

**PLANNING BOARD OF ADJUSTMENT
BARNEGAT LIGHT
NOVEMBER 20, 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, Washburn, Mikuletzky, Snieckus, Sulock, Brindley, Manookian, Patterson

ABSENT: Larson

Also present, Board Secretary Cecile Hodgson

MINUTES OF MAY 15, 2024 MEETING

AT THIS TIME, Chairman Mescolotto asked for a motion to approve the minutes of the May 15, 2024 meeting.

MOTION: Washburn

SECOND: Brindley

VOTE: Mescolotto, Washburn, Sulock, Brindley

ABSTAIN: Manookian, Mikuletzky, Patterson, Snieckus

NAYS: None **ABSENT:** Larson

MINUTES OF OCTOBER 16, 2024 MEETING

AT THIS TIME, Chairman Mescolotto asked for a motion to approve the minutes of the October 16, 2024 meeting.

MOTION: Washburn

SECOND: Mikuletzky

VOTE: Mescolotto, Washburn, Mikuletzky, Snieckus

ABSTAIN: Brindley, Manookian, Patterson, Sulock,

NAYS: None **ABSENT:** Larson

**MEMORIALIZE RESOLUTION 2024-06
APPLICATION 2024-03**

AT THIS TIME, Chairman Mescolotto asked for a motion to memorialize application 2024-03, resolution 2024-06 Bayview Harbor LLC.

MOTION: Washburn

SECOND: Snieckus

VOTE: Mescolotto, Washburn, Mikuletzky, Snieckus

ABSTAIN: Brindley, Manookian, Patterson, Sulock,

NAYS: None **ABSENT:** Larson

OLD BUSINESS: AFFORDABLE HOUSING

The planning board discussed the state's new law mandating towns to provide a minimum number of affordable housing units. Mescolotto explained that the current plan will require Barnegat Light to have 64 units. In response, he proposed forming a subcommittee to develop recommendations to town council, including potential amendments to the master plan to address the mandate.

Board member, Brindley asked if the state's determination of the required affordable housing units was influenced by Barnegat Light having a different zip code than the neighboring towns on Long Beach Island. The Chairman responded that he believes the data was ascertained by the town's property records and not by Barnegat Light's zip code.

Board member, Snieckus asked whether the planning board's recommendation would challenge the state's requirement of 64 units. Mescolotto explained that there will be an audit of the property record data that was used by the state to come up with those 64 units. This audit will determine if there was a mistake in the town's records that could have led to a miscalculation.

The board further expressed that this law isn't practical for a small town like Barnegat Light. These impracticalities are due to lack of public transportation and lack of financial incentive for land developers to construct affordable housing. Washburn explained that although it seems impractical it is still imperative that the borough comply with the law. The board agreed.

Ultimately, the board agreed to form a subcommittee to address the affordable housing mandate. The subcommittee will consist of Chairman Mescolotto, Mayor Larson and Jeffrey Washburn.

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

MOTION: Washburn

SECOND: Manookian

ALL IN FAVOR

Michael Spark of 2610 Bayview approached the board and recommended that the town hire professionals specializing in affordable housing issues. Spark emphasized the importance of meeting the upcoming deadline for submitting a plan to the state and urged the board to act promptly.

Richard Brodman of 4 East 10th St. approached the board and expressed that he believes the board should hire an expert to address the affordable housing mandate.

Antoinette Murphy approached the board and expressed her agreement with Spark and Brodman.

Washburn and Chairman Mescolotto assured the public that there is a plan in place and hiring outside help may be an option if deemed necessary upon further findings by the committee.

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

MOTION: Manookian
SECOND: Patterson
ALL IN FAVOR

There was no further business.

AT THIS TIME, Chairman Mescolotto asked for a motion adjourn
MOTION: Washburn
SECOND: Patterson
ALL IN FAVOR