

**ZONING BOARD OF ADJUSTMENT, BARNEGAT LIGHT JANUARY 09,
2012**

THE MEETING OF THE ZONING BOARD OF ADJUSTMENT was called to order at 7:30pm by Secretary, Nancy Manookian, who stated that the notice of this meeting has been published and posted in accordance with requirements set forth in the New Jersey Open Public Meetings Act.

The Pledge of Allegiance followed.

**The oath of office was administered to: THOMAS STILES,
AND JANE O'BRIEN**

**ROLL CALL: SPARK, CAFFREY, STILES, STOKES,
KUHLMAN, O'BRIEN,**

ABSENT: WASHBURN, NOVAK, WARK

Alternate O'Brien was asked to be seated for tonight's meeting.

NOMINATIONS FOR CHAIRMAN

On a motion made by Mr. Stokes and seconded Mr. Stiles, Nancy Spark was nominated for

Chairperson. No other nominations were forthcoming and nominations were closed

MOTION: STOKES

SECOND: STILES

**VOTE: AYES: STOKES, KUHLMAN, STILES,
CAFFREY, O'BRIEN**

NAYS: NONE

**ABSENT: NOVAK , WARK, WASHBURN
ABSTAIN: SPARK**

NOMINATIONS FOR VICE CHAIRMAN

On a motion made by Mr. Caffrey and seconded by Mr. Stokes,
Kevin Wark was nominated for

Vice Chairman. No other nominations were forthcoming and
nominations were closed.

MOTION: CAFFREY

SECOND: STOKES

**VOTE: AYES: STOKES, KUHLMAN, STILES, SPARK,
O'BRIEN, CAFFREY**

**NAYS: NONE ABSENT: NOVAK ,
WARK, WASHBURN**

ABSTAIN: NONE

SETTING THE DATE & TIME FOR MEETINGS

On a motion made by Mr. Kuhlman and seconded by Mr. Stokes,
the meetings will be the

second Monday, unless a holiday, then the third Monday at
7:30pm, as previously held.

MOTION: KUHLMAN

SECOND: STOKES

**VOTE: AYES: STOKES, KUHLMAN, STILES, SPARK,
CAFFREY, O'BRIEN**

**NAYS: NONE ABSENT: NOVAK, WARK,
WASHBURN**

ABSTAIN: NONE

ZONING BOARD ATTORNEY 2012

The Secretary advised the Board the Mr. Stuart Snyder, Esq. was again interested in

serving as Board Attorney. All agreed that Mr. Snyder continues to do a great job representing

the Zoning Board. Mr. Stokes moved to retain Mr. Snyder, Esq. seconded by

Mr. Stiles.

MOTION: STOKES

SECOND: STILES

VOTE: AYES: STOKES, KUHLMAN, STILES, SPARK, O'BRIEN, CAFFREY

NAYS: NONE ABSENT: NOVAK, WARK, WASHBURN

ABSTAIN: NONE

ZONING BOARD ENGINEER FOR 2012

The Secretary advised the Board that Mr. Frank Little was interested as serving as Zoning Board

Engineer. After brief discussion Mr. Stiles made a motion that was seconded by Mr. Stokes and

Owen, Little & Associates was retained.

MOTION: STILES

SECOND: STOKES

**VOTE: AYES: STOKES, KUHLMAN, STILES, SPARK, CAFFREY,
O'BRIEN**

**NAYS: NONE ABSENT: NOVAK WARK,
WASHBURN**

ABSTAIN: NONE

RESOLUTION ZB 11-02

AITCHESON

THIS RESOLUTION memorialized the action taken by the Board at the December meeting. This

Application was approved. Chairman, Nancy Spark asked the board members if they had reviewed

this resolution. All indicated that they had. Mr. Stiles moved to approve the resolution, seconded by

Mr. Stokes.

MOTION: STILES

SECOND: STOKES

**AYES: STILES, SPARK, KUHLMAN, STOKES,
O'BRIEN, CAFFREY**

**NAYS: NONE ABSTAIN: ABSENT:
WASHBURN, WARK, STOKES**

APPLICATION ZB 12 -01

MANIEZ

Marc Spielberg, the applicant's attorney, introduced himself. The board secretary confirmed that

all required proofs were in good order. Also introduced as evidence was the application, A-1,

a survey A-2, and architectural, A-3. He then explained the need for the variances and how

having a roof and screening would make this space more usable. Douglas Barber stated his

credentials as an architect and was approved. He reviewed the proposed roof and screening and

setbacks. Just the front portion of the deck will be enclosed. Semi-transparent screening will have

a minimal impact. Three photos were entered as exhibits. Other improvements that don't require

variances were mentioned.

The 16" overhang was discussed. This increases the non-conformity. It was suggested that a

smaller or no overhang be used. The board said that setback variances are a concern as well as site

lines. Board Attorney, Mr. Snyder, asked what the clients would want. A 6" overhang and a 2"

overhang was suggested. Mr. Spielberg said that a smaller overhang is not a make it or break it

situation for the applicant.

The applicant, Mr. Maniez, was sworn in and gave testimony. This is not additional living space.

They are only screening in existing deck space. This will help with the bugs and they will benefit

from being outside. There will be no air conditioning or heat. Seven photos were entered and marked as

exhibits A-5, A to G. The Board reviewed the photos. The overhang was discussed. Mr. Stiles

asked about accepting a 2" overhang. Mr. Kuhlman would like to see a 6" overhang.

Ms. O'Brien moved to open the meeting to public comment. This was seconded by Mr. Kuhlman

and concurred by all. Jim Perko gave testimony that, as a neighbor, he had no objections to this

variance and that he would like to see a 6" up to a 10" overhang. Geraldine Perko gave testimony

regarding other set backs on the street. Dave Bossi testified that this is an odd street. There are

very old, odd, and interesting houses on this street. An over hang should fit the house. There being

no further comments from the public, Ms. O'Brien moved to close the public portion of this

hearing. This was seconded by Mr. Stiles and concurred by all.

There was brief discussion. Mr. Kuhlman moved to approve this variance application with a 6"

overhang. This was seconded by Mr. Stiles and concurred by all.

MOTION: KUHLMAN

SECOND: STILES

**AYES: STILES, KUHLMAN, SPARK, CAFFREY,
STOKES, O'BRIEN**

**NAYS: ABSTAIN: NONE ABSENT: WASHBURN,
NOVAK, WARK**

OTHER BUSINESS: The Annual Zoning Applications and Appeals summary was passed out and reviewed. On a motion made by Mr. Stiles, seconded by Mr. Kuhlman and concurred by all, the summary was adopted.

MOTION: STILES

SECOND: KUHLMAN

VOTE: AYES: STOKES, KUHLMAN, STILES, SPARK, CAFFREY,

O'BRIEN

NAYS: NONE ABSENT: NOVAK , WASHBURN, WARK

ABSTAIN: NONE

Nancy Manookian, Board Secretary, said that she would be resigning. The Board thanked her for her years of service and accepted her resignation.

OPEN PUBLIC SESSION: NONE

THERE BEING NO FURTHER BUSINESS BEFORE THE ZONING BOARD OF ADJUSTMENT, ON A MOTION MADE BY MR. STILES, THE MEETING WAS ADJOURNED.

Nancy A. Manookian, Board Secretary