

**PLANNING BOARD OF ADJUSTMENT
BARNEGAT LIGHT
FEBRUARY 15, 2023**

THE PLANNING BOARD MEETING was called to order at 5:00pm by Chairman Gutowski 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: Manookian, Gutowski, Mescolotto, Snieckus, Sulock, Patterson, Mikuletzky, Washburn, Larson

ABSENT: None

Also present, Board attorney Joe Coronato, Board Engineer Frank Little and Secretary Cecile Hodgson

MINUTES OF JANUARY 18, 2023 MEETING

AT THIS TIME, Chairman Gutowski asked for a motion to approve the minutes of the January 18th 2023 meeting.

MOTION: Washburn

SECOND: Larson

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

ABSTAIN: None

NAYS: None **ABSENT:** None

OLD BUSINESS: DISCUSSION OF MULTI-FAMILY STRUCTURES

Frank Little explained that the subcommittee met a few times and they had looked at the master plan. They found that the Master Plan stated that the town should limit multi-Family housing when appropriate. As a result of this excerpt, the subcommittee analyzed requirements for existing single and multifamily zones. Following their analysis, the subcommittee would like to suggest to council that the front setback be increased to 35ft. Frank Little also explained that the subcommittee did not feel it was necessary to eliminate multi-family uses entirely in that there are already adequate restrictions in place.

Chairman Gutowski opened to the board.

AT THIS TIME, Jeffrey Washburn made a motion to make a recommendation to council to increase the front setback to 35ft from 25ft on multi-Family units.

MOTION: Washburn

SECOND: Manookian

Mr. Washburn explained that the town is very protected with the current setbacks and restrictions and stated that this is the best and most effective recommendation that the board can make. Washburn stated that the forefathers did a really great job in adopting ordinances that would prevent major building. Discussion by the board concluded.

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

MOTION: Manookian

SECOND: Mikuletzky

Tim Brindley was sworn in and asked if this new rule would apply to restaurants or mixed use properties. Joe Coronato answered that this would not apply to mixed use or restaurants, only multi-family.

Betsey Aras was sworn in. Aras asked if Jens Links was marine commercial. Washburn explained that it is commercial and partially marine commercial and would have to comply with this new setback ordinance.

Councilwoman Dorothy Reynolds was sworn in and asked if something like the Surf City Hotel could be built in Barnegat Light. Frank Little explained that height restrictions in Barnegat Light are 30ft, which is the lowest on the island so it would be quite difficult to build a structure like the Surf City Hotel. Councilwoman Reynolds asked if something like North Light Condominiums could be built with these proposed restrictions. Frank Little responded that yes, this would be possible.

Councilwoman Maryellen Foley was sworn in and asked that if the one hundred room liquor license restriction were to go away, would it effect the committee's recommendation to council. Washburn responded that the committee has to go off how the law is currently written and thus this would not affect the committee's recommendation.

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

MOTION: Manookian

SECOND: Mikuletzky

AT THIS TIME, Chairman Gutowski asked for a vote on the motion previously made to make a recommendation to council to increase the front setback to 35ft from 25ft on multi-Family units.

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

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

MOTION: Mikuletzky

SECOND: Washburn

ALL IN FAVOR.

Cecile Hodgson
Planning Board Secretary