

**PLANNING BOARD OF ADJUSTMENT
BARNEGAT LIGHT
JANUARY 18, 2023**

THE PLANNING BOARD MEETING was called to order at 5:00pm by Board Secretary Cecile Hodgson who stated that 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.

ROLL CALL OF MEMBERS

ROLL CALL: Larson, Gutowski, Washburn, Mikuletzky, Manookian, Patterson, Sulock
ABSENT: None

Also present was board secretary, Cecile Hodgson and Board Attorney, Joe Coronato.

NOMINATIONS FOR CHAIRPERSON

AT THIS TIME, the Board Attorney asked for nominations for Chairperson. A nomination made by Mayor Larson, for James Gutowski as Chairperson and seconded by Richard Manookian. No other nominations were forthcoming and nominations were closed

MOTION: Kirk Larson

SECOND: Richard Manookian

VOTE: AYES: Larson, Gutowski, Washburn, Mikuletzky, Manookian, Patterson, Sulock

ABSTAIN: Gutowski

NAYS: NONE ABSENT: NONE

NOMINATIONS FOR VICE CHAIRPERSON

AT THIS TIME, Chairman Gutowski asked for nominations for Vice Chairperson. A nomination made by Jeffrey Washburn for Richard Manookian as Vice Chairperson and seconded by Chris Patterson. No other nominations were forthcoming and nominations were closed.

MOTION: Jeffrey Washburn

SECOND: Chris Patterson

VOTE: AYES: Larson, Gutowski, Washburn, Mikuletzky, Manookian, Patterson, Sulock

ABSTAIN: Richard Manookian

NAYS: NONE ABSENT: NONE

MINUTES OF DECEMBER 21, 2022 MEETING

AT THIS TIME, Chairman Gutowski asked for a motion to approve the minutes of the December 21, 2022 meeting.

MOTION: Mayor Larson

SECOND: Jeffrey Washburn

VOTE: Larson, Gutowski, Washburn, Mikuletzky, Manookian, Patterson, Sulock

ABSTAIN: NONE

NAYS: NONE ABSENT: NONE

RESOLUTION 2023-01

**RESOLUTION OF THE PLANNING BOARD OF THE
BOROUGH OF BARNEGAT LIGHT, COUNTY OF
OCEAN, STATE OF NEW JERSEY, SETTING THE
TIME, DATE, PLACE AND AD PLACEMENT 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 5:00pm at the Borough of Barnegat Light 10 East 7th St., Barnegat Light, NJ 08006.

NOW THEREFORE BE IT RESOLVED, this 18TH day of January 2023 as follows:

1. The board shall meet on the following dates:
February 15, March 15, April 19, May 17, June 21,
July 19, August 16, September 20, October 18,
November 15, December 20, 2023 and Organization on January 17, 2024.

The Meetings will take place at 5:00pm on the above-mentioned dates, at the Borough of Barnegat Light, 10 East 7th St., Barnegat Light, NJ.

2. The notice shall be:

Prominently posted in at least one (1) place reserved for similar announcements. Mailed, telephoned or hand delivered to at least two (2) newspapers, Asbury Park Press and Beach Haven Times 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 18, 2023

MOTION: Washburn

SECOND: Mikuletzky

VOTE: AYES: All in favor

NAYS:

ABSTAIN:

ABSENT:

Cecile Hodgson
Planning Board Secretary

RESOLUTION 2023-02

**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, that the value of this contract will not exceed the amount that the Borough Chief Financial Officer has determined and certified in writing; and

WHEREAS, Joseph D. Coronato Sr. Esquire of Coronato Law 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. Joseph D. Coronato Sr. Esquire of Coronato Law is hereby appointed Planning Board Attorney for the Borough of Barnegat Light for the year 2023. 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 Joseph Coronato, Esquire and the Borough Treasurer.

DATED: JANUARY 18, 2023

MOTION: Larson

SECOND: Washburn

VOTE: AYES: All in favor

NAYS:

ABSTAIN:

ABSENT

Cecile Hodgson
Planning Board Secretary

RESOLUTION 2023-03

**RESOLUTION OF THE BOROUGH OF BARNEGAT LIGHT,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
AUTHORIZING THE AWARDED OF A PROFESSIONAL
SERVICES CONTRACT WITHOUT COMPETITIVE BIDDING
OR FAIR & OPEN ADVERTISING -PLANNING BOARD
ENGINEER & PROFESSIONAL PLANNER**

WHEREAS, there exists a need for the services of a Planning Board Engineer and Professional Planner 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, that the value of this contract will not exceed the amount that the Borough Chief Financial Officer has determined and certified in writing; and

WHEREAS, Frank Little, Jr. of the firm Owen Little & Associates is qualified to hold the position of Planning Board Engineer and Professional Planner 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., of the firm Owen Little & Associates is hereby appointed Planning Board Engineer and Professional Planner for the Borough of Barnegat Light for the year 2023. 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 items appropriations or ordinances which constitute the availability of funds for this contract:

Temporary Budget Engineering Services 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 Frank Little, Jr., and the Borough Treasurer.

DATED: JANUARY 18, 2023

MOTION: Larson

SECOND: Washburn

VOTE: AYES: All in favor

NAYS:

ABSTAIN:

ABSENT:

Cecile Hodgson
Planning Board Secretary

OLD BUSINESS

AT THIS TIME, Chairman Gutowski turned discussion of the status of the multifamily over to Joe Coronato.

Joe Coronato explained that a subcommittee had been formed following the previous meeting and met with Frank Little the first week in January. The Subcommittee asked Frank Little to devise a report about some of the issues and zoning that might influence a final decision. He explained that a final recommendation by the subcommittee would likely take place at the March meeting. He also suggested that once the subcommittee makes a recommendation and Frank Little submits a report that these items be placed on the website so that the public may be able to access them.

AT THIS TIME, Chairman Gutowski asked for a motion to open to the public.

MOTION: Mayor Larson

SECOND: Richard Manookian

Councilwoman Dottie Reynolds approached the board and expressed her concerns about hotels. Mr. Coronato assured her that this issue included hotels in the discussion.

Tim Brindley of 1404 Bayview asked if the town currently had a masterplan. Joe Coronato assured Brindley that yes, the town did have a master plan as it is required.

Tracy Cameron approached the board and asked if it would be possible to get a moratorium on new multifamily dwellings until the master plan is approved. Mr. Coronato responded that this would not be possible.

Connie Higgins of 10 East 11th approached the board and asked about someone purchasing property that has the potential to become a multifamily dwelling. Ms. Higgins asked about how the timeline of the master plan changes may affect this sort of purchase. Mr. Coronato explained that it would depend on the end date of each independent project.

Kereth Creon approached the board and asked how the subcommittee will come to a criterion of any kind when determining changes to the master plan. Mr. Coronato responded that the subcommittee has expressed their concerns to Frank Little and he is writing a report based on their concerns.

Members from the public expressed their concerns about overbuilding and the increase in the size of homes. Joe Coronato explained that this could be controlled by changing setback standards as well as lot coverage standards.

AT THIS TIME, Chairman Gutowski asked for a motion to close to the public.

MOTION: Mayor Larson

SECOND: Richard Manookian

Jeffrey Washburn explained that Barnegat Light currently has good conservative setbacks as well as exceptional land use coverage, which is why the town has not exploded with large properties like the ones that have been built in neighboring towns. He explained that some of the fears that the public has with regards to this issue should be lessened in that the town has strict standards put in place.

AT THIS TIME, Chairman Gutowski asked for a motion to adjourn.

MOTION: Mayor Larson

SECOND: Jeffrey Washburn