

PLANNING BOARD BOROUGH OF BARNEGAT LIGHT October 22, 2013

Chairman Dick 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.

ROLL CALL: OROS, PATTERSON, MANOOKIAN, PREISER, LARSON, GUTOWSKI, MIKULETZKY

ABSENT: BRINDLEY

The Pledge of Allegiance followed.

THE CHAIRMAN asked for a motion to approve the minutes of August 27, 2013 meeting. Preiser so moved, seconded by Patterson.

MOTION: PREISER

SECOND: PATTERSON

VOTE: AYES: OROS, PATTERSON, MANOOKIAN, PREISER, MIKULETZKY

NAYS: NONE ABSTAIN: LARSON AND GUTOWSKI

ABSENT: BRINDLEY

Chairman Manookian said this is about rezoning the Coast Guard Property. He turned it over to our Tax Assessor Bernie Haney. Bernie thinks the problem is bigger than a single property. He thinks we could extend our RA Zone into GB and MC. If you look at the corner of lot 16 where it comes down to Broadway, it now has houses on it. It was once a store he said. If we make any changes everything is pre existing non conforming. Look at MC and GB. The market is in single family residential houses. Al Oros agrees with Bernie about single family homes. That keeps the ratables up in a town. We are a town and should be a town of single family and Marine Commercial. New people who buy in town are looking at it to protect the value of their single family homes. We want stores that are here, businesses whatever. Not detrimental to what's existing. MC is expanded as it is going to be. They are going to single family anyway. Is this something we can come up with tonight or revisit the Master Plan. Mayor Larson said the council wants to do something with the Coast Guard property. Make it all RA. Bernie said the Coast Guard lot is the last real piece of dirt we have in this town. He said you guys can draw any lines you want to draw. At the end of the day what do you see if the Borough does not get that piece of property. What do you envision there? Al said if it is RA 10 houses could go there. Do we want it to be a civic piece? It could be privately owned. Look at the entire business zone on that end of town. When you do your Master Plan review you may want to consider the properties we already own into a civic zone or conservation zone. This is for later. Jimmy Gutowski asked if the concern is what is to prevent someone from coming in and putting up condos. Bernie said you

can look at where that parcel is and what is going on around it. It is mostly houses on the other side of the street. Really look at it and decide what we need to do. Preiser asked if we are able to zone it for conversation. It takes the value away and you can't do anything there. There is really no value. It would no doubt end up in a court case. Coast Guard owns the land now. Mayor said make it RA - keep it simple. We are trying to straighten out that whole area. Mayor wants to open to public.

George Warr wants to rezone it conservation and said who will fight it? He doesn't think the Fed will fight it. There have already been people who have looked into bidding. Make it conservation you are devaluing it. Bernie's fear is it is Spot Zoning. Politically make inroads. The buyer will say they did that because they don't win the land. If we get it no harm no foul. Bob Ulacky, Planning Board Attorney said it would be tough for the Borough to defend. George said if we deal with that one property we will not have a problem at all. Mayor said since all RA around there he thinks it will be OK. Once sold people know they are buying it for single family homes. Ed Wellington asked about division of lots on the property in the Master Plan. We are looking at 12 or 13 lots. Argue not Spot Zoning. He is more in support of just the CG property. If we go further same pinch as with Dottie's ordinance. We are denying the people the right to use their property the way they bought it. He doesn't want to take anything away. John Alchus would love to have GB switched to RA. It would be increasing the value of his property. He wants the RA designation. There is at least one person who is running a business. Mayor said we are getting away from something. Where Wida's was those people want single family homes. Sarah Lambert of 16th Street spoke next. We need to look forward - what we want it to look like going forward. Keeping the way it is. Dottie said she agrees it is for the best of the Borough for the future. Not look at individual needs or pocketbooks. RA is the best use for ratable. Marlena Christenson asked what the RB Zone is Dick explains where and what it is. Ocean side is RB and it is determined by the size of the lot. 75 by 125 lot to build 2 family. Al said we can look up the lots tonight. He and Bernie will do so. Leave facing bay view MC and the rest of the Coast Guard Property RA. It is an odd shape on Bayview said Frank Mikuletzky. Al Oros told him there is no worry with that. We are now dealing with just the Coast Guard Property. Bernie and Al will figure it out after the meeting. Coast Guard did what they wanted. It was individual lots at the time of the original Master Plan. They made little changes on Bayview. Facing Bayview remain MC. The rest be RA. It is a compromise. The town drives the Zone. The Zone doesn't drive the town. We are redrawing the MC line.

Mayor wants this on the table for January first. Bernie recaps.

Council will amend the Land Use Ordinance. He said this board needs to have a public hearing. Whoever buys it can subdivide it. You can go to the Board of Adjustment and get a variance. Dottie likes cleaning up the map at some point. Not tonight. Public session was closed by a motion from Larson, seconded by Gutowski and carried by all.

Bernie thinks the PB has to have a public hearing. Notify any of the effected lots. Not within 200 feet. Specify by lot and block what lots you want to rezone. Let's stick with the Coast Guard Property. Preiser said it is 12 lots in the Master Plan so it would not be spot Zoning. Ulacky said it is questionable. Gutowski asked why we want to change it from MC to RA. Because multi family can be built in RA.

Bob Ulacky said we need a motion for what we want. This is just s recommendation to the council. Bernie said we will just draw it and give it to Gail to give to the council. Bayview will be MC and lots behind that RA. We are treating it as one lot right now said Al. Oros moved to send the recommendation to council, seconded by Preiser.

MOTION: OROS

SECOND: PREISER

VOTE: AYES: LARSON, GUTOWSKI, MANOOKIAN, MIKULETZKY, OROS, PATTERSON, PREISER

NAYS: NONE ABSTAIN: NONE ABSENT: BRINDLEY

So it goes to Governing Body and they will have a first reading on an Ordinance to make the changes. It will be sent back to Planning Board and they will have to notice. 10 days between. Notice for both at same time.

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

**GAIL J. WETMORE
PLANNING BOARD SECRETARY**