

**PLANNING BOARD      BOROUGH OF BARNEGAT LIGHT      MARCH 27, 2012**

**CHAIRMAN, RICHARD MANOOKIAN** called the meeting to order and said that adequate notice of this meeting has been published and posted in accordance with requirements set forth in the New Jersey Open Public Meetings Act.

THE OATH OF OFFICE WAS ADMINISTERED to Lacey Brindley before the meeting.

**ROLL CALL: WELLINGTON, OROS, MANOOKIAN, PREISER, MIKULETZKY, BRINDLEY**  
**ABSENT: LARSON, PATTERSON, GUTOWSKI**

**Chairman Manookian** asked for a motion to approve the minutes of the April 26, 2011 meeting. Oros so moved, seconded by Preiser.

**MOTION: OROS**

**SECOND: PREISER**

**VOTE: AYES: WELLINGTON, OROS, MANOOKIAN, PREISER**

**NAYS: NONE**

**ABSTAIN: MIKULETZKY AND BRINDLEY**

**ABSENT: LARSON, PATTERSON, GUTOWSKI**

**Chairman Manookian** asked for a motion to approve the minutes of the January 24, 2012 Organization meeting. Oros so moved, seconded by Wellington.

**MOTION: OROS**

**SECOND: WELLINGTON**

**VOTE: AYES: WELLINGTON, OROS, MANOOKIAN, PREISER, MIKULETZKY**

**NAYS: NONE**

**ABSTAIN: BRINDLEY      ABSENT: LARSON, PATTERSON, GUTOWSKI**

**THE PLEDGE OF ALLEGIANCE FOLLOWED.**

**APPLICATION 2012-001 LARSON - MINOR SITE PLAN**

**Marc Spielberg** attorney for the applicant spoke and asked that the exhibits be marked. He submitted proof of service. Russ said application and proof of service is A-1, Site Plan, A-2, Architectural Plan A-3 and B-1 for Frank Little's letter. He stated the applicants are looking to have an addition to the building to have a take out pizzeria. The current seating for ice cream will be used if people want pizza and decide to sit. They are asking for a waiver to not put curbs in. Dan Malay was sworn in. His relationship with the property is that he and his wife are tenants of the ice cream parlor and that the owners are his in-laws. He agreed the plans were prepared at his request - site plan and architectural. He said they were looking to add an addition for pizza and the seats would serve both. The area where it is going to go is not currently used for parking. There are 31 seats at this time. Maximum seating is 42 and that will be put on the plan. He explained the current lighting and said at this time there is no additional lighting planned. They have been operating the parlor since 2009. There have been no issues with the exception of one light that was turned off because it was shining into a neighbor's bedroom.

The location of the dumpster will be added to the plan.

Al Oros asked that the cedar tree not be removed unless it is a problem. It adds to the character of the town. He would like to see a trash enclosure. He asked the hours of operation. They are currently 12 noon to 10:30pm and it will no doubt be the same. See the Zoning Officer for signage when you build. Mary Jane Preiser asked if there will be tables outside with umbrellas. Currently there are 2 tables on the porch. No tables or umbrellas on the extended porch. Dick Manookian wanted to know where they were going to put the dumpster. It will probably be on the west side.

On a motion by Al Oros, Seconded by Ed Wellington and carried by all the meeting was open to the public. John Patterson 605 Broadway was sworn in. He said he had a lot of questions. His property is adjacent to theirs. He said he understands if you change a footprint than all the new ordinances come into the property. He said he had to appeal here and at the county. He said he is assuming there will be that type of treatment with this. He mentioned paving. He said there is an issue with trash. He wants to know that there will be a concern about trash. He mentioned grading. He felt they had to look and grade the property out to the road. He said the corner sewer has never worked. (That is a County issue.) He said there was a lot of noise when it was the Carousel, but the parking issue was a problem. People parked in his lot on a Friday night. He is concerned about the lighting issue. He hopes they will comply like he had to do. He thinks this should be treated in the way that he was treated. He has concerns about safety issues. Are you going to fry, is there a gas stove. He said he doesn't know if all of those things have been looked over.

Attorney for the Board asked him who he was addressing all these questions too. Mr. Patterson said the board. Mr. Cherkos said the application has been reviewed by the Borough Engineer. Mr. Spielberg addressed all the issues in Frank Little's letter. All of our resolutions contain the same words, regarding outside agency approvals. There is no different issue here. Whatever we have to do we have to do was what Marc Spielberg said. Patterson mentioned a pooling issue in the back of the lot. Marc said the only impervious service is the building. Marc said at this point to get final approvals we may have to re grade the property. Dick Manookian said this wasn't a board problem. Russ disagreed and said it was something that the board must address. Mr. Patterson still continued to compare his property to this one. Al Oros said Mr. Patterson is talking about building issues. Mr. Patterson said he is trying to get the big picture.

There being no further comments from the public on a motion by Oros, seconded by Preiser the public session was closed.

Al Oros moved to approve, as stated by Russ, to not remove the Cedar tree, enclose the dumpster and check with all outside agency requirements and Preiser seconded same.

**MOTION: OROS**

**SECOND: PREISER**

**VOTE: AYES: WELLINGTON, OROS, MANOOKIAN, PREIDER, MIKULETZKY, BRINDLEY**

**NAYS: NONE**

**ABSENT: LARSON, GUTOWSKI, PATTERSON**

There being no further business before the board at this time, on a motion by Brindley the meeting was adjourned.

**GAIL J. WETMORE  
PLANNING BOARD SECRETARY**