

**PLANNING BOARD OF ADJUSTMENT
BARNEGAT LIGHT
JUNE 21, 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, Snieckus, Sulock, Patterson, Washburn, Larson

ABSENT: Mikuletzky, Mescolotto

Also present Secretary Cecile Hodgson

Board attorney Joe Coronato was not present

MINUTES OF MAY 17, 2023 MEETING

AT THIS TIME, Chairman Gutowski asked for a motion to approve the minutes of the May 17, 2023 meeting.

MOTION: Washburn

SECOND: Manookian

VOTE: Manookian, Gutowski, Snieckus, Patterson, Washburn, Larson

ABSTAIN: None

NAYS: None

ABSENT: Mikuletzky, Mescolotto

**MEMORIALIZE RESOLUTION 2023-04
APPLICATION 2023-01
SEVENTH ST. LLC**

AT THIS TIME, Chairman Gutowski asked for a motion to memorialize resolution 2023-04, Application 2023-01, Seventh St. LLC

MOTION: Washburn

SECOND: Patterson

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

ABSTAIN: None

NAYS: None

ABSENT: Mikuletzky, Mescolotto

**RESOLUTION OF APPROVAL 2023-04
PLANNING BOARD, BOROUGH OF BARNEGAT LIGHT**

WHEREAS an application has been made by **SEVENTH STREET, LLC**, for an administrative approval for continued outdoor dining pursuant to the Senate Bill 2364 & Senate Bill 3340 signed by the Governor allowing outside dining as a result of the Covid emergency until the end

of November 2024. The Applicant operates Kubel's Bar and Restaurant located at **BLOCK 14, LOTS 29,33,34, &35**, as set forth on the Tax Maps of the Borough of Barnegat Light; and

WHEREAS, the Planning Board, after carefully considering the testimony presented by the Applicant Michelle Egan owner/ manager and their attorney James Raban, Esq. at public meeting held on May 17, 2023, the Board hereby makes the following findings of fact with conditions:

1. The applicant has a proprietary interest in the property.
2. The applicant and the Barnegat Light Borough Planning Board agree that outdoor dining shall be extended for this site until November 30, 2023. The Applicant can come back before the Board and seek an additional 1-year extension for outdoor dining to November 30, 2024. The Barnegat Light Planning Board will consider that request at that time.
3. The approval of outdoor dining is conditioned upon the following:
 - a. The three tables that are currently located on the 7th street right of way must be removed. No tables will be placed in the Borough's right of way.
 - b. No outdoor seating will be permitted after 9 PM
 - c. The applicant will establish parking on the westerly side of the property and add some additional parking on the south side of the property to accommodate some of the lost parking on the site.
 - d. The applicant will remove the three tables next to the tent area and no bar inside the tent is permitted.
 - e. The applicant will have the temporary tent inspected by the Borough's construction department and fire department to eliminate any safety concerns.
4. The applicant indicates that there is seating for 145 patrons in the interior of the restaurant and seating for 50 on the deck area and 50 in the tent. The applicant indicates 30 employees would work per shift with the tent.

NOW, THEREFORE, BE IT RESOLVED, by the Barnegat Light Planning Board that the application for administrative approval to allow outdoor dining at Kubel's Bar and Restaurant is approved.

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the applicant, the Building Department, and the Township Clerk by the Planning Board secretary.

BE IT FURTHER RESOLVED that the applicant shall cause notification of this favorable Resolution to be published in an official newspaper of the Borough of Barnegat Light.

James Gutowski, Board Chair

I, Cece Hodgson, Secretary of the Barnegat Light Planning Board, certify that the foregoing Resolution of Administrative Approval was duly adopted at a meeting held on June 21, 2023, memorializing the vote of the Barnegat Light Planning Board at a meeting previously held on May 17, 2023, a quorum being present and voting in the majority.

CECE HODGSON, BOARD SECRETARY

NEW BUSINESS

AT THIS TIME, Chairman Gutowski asked if there was any other business.

There was discussion by the board about possibly limiting the size of construction for single family homes in Barnegat Light. Gutowski asked if there is a limit on square footage for residential. Washburn confirmed that the square footage limit is 35% of one lot, if there are five lots, owners are entitled to build 35% across those lots. The board discussed possibly limiting the number of lots to be adjoined.

Chairman Gutowski brought up the recommendation that was made to council in February in regards to multi-family construction. He asked if council has responded to their recommendation. Mayor Larson explained that council has been presented with the material but there has been no official discussion.

Washburn notified the board that he had granted a temporary fence permit for one year to Jen's Links Golf Course. He said it will be readdressed in the Spring and may have to come before the planning board for parking. Washburn explained that there has been one complaint about sound but no complaints about parking.

AT THIS TIME, there being no further business, Chairman Gutowski asked for a motion to adjourn.

MOTION: Larson

SECOND: Manookian

ALL IN FAVOR.