

PLANNING BOARD BOROUGH OF BARNEGAT LIGHT APRIL 26, 2011

VICE CHAIRMAN MARY JANE PREISER 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: WELLINGTON, OROS, PREISER, PATTERSON, GUTOWSKI, VOSS
ABSENT: LARSON, BRINDLEY, MANOOKIAN

THE PLEDGE OF ALLEGIANCE FOLLOWED.

THE CHAIR asked for a motion to approve the minutes of February 22, 2011 meeting. Oros so moved, seconded by Patterson to approve the minutes.

MOTION: OROS

SECOND: PATTERSON

VOTE: AYES: WELLINGTON, OROS, PATTERSON, PREISER, VOSS, GUTOWSKI

NAYS: NONE ABSTAIN: NONE

ABSENT: LARSON, BRINDLEY, MANOOKIAN

APPLICATION 2011-01 Cox Major Sub Division

James Ratican introduced himself and recapped last time they were here. He explained about the parking on the marina site and said they had all the parking required for the operation. 72 parking spaces could fit on the marina site. There are 48 boat slips. He mentioned the 15 by 15 site triangle and they have a new plan that moved the parking out of the site triangle and they still have the required 72 spaces. He gave Frank Little a copy of the plan. James Brzozowski from Horn Tyson and Yoder was sworn in and his credentials were accepted. He explained that they are proposing to divide the subject property into 4 residential lots. Each of the 4 lots are conforming in lot area and each will have a single family home. No variances. Cafra permit be marked A3. Revision date on parking layout is 4/26/11. Original plan is A4. A5 copy of revision. He explained what kind of parking spaces they are. James Ratican went over the points in Frank Little's letter one by one. He had no further questions for Mr. Brzozowski. Al Oros had questions regarding the Cafra permit and changes that have since been made. Al said there were 2 in 09 and one in 10. He said all changes had been submitted to state. Russ explained. He said the final plat will have the CAFRA stamp. Frank said we will need some kind of letter from Cafra explaining the changes. Al asked about the monuments. They will be put in place. Jane asked about the drainage - being that Bayview Avenue floods. They said lots will be graded so that they drain toward the bay. The lots are not bulk headed bay front lots. There is vegetation to the west of the property that will remain that way. Jim Gutowski asked about a storm water plan.

On a motion by Gutowski, seconded by Wellington and carried by all the meeting was open to the public. Renee Holzworth was the first to speak. She was sworn in. She asked how it is zoned. Marine Commercial. She said she bought her home many years ago to continue a

marine commercial business. She is concerned about the value of her home. Now she has a bay view. Anna Grimste was sworn in next. She had a question about the marina itself. The marina has been there before zoning. They can no longer continue undisturbed. They now have to come for a site plan approval. Any approval given tonight can't be final without site plan approval. Russ explained the 3 ways the board could proceed tonight. They could not approve. They could approve it and not think about the marina. They could approve preliminary only tonight. It protects the applicant. Robert Holzwarth was sworn in next. He had a concern with the parking if a head boat decided to be there. Or smaller little charter boats - where would all the parking be. Concern is property value and environmental stuff. There is a lot of land there that is very soft. It is all not hard packed gravel. What if they close the marina. Lacey Brindley 1404 Bayview Avenue. She asked what are we doing with the Open Space money. That is not the planning board's job. She should speak to the borough council. James Brindley was sworn in next. He agreed with Robert Holzwarth about the head boat, etc. Could you prohibit passenger boats from being there? Are these going to be considered water front lots asked Robert Holzwarth when he came up to speak again. The lots are land locked lots. Buyers will have ownership to the mean high water line. There is no public access on the property. Robert said he hates to see another marine business go away. The Cafra permit says in order to subdivide and have 4 buildable lots the marina must stay. Anna Grimste came up again. She is at 1408 Bayview. It is hard for her to imagine the houses there. On a motion by Oros, seconded by Patterson and carried by all the public session was closed.

Jane Preiser said she had one other comment. She said there is nothing to stop those people from making paths to the bay. There is nothing to prohibit someone from walking across wetlands. Disturbing it is not permitted by the current Cafra permit. Jim Gutowski asked several questions regarding the order of things. Fred Voss asked if it is public lands. The properties go to the mean high water line. Al said our ordinance says drain to the street. He would rather see drainage go into an inlet. The attorney for the applicant made a very brief closing statement. He felt it could be approved tonight. He said there is a 4th option - grant preliminary and final approval pending the site plan approval. He said this property is not open space. He did re notice for this meeting.

Jane asked for a motion. Wellington moved to approve preliminary subject to no final until site plan get final approval and speak with our engineer regarding drainage. Gutowski seconded.

Fred Voss asked can that be withdrawn if we find out something later. No and it is only preliminary approval.

MOTION: WELLINGTON

SECOND: GUTOWSKI

VOTE: AYES: WELLINGTON, OROS, PATTERSON, PREISER, VOSS, GUTOWSKI

NAYS: NONE

ABSENT: MANOOKIAN, LARSON, BRINDLEY ABSTAIN: NONE

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

GAIL J. WETMORE
PLANNING BOARD SECRETARY