

**PLANNING BOARD OF ADJUSTMENT
BARNEGAT LIGHT
APRIL 17, 2024**

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

ABSENT: Manookian, Mikuletzky

Also present, Board attorney Joe Coronato and secretary Cecile Hodgson

MINUTES OF MARCH 20, 2024 MEETING

AT THIS TIME, Chairman Mescolotto asked for a motion to approve the minutes of the March 20, 2024 meeting.

MOTION: Washburn

SECOND: Larson

VOTE: Mescolotto, Larson, Washburn, Patterson, Sulock, Snieckus

ABSTAIN: Brindley

NAYS: None **ABSENT:** Manookian, Mikuletzky

Board attorney Joe Coronato and Board Secretary Cece Hodgson were both present.

**MEMORIALIZE RESOLUTION 2024-04
APPLICATION 2024-01**

AT THIS TIME, Chairman Mescolotto asked for a motion to memorialize application 2024-01, resolution 2024-04

MOTION: Washburn

SECOND: Patterson

VOTE: Mescolotto, Larson, Washburn, Patterson, Sulock, Snieckus

ABSTAIN: Brindley

NAYS: None **ABSENT:** Manookian, Mikuletzky

NEW BUSINESS

**APPLICATION 2024-02, BARNEGAT LIGHT PARTNERS LLC, JEN'S
LINKS 501 BROADWAY**

Mayor Larson recused himself from hearing this application. Tom Letizia, attorney

representing the applicant approached the board and explained that Jen's Links would like to add items to their menu. These additional items to include, chicken sandwiches, breakfast sandwiches, hamburgers, assorted baked breakfast goods, soft serve ice cream and soft serve gelato. There will be no additional equipment required for preparing food other than the soft serve machine. Scott Mason, one of the owners of Jen's Links was sworn in. He explained that they purchased the property to keep it as a golf course and has no intention to enter into the restaurant industry but would like to provide customers with a little more variety. He explained that all of the food is currently prepared in an air fryer or convention oven and the proposed additional menu items would use the same method of preparation.

Joe Coronato asked what the hours of operation are and Mason stated that on weekends they normally open at 9am or 10pm and close around 10pm. During the weekdays their hours are typically 10am-10pm.

Mason reiterated that everything they serve is frozen and that their method of food preparation is not changing.

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

MOTION: Brindley

SECOND: Patterson

ALL IN FAVOR

George Benedict, owner of the White Whale Motel on Seventh St. was sworn in and expressed his support for the applicant's proposal.

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

MOTION: Washburn

SECOND: Patterson

ALL IN FAVOR

AT THIS TIME, Chairman Mescolotto asked for a motion to approve application 2024-02

MOTION: Washburn

SECOND: Patterson

VOTE: Mescolotto, Washburn, Patterson, Sulock, Snieckus, Brindley

ABSTAIN:

NAYS: None **ABSENT:** Manookian, Mikuletzky

Mr. Coronato explained that because this was not a variance, it will not need to be published but a resolution for administrative approval will be memorialized at the next meeting.

OTHER BUSINESS

Chairman Mescolotto expressed concern about loss of greenery in the town as a result of new construction homes and the installation of pavers. He explained that the town does not currently have ordinances for maintaining foliage and that he is interested in looking into this. Mr. Coronato stated that the board should come up with a recommendation and submit it to council and then they could formally adopt an ordinance. Often times these ordinances might require residents to get permits to remove trees, require residents to put a replacement tree up after removal, or put money into a fund for tree replenishment.

AT THIS TIME, Chairman Mescolotto asked for a motion adjourn

MOTION: Washburn

SECOND: Sulock

ALL IN FAVOR