pledges to continue to work to maintain it as one of the finest communities on the Jersey Shore. Mantoloking Shores is a development that was planned in the 1950's by the late Albert Larrabee and Ramón LeCompton. The early homeowners started MSPOA which was incorporated as a non-profit corporation in 1960.

Your decision to purchase in this area indicates that you also were impressed with our surroundings. We hope you and your families enjoy the fresh air, sunshine, water and the relaxed life that is available year round.

The Officers and Trustees of the Association are residents who contribute their time and talents for the continued improvement of the area. We encourage the participation of our new neighbors and strongly urge them to join their Association.

What does the Association do with your dues? It pays for the upkeep of the Association property ... the flagpole island between 35N and 35S; the lagoon ends and the cleanup of the streets and storm drains; and also the property along 35S from above Bay Lane to Tide Pond Road which helps to preserve and increase the market value of homes in the Community.

The Association pays for someone to put the garbage and recycling cans back each week after the collection. This service is provided to protect property owners from being seen as possible targets for people looking for homes that are not occupied.

The Association maintains liability insurance for the property that we own. We also have insurance for the members of the Board to protect them as volunteers and to protect the Association's treasury. We also try to protect the integrity of the Community by supporting the legitimate land uses within the Community.

The Association working with the Federation of Beach Associations, an umbrella organization of all the homeowner associations on the barrier island in Brick Township, tries to obtain the services that we are entitled to as taxpayers of Brick.

We hold an annual meeting to review the happening of the past year to review the Association's finances to discuss the latest issues affecting the Community and to vote on the proposed Officers and Trustees, and other issues that may need the membership's approval. And we hold a cocktail party every year for the residents to get together and meet their neighbors.

**January 1, 2105 to December 31, 2015**

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Income

Membership Dues	\$36,450.00	
Other Income		
Interest Income	28.22	
Donation	400.00	
Land Easement	10,000.00	
Roadwork/Landscaping Reimbursement	<u>11,700.00</u>	
		\$58,578.22

Expense

Contribution	\$300.00	
Dues and Subscriptions	100.00	
NJ State Filing Fees	25.00	
Insurance Expense	5,604.31	
Landscaping and Groundskeeping		
Center Island	4,295.42	
Street Decorations	<u>4,708.15</u>	
Total Landscaping and Groundskeeping	9,003.57	
Legal Fees	2,659.75	
Postage and Delivery		
Dues	313.60	
Postage and Delivery - Other	<u>9.60</u>	
Total Postage and Delivery	323.20	
Printing and Reproduction		
Dues Notices	<u>230.19</u>	
Total Printing and Reproduction	230.19	
Professional Fees	101.00	
Rental Fees		
P.O. Box Rental	<u>146.00</u>	
Total Rental Fees	146.00	
Repairs and Maintenance		
Trash Cans & Storm Sewers	<u>1,030.00</u>	
Total Repairs and Maintenance	1,030.00	
Taxes - Property	110.30	
Utilities		
Electric	<u>42.83</u>	
Total Utilities	<u>42.83</u>	
Total Expense	<u>\$19,676.15</u>	

Net Income

\$38,902.07

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STATEMENT OF CONDITION  
December 31, 2015

ASSETS

Checking/ Savings \$147,224.43

TOTAL ASSETS

\$147,224.43

LIABILITES/EQUITY

Liabilities \$ -0-

Equity \$147,224.43

TOTAL LIABILITIES/EQUITY

\$147,224.43

Jean O'Connell  
Treasurer

# Mayor: Dunes May be Delayed Until 2017, Federal Funding Could be Forfeited

Daniel Nee February 24, 2016 Featured, Government, Shore Environment 2 Comments

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A beach homeowners association and one resident will face condemnation proceedings to take slivers of privately owned sand that needs to be accessed so dunes can be built on Brick Township's oceanfront, but having missed a deadline, the project to build dunes and replenish beaches on Ocean County's northern barrier island will likely be pushed back until 2017.

What's worse, Mayor John Ducey said, is that the funding for the project may be lost to another area where the project is "shovel-ready."

Ducey said the state Department of Environmental Protection set a deadline of Feb. 12 for the easements to be signed. Since they were not, the state agency is readying for a protracted legal battle with holdouts and may even have to forfeit the \$158 million in federal funding that was to be used for the project.

"Fire Island, [N.Y.] is shovel-ready," Ducey said Tuesday night. "Our money may be spent up in New York. Whether it gets funded again is an unknown. That was the risk we were dealing with."

Ducey excoriated a beach association covering a portion of the township's barrier island section – the Deauville Beach association – for failing to sign the easements.

The association, "ironically, in the southernmost part of town where the wall is exposed the most," did not sign said Ducey, adding that the threat of losing the project altogether and putting homes at risk of a dune breach "apparently didn't sway anybody."

The name of the remaining homeowner who is holding out was not stated publicly.

In addition to Brick Township, Toms River has 18 private association easements outstanding. For the length of the project, from Point Pleasant Beach to South Seaside Park, 189 property owners have refused to sign, most notably the owners of Jenkinson's in Point Pleasant Beach and nearly all of Bay Head's oceanfront homeowners.

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**Editor's note:** This story has been edited to reflect that the Normandy Beach Improvement Association did, in fact, sign an easement. According to Mayor John Ducey: "Normandy beach signed the easement in a timely fashion. The state received it and neglected to tell us or to give it to us to sign. The state is calling the association to apologize."

# The Island Divide: Bill Would Combine Barrier Towns Into One, Eliminate Mainland Influence

Daniel Nee February 29, 2016 Featured, Government 4 Comments

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The entrance to Brick's barrier island portion. (Photo: Daniel Nee)A revived bill in the New Jersey legislature that would combine most of the length of the county's northern barrier island has been drawing both support as well as strong opposition in the weeks after it was proposed. The bill, sponsored Assemblyman Reed Gusciora (D-Mercer), is not a new proposal – Gusciora generated a similar controversy when he proposed it in 2008 – but it is one that may draw stronger opinions on either side in the wake of Superstorm Sandy, where new issues have been raised over the role of small towns during large disasters, as well as the domination of island communities by mainland municipalities and high property tax bills.

Gusciora's bill proposes consolidating Mantoloking, the island portions of Brick, Toms River and Berkeley, plus Lavallette, Seaside Heights and Seaside Park into one municipality called Seaside Township. The bill also proposes merging all of Long Beach Island's towns into one municipality.

Lavallette, whose residents enjoy property taxes well below the state average, stands to benefit the least from the proposal, as taxes would likely rise and its small-town government, recognized during Sandy as being more efficient than many neighboring communities, would be eliminated from the map. But in Ortley Beach, as well as other sections of Toms River, Brick and Berkeley townships, an island community free from their links to lower property values on the mainland would translate into tax bills likely cut in half or more, since the tax ratable base would be balanced with similarly high value properties.

Lavallette officials cast the first stone of opposition at the proposal at the borough's Feb. 22 council meeting, passing a resolution against enacting the bill.

The resolution states that Gusciora, whose district includes towns in Mercer and Hunterdon counties, should not use the island's residents as "lab rats for his social experimentation."

The resolution also took issue with Gusciora's stated goal of lowering local property taxes, instructing the lawmaker to "concentrate his efforts on other issues such as the restoration of lost state aid, the rising cost of health benefit and pension plans and the wasteful spending of state funds."

Officials in Lavallette said the last time the bill was proposed, hundreds of residents rallied at a meeting against it.



But for island residents whose tax dollars go to mainland municipalities, the bill could be seen as a saving grace from tax bills that often creep into the five-figure range due to the lopsided tax scale. In Ortley Beach, part of Toms River, the “Free Ortley Beach” movement has simmered for years, with residents once approaching Lavallette about combining the two areas. Lavallette was not interested.

Now, South Seaside Park, more than a half-hour away from Berkeley Township, where its tax dollars are sent, is attempting to merge with Seaside Park due to the tax inequity. Over the years, just one attempt to free island communities from their mainland masters has succeeded – with a single block, Bay Beach Way in the North Beach section of Toms River, successfully suing to become part of Lavallette.

Toms River fought hard to keep from losing the block, and would likely put up an even fiercer fight, along with Brick and Berkeley, to keep the barrier island communities, which generally consume few public resources but generate millions of dollars per year in tax revenue. After Toms River’s last revaluation, taxes on the island skyrocketed, leading to thousands of tax appeals to be filed as homeowners scrambled to afford the increase.

Then, there is the question of municipal services.

“The issues, and what needs to get done, on the entire barrier island is far different from the issues and needs on the mainland,” said Paul Jeffrey, president of the Ortley Beach Voters and Taxpayers Association.

For example, he said, Toms River’s fire companies do not respond to Ortley Beach; the township contracts with Seaside Heights.

Though Jeffrey said the community’s relationship with Toms River has become more positive since Sandy struck, high taxes driven by high island property values continue to be an issue weighing on families who are trying to maintain their homes.

“If you could imagine what our taxes would be without the Toms River school assessment, it would be a real shot in the arm,” said Jeffrey, who said the budget woes Toms River could experience could be dealt with at the state level.

Gusciora’s bill has no co-sponsors, no Senate companion bill, and has not been heard by the Assembly State and Local Government Committee, which would have to approve it in order for so much as a chance for it to be voted on in the full assembly. A Senate version would then need to go through the same process, and Gov. Chris Christie would have to sign it into law.



Spring is just around the corner and we are ready! For those of you who haven't been in the area recently, the work on Route 35 appears to be finished and that means that this year we can proceed with all of our landscaping plans.

First, we have contracted with Sponzilli Landscaping to landscape and install new plants on all of the Association's common property, including; all lagoon ends that are maintained by the Association; the south side of Tide Pond Road in front of the Association's fence; the property which extends approximately 7 feet in from the curb along the west side of Route 35 south (this is the section that received new stone when the road work was completed) and; the three sections of the flag pole islands located at Bay Lane between Route 35 north and south.

Once this is completed we have new signage identifying our community which will replace the old that was at our street ends and on the flag pole islands and, we will repair and extend the sprinkler system on all three of the flag pole islands. We have also re-contracted with For-Shore Weed Control for the season.

Lastly, with the help of our New Jersey State Representative, David W. Wolfe, we are continuing our talks with the Department of Transportation to obtain approval for the installation of a fence, similar to our fence on Tide Pond Road, that will run along the west side of Route 35 south. We are cautiously optimistic about our chances of getting this approval but have not yet been successful. We will also be installing the same fencing along the north and south ends of the flag pole islands running between Route 35 north and south.

These ambitious plans will help put our community back together after the ravages of Sandy. We hope you enjoy the results and that they make you proud to be a member of our beautiful community.



*Pete Schwarz, Trustee*  
*Landscaping Committee Chairperson*

**\*\*\* BRICK PHONE NUMBERS \*\*\***

**CRITICAL EMERGENCIES**

Police/Fire (Emergency)..... 911  
(Non-Emergency)..... 732-262-1100  
FIRE Pioneer Hose Co. (Non-Emergency)..... 732-262-1100  
FIRST AID Dover/Brick (Non-Emergency)..... 732-793-1334  
(The Fire Company and the First Aid Squad are volunteers who serve without pay for our benefit; please donate generously to their fund raising efforts)

Brick General Information Update..... 732-262-1000  
Brick Public Works..... 732-451-4061  
Brick Office of the Mayor..... 732-262-1050

**Complaint Numbers (for when talking to your neighbor has not resolved the situation)**

Marine State Police..... 732-899-5050  
Noise - Brick Police..... 732-262-1100

Illegal construction (any substantial construction requires a Building Permit which must be prominently displayed at the front of the house)

Brick Building Department..... 732-262-1027

NJ Department of Environment Protection for Illegal Bulkheading & Land Use Enforcement -  
Illegal Dumping **HOT LINE**..... 877-927-6337

**\*\*\* MSPOA OFFICERS & TRUSTEES \*\*\***

**Officers:**

H.L. Van Varick, President..... 732-899-7829  
305 Dory Lane  
Christopher Annese, Vice President..... 908-612-5710  
333 Bay Lane  
Vincent Brennan, Secretary..... 732-475-6611  
227 Ketch Road  
Jean O'Connell, Treasurer..... 908-432-6570  
324 Cutter Lane  
Thomas Palma,/Membership Secretary.....908-303-4716  
327 Cutter Lane

**Trustees:**

Tom Kelly..... 908-485-7591  
307 Barkentine Lane  
Anthony Polcari..... 201-650-0616  
321 Barkentine Lane  
Dominick J. Saccente..... 732-295-3183  
303 Bay Lane  
Pete Schwarz..... 908-838-6512  
228 Helm Road

***YOU MAY CALL ANY OFFICER OR TRUSTEE IF YOU HAVE A QUESTION OR PROBLEM. IF THEY DO NOT KNOW THE ANSWER, THEY WILL TRY TO GET AN ANSWER.***

## BLOCK CAPTAINS COMMITTEE

**PAUL APPIO, CHAIRPERSON**

305 Sloop Lane (732-295-4743)

e-mail: [pbarc117@yahoo.com](mailto:pbarc117@yahoo.com)

(973-563-6072) Cell

For each street in our Community, we have volunteers who help the Association by distributing information to the owners and letting the Board know about issues such as problems at properties on their assigned block.

Following is a list of those individuals, their contact information and the street they are responsible for. We are in need of someone for Periagua Lane Schooner Lane and Pointe Drive.

We are always in need of more Block Captains. If you are interested in helping out with these tasks, please contact me at the above number.

*Paul Appio*

<u>STREET</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE NO.</u>
Barkentine Lane	Noreen Kelly	307 Barkentine Lane	732-899-3145
Bay Lane	George Miller Mary Beth Carlucci	343 Bay Lane 325 Bay Lane	732-996-5273 732-714-8830
Brigantine Lane	Clare D'Addario Susan Tuohy	309 Brigantine Lane 316 Brigantine Lane	732-295-4850 908-872-0053
Buccaneer Way	Patricia Femia	207 Buccaneer Way	732-899-9106
Cove Drive	Sheila Whiting	312 Cove Drive	732-701-6961
Cutter Lane	JoAnn Russomanno Tom Palma	308 Cutter Lane 327 Cutter Lane	732-899-4340 732-892-7596
Dory Lane	Lyn Schafer	302 Dory Lane	732-714-7901
Dutchman's Point	Darnice Gennaro Gary Reska	317 Dutchman's Point 308 Dutchman's Point	732-295-2470 732-701-0082
Helm Road	Edie Schwarz	228 Helm Road	908-838-6512
Ketch Road	Joy Brennan	227 Ketch Road	732-892-4931
Periagua Lane	<b>OPEN</b>		
Pointe Drive	<b>OPEN</b>		
Schooner Lane	<b>OPEN</b>		
Sloop Lane	Paul Appio	305 Sloop Lane	732-295-4743
Tide Pond Road	Cheryl Mansfield Marilyn H. Van Varick	316 Tide Pond Road 305 Dory Lane	732-899-6656 732-899-7829
Valhalla Drive	Evelyn Kender	210 Valhalla Drive	732-714-8438
Wherry Lane	Cheryl Mansfield	316 Tide Pond Road	732-899-6656