

PLANNING BOARD BOROUGH OF BARNEGAT LIGHT JANUARY 22, 2013

PLANNING BOARD SECRETARY, GAIL WETMORE 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 WELLINGTON AND MIKULETZKY by Attorney Russ Cherkos.

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

THE SECRETARY asked for nominations for Chairman and Vice Chairman of the Planning Board.

Chris Patterson nominated Dick Manookian as chair Ed Wellington seconded the nomination. Brindley nominated Janey Preiser for Vice Chair and Patterson seconded the nomination. Mikuletzky moved to appoint, seconded by Wellington.

MOTION: MIKULETZKY

SECOND: WELLINGTON

VOTE: AYES: WELLINGTON, PATTERSON, MIKULETZKY, BRINDLEY

**NAYS: NONE ABSTAIN: MANOOKIAN ABSENT: LARSON, OROS, GUTOWSKI
AND PREISER.**

THE MEETING WAS TURNED OVER TO CHAIRMAN MANOOKIAN

THE CHAIR asked for a motion to approve the minutes of April 24, 2012 and June 26, 2012 meetings. Brindley so moved, seconded by Wellington to approve the minutes.

MOTION: BRINDLEY

SECOND: WELLINGTON

VOTE: AYES: WELLINGTON, PATTERSON, MANOOKIAN, MIKULETZKY AND BRINDLEY

NAYS: NONE ABSTAIN: NONE

ABSENT: LARSON, OROS, GUTOWSKI AND PREISER

RESOLUTION 2013-01

**RESOLUTION OF THE PLANNING BOARD OF THE
BOROUGH OF BARNEGAT LIGHT, COUNTY OF
OCEAN, STATE OF NEW JERSEY, SETTING THE
TIME, DATE AND PLACE OF THE MEETINGS**

WHEREAS, the Planning Board of the Borough of Barnegat Light is a public body, which convenes regular meetings for the purpose of action on applications submitted to it pursuant to N.J.S.A. 40:55D-1, et. seq., and

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-6, et. seq.

mandates that the public be advised of all regular meeting dates; and

WHEREAS, the Board proposes to conduct regular meetings on the dates hereinafter specified with each meeting to be convened at 7:30pm at the Borough Hall, 10 East 7th Street, Barnegat Light, NJ 08006. (With the exception of December, when it will be on the third Tuesday due to holiday)

NOW THEREFORE BE IT RESOLVED, this 22nd day of January, 2013 as follows:

1. The board shall meet on the following dates:
February 26, March 26, April 23, May 28, June 25
July 23, August 27, September 24, October 22,
November 26, December 17 and Organization 2014 on
January 28, 2014.

The Meetings will take place at 7:30pm on the above mentioned dates, at the Borough Hall, 10 East 7th Street, Barnegat Light, NJ.

2. The notice shall be:

Prominently posted in at least one (1) place reserved for similar announcements. Mailed, telephoned telegraphed or hand delivered to at least two (2) newspapers, which newspapers shall be designated by the public body to receive such notices because they have the greatest likelihood of informing the public within the area of jurisdiction of the public body of such meetings. Filed with the Borough Clerk as well.

3. The notice mentioned in paragraph two (2) hereof is to be given within seven (7) days of the date.

4. Notwithstanding anything contained herein to the contrary, the Board may call special meetings upon giving at least 48 hours advance notice in the manner specified in paragraph two of this resolution.

DATED: JANUARY 22, 2013

MOTION: BRINDLEY

SECOND: PATTERSON

**VOTE: AYES: WELLINGTON, PATTERSON, MANOOKIAN, MIKULETZKY,
BRINDLEY**

NAYS: NONE

ABSENT: WELLINGTON, PATTERSON, MANOOKIAN, MIKULETZKY, BRINDLEY

ABSTAIN: NONE

RESOLUTION 13-002

**RESOLUTION OF THE BOROUGH OF BARNEGAT LIGHT, COUNTY
OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE
AWARDING OF A PROFESSIONAL SERVICES CONTRACT
WITHOUT COMPETITIVE BIDDING OR FAIR & OPEN
ADVERTISING**

- PLANNING BOARD ATTORNEY

WHEREAS, there exists a need for the services of a Planning Board Attorney for a one-year term; and

WHEREAS, the Borough of Barnegat Light has determined that its professional services contractors do not make reportable political contributions to municipal candidates so as to otherwise require fair and open contract advertising pursuant to the provisions of NJSA 19:44A-20.5; and

WHEREAS, the Borough Chief Financial Officer has determined and certified in writing that the value of its contract will not exceed \$17,500; and

WHEREAS, Russell Cherkos is qualified to hold the position of Planning Board Attorney in accordance with the Local Public Contracts Law, NJSA 40A:11-5(1)(a), and the NJ Campaign Contributions & Expenditures Reporting Act, NJSA 19:44A-20.5.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Barnegat Light, in the County of Ocean, State of New Jersey, as follows:

1. That Russell Cherkos, Esq., is hereby appointed Planning Board Attorney for the Borough of Barnegat Light for the year 2013. This contract for professional services is awarded without competitive bidding or advertising under the provisions of the Local Public Contracts Law and the NJ Campaign Contributions & Expenditures Reporting Act.

2. That the Determination of Value shall be placed on file with this resolution.

3. That a certificate of availability of funds executed by the Chief Financial Officer is annexed hereto. The following are the line item appropriations or ordinances which constitute the availability of funds for this contract:

Temporary Budget Planning Board O and E

4. That a Notice of Contract Award shall be published in accordance with NJSA 40A:11-5(1)(a).

5. That certified copies of this resolution shall be forwarded to Russell Cherkos, Esq., and the Borough Treasurer.

DATED: JANUARY 22, 2013

MOTION: MIKULETZKY

SECOND: BRINDLEY

VOTE: AYES: WELLINGTON, PATTERSON, MANOOKIAN, MIKULETZKY AND BRINDLEY

NAYS: NONE

ABSENT: LARSON, OROS, GUTOWSKI, AND PREISER ABSTAIN: NONE

RESOLUTION 13-003

RESOLUTION OF THE BOROUGH OF BARNEGAT LIGHT, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE AWARDING OF A PROFESSIONAL SERVICES CONTRACT WITHOUT COMPETITIVE BIDDING OR FAIR & OPEN ADVERTISING

- PLANNING BOARD ENGINEER

WHEREAS, there exists a need for the services of a Planning Board Engineer for a one-year term; and

WHEREAS, the Borough of Barnegat Light has determined that its professional services contractors do not make reportable political contributions to municipal candidates so as to otherwise require fair and open contract advertising pursuant to the provisions of NJSA 19:44A-20.5; and

WHEREAS, the Borough Chief Financial Officer has determined and certified in writing that the value of its contract will not exceed \$17,500; and

WHEREAS, Frank Little, Jr. is qualified to hold the position of Planning Board Engineer in accordance with the Local Public Contracts Law, NJSA 40A:11-5(1)(a), and the NJ Campaign Contributions & Expenditures Reporting Act, NJSA 19:44A-20.5.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Barnegat Light, in the County of Ocean, State of New Jersey, as follows:

1. That Frank Little, Jr., is hereby appointed Planning Board Engineer for the Borough of Barnegat Light for the year 2013. This contract for professional services is awarded without competitive bidding or advertising under the provisions of the Local Public Contracts Law and the NJ Campaign Contributions & Expenditures Reporting Act.

2. That the Determination of Value shall be placed on file with this resolution.

3. That a certificate of availability of funds executed by the Chief Financial Officer is annexed hereto. The following are the line item appropriations or ordinances which constitute the availability of funds for this contract:

Temporary Budget Engineering Services O and E

(a). 4. That a Notice of Contract Award shall be published in accordance with NJSA 40A:11-5(1)

5. That certified copies of this resolution shall be forwarded to Frank Little, Jr., and the Borough Treasurer.

DATED: JANUARY 22, 2013

MOTION: WELLINGTON

SECOND: MIKULETZKY

**VOTE: AYES: WELLINGTON, PATTERSON, MANOOKIAN, MIKULETZKY,
BRINDLEY**

NAYS: NONE

ABSENT: LARSON, OROS, GUTOWSKI AND PREISER

ABSTAIN: NONE

Frank Mikuletzky said council wanted some input on parking for a miniature golf course at 6th Street. Frank little joined the members at the table. Russ explained the letter that Terry Brady had written to Gail. The Ordinance has not been adopted yet. Normally it would have been passed on first reading before coming to the Planning Board, but council wanted some input on parking before doing so. Russ went over the items that now will be allowed under the current ordinances. Russ Cherkos said he didn't have a clue on parking requirements and recommended we get Frank little involved. Frank little gave his opinion on same. He said some golf courses call for one parking space for each hole. Several that he has seen on the Island have little or no parking spaces on site. After some discussion it was thought that one space for each 3 holes would be appropriate. It depends on where this is in town. You could say let them park on the street. Lacey Brindley did not think we need 18 spaces. She feels any business is a bonus. She doesn't know if she can vote because maybe she has a bias. She said her in-laws are owners of the property. Frank Mikuletzky said they wouldn't own it when the golf course was being built. Russ said that did not matter, her vote still is not a good idea. Dick Manookian said we are changing this ordinance because someone wants to build a golf course? Frank little said the course in Surf City is handicap accessible. If that is required we need at least a handicap space. Gail said the new owners would have to come to the planning board for a site plan. Russ further explained that the ordinance will come back to the Planning Board after first reading and at that time the board would look at it and decide if it is consistent with our Master Plan and send their comments back to the board and it would have to have a second reading before it becomes a permitted use. The applicant could also go before the Zoning Board and ask for a variance. Ed Wellington asked if everyone had a copy of the diagram from Al Oros. It is a rough drawing. It allows for 6 parking spaces. He mentioned lighting, and Russ said that would be addressed later. This is a request by the Governing Body for their opinion of the Ordinance and parking requirements. They can do whatever they want but must ask for the Board's opinion.

Ed Wellington asked about parking for the other things they are removing from the ordinance. These are already covered in our current ordinances. Russ asked if there was any consensus. Lacey thought it

would be wonderful looking out over the bay. Frank said he thought you do need some onsite parking. He showed everyone where the GB zone is located. Lacey asked who drew this up. It was Al Oros at the Mayor's request. It is not official. Ed Welling thought there was a good bit of street parking in this area. He asked what would happen if someone knocked down the bank building and put up a golf course. Russ put together a motion regarding the parking requirements. Chairman Manookian asked for a motion such as Russ had suggested. Patterson made a motion that there should be a parking space for every 3 holes. This was seconded by Wellington.

MOTION: PATTERSON

SECOND: WELLINGTON

VOTE: AYES: WELLINGTON, PATTERSON, MANOOKIAN, MIKULETZKY, BRINDLEY

NAYS: NONE

ABSENT: LARSON, OROS, GUKTOWSKI AND PREISER

ABSTAIN: NONE

Russ explained that we do not have to do the Master Plan review for 10 years now, not 6. It was decided to wait four more years.

On a motion by Patterson, seconded by Wellington and carried by all the meeting was opened to the public. Mr. Gus Brindley said he just wanted to mention that there is a lot of parking available in Light House Marina. Everyone else uses it. Tom Stiles has no objection to a golf course. He asked about parking and also asked about bathrooms. Gail said that is not up for discussion tonight. He also asked about contaminated soil in that area. That was taken care of several years ago. Site plan issues will be discussed by the board when an application is before the board. The public portion was closed.

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

**GAIL J. WETMORE
PLANNING BOARD SECRETARY**