

**ZONING BOARD OF ADJUSTMENT
BARNEGAT LIGHT
JUNE 12, 2023**

THE MEETING OF THE ZONING BOARD OF ADJUSTMENT was called to order at 6:00pm by Chairwoman Nancy Spark 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: Chairwoman Nancy Spark, Kathryn Esposito, Tim Brindley, Mark Finelli, Kathleen Clark, Virginia Fitzsimons, Nancy Manookian

ABSENT: Lee-Anne Oros, Linda Passaro,

Board attorney, Joseph Coronato was present and Board Secretary, Cecile Hodgson was present.

MINUTES OF MAY 8, 2023 MEETING MINUTES

AT THIS TIME, Chairwoman Nancy Spark asked for a motion to approve the minutes of the May 8, 2023 meeting minutes.

MOTION: Katy Esposito

SECOND: Kathleen Clark

VOTE: Chairwoman Nancy Spark, Kathryn Esposito, Tim Brindley, Mark Finelli, Kathleen Clark **ABSTAIN:** Nancy Manookian, Virginia Fitzsimons

NAYS: NONE ABSENT: Lee-Anne Oros, Linda Passaro

**APPLICATION 2023-02
CLARK, BLOCK 58, LOT 1.01
2901 CENTRAL**

Chairwoman Nancy Spark introduced the application and welcomed the professionals representing the applicant to speak. Mr. James Raban explained to the board that the applicant is proposing to construct an elevator addition in the westerly part of the yard, which is actually considered the rear of the property. He explained that the property owner, Paul Clark has Parkinson's and requires an elevator to navigate the home. Raban explained that the benefits of the proposed location for the elevator outweighs the detriments. Raban mentioned that there will be ample space between the applicant's property and the adjoining property and also there will be trees shielding the elevator from the neighbor.

James Brzozowski, professional planner of Horn Tyson and Yoder was sworn in. Mr. Brzozowski identified photographs marked A1 and explained that these photographs depict the view of the subject property from the southerly side from 29th Street, where the elevator is being proposed. The second photograph depicts more of the easterly side of the house and the adjoining property to the left. Mr. Brzozowski then identified photographs that were marked A2. He stated that the photograph on the left depicts the East side of the existing house and the photograph on the right depicts the view from the rear to the front from the west side of the existing house. Mr. Brzozowski explained that the proposed location benefits the public welfare, in that the location will better assist first responders. He explained that there will still be 20ft between the adjacent structure and the subject property. He also explained that the applicant will not exceed the height restriction or the allotted lot coverage with the installation of the elevator. Mr. Brzozowski explained that there are other places where the elevator could be constructed without going for a variance, however these locations would be illogical based on the internal design of the house.

Mr. Will Esarey, Licensed architect in the state of New Jersey was sworn in. Mr. Esarey explained that they chose this location so that the elevator would arrive at his bedroom. He explained that if the elevator were to be placed on the south side of the property, the kitchen would have to be completely redone. He stated that the elevator fits best where it is currently proposed on the West-side.

Mr. Brindley asked if the elevator would only be accessible through the garage. Mr. Esary responded that yes, the elevator would only be accessible from the garage. Ms. Esposito asked what the goal timeline is for this project. Mr. Esary responded that their goal is to complete the project as soon as possible as the applicant's health is declining. Ms. Manookian asked if it would be possible to trim back some of the trees to accommodate at least a 5-foot-wide pathway for emergency personnel.

Applicant, Patricia Clark was sworn in. Ms. Clark explained that they have owned the property since 2003. Clark explained that her husband has experienced a steady decline over the last year and explained that this elevator is necessary for her husband to navigate the home.

Mr. Raban concluded the presentation.

AT THIS TIME, Chairwoman Nancy Spark asked for a motion to open to the public.

MOTION: Virginia Fitzsimons

SECOND: Kathleen Clark

ALL IN FAVOR.

Allan Canter of 1 west 29th Street was sworn in. Mr. Canter stated that he has known the applicant for over 10 years and has noticed his decline. He asked the board to strongly consider allowing the applicant to put the elevator in. He stated that he does not believe this will have any negative impact on the neighboring properties. Mr. Canter thanked the board.

AT THIS TIME, Chairwoman Nancy Spark asked for a motion to close to the public.

MOTION: Nancy Manookian

SECOND: Tim Brindley

ALL IN FAVOR.

Virginia Fitzsimons made a motion to approve the application.

Chairwoman Spark asked the board to explain their vote as they are called. Comments were made as follows:

Chairwoman Spark; Yes, as she believes it is necessary based on the applicant's health condition.

Virginia Fitzsimons; Yes, so long as the applicant trims the trees back

Katy Esposito; No, as there are other locations to construct the elevator

Nancy Manookian; Yes, as she believes this is the best location

Kathleen Clark; Yes, as she believes this is the best location

Mark Finelli; Yes, as he believes this is the best location

Tim Brindley; Yes, as he believes this is the best location

MOTION: Virginia Fitzsimons

SECOND: Mark Finelli

APPROVE: Chairwoman Nancy Spark, Tim Brindley, Mark Finelli, Kathleen Clark, Virginia Fitzsimons, Nancy Manookian

NAYS: Kathryn Esposito

AT THIS TIME, Chairwoman Nancy Spark asked for a motion adjourn the meeting

MOTION: Virginia Fitzsimons

SECOND: Kathleen Clark

ALL IN FAVOR.

Cecile Hodgson
Zoning Board Secretary