

**PLANNING BOARD OF ADJUSTMENT
BARNEGAT LIGHT
OCTOBER 16, 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, Larson, Snieckus

ABSENT: Brindley, Manookian, Patterson, Sulock,

Also present, Board Attorney Joe Coronato and Board Secretary Cecile Hodgson

MINUTES OF MAY 15, 2024 MEETING

The Minutes of the May 15, 2024 meeting could not be approved as only three of the members who were at the May meeting were in attendance.

NEW BUSINESS

**APPLICATION 2024-03, Bayview Harbor LLC
1301/1501 Bayview, Minor Site Plan**

James Raban, attorney representing the applicant, Bayview Harbor LLC, approached the board. He explained that the applicant is seeking approval for the conversion of the loft space on the second floor to a captain's apartment. There will be no expansion to the current structure, only the addition of a landing and set of stairs. There are no variances requested or required and the applicant is seeking an amended site plan approval.

Mr. Coronato asked Raban if the apartment would be limited to the captains use. Raban responded that the apartment will initially be used for the captain, however it will ultimately be a second dwelling unit and will not be limited to captains use.

Chairman Mescolotto pointed out that the dumpsters' current location interferes with the proposed location of the staircase and asked where the dumpster will be relocated to. Raban noted that MacArthur will address this issue.

Jay Madden, Architect representing the applicant was sworn in. Madden explained that they are looking to convert 862 square feet of the existing loft on the northeast corner of the building to a smaller apartment. The apartment will consist of a kitchen, dining and living area, a bedroom, bathroom and a small pantry/ storage closet. The apartment will only be accessible from the 8ft x12ft. deck.

Chairman Mescolotto asked Madden if the two designated parking spaces depicted on the plans will

be identified as such. Madden directed this question to engineer, Stuart Challoner.

Stuart Challoner, engineer representing the applicant was sworn in. Challoner confirmed that the two designated parking spaces will be labeled residential parking. He also stated that the air conditioning unit under the stair case will be screened in and that the new deck and stairs do not require any set back relief.

Mayor Larson pointed out that the parking required for this operation spans over three total lots and wanted to be sure that future owners are aware that it is necessary to maintain that parking. Challoner confirmed that the parking required is reliant on the three total lots and it is identified as such in the application.

Mr. Coronato expressed that he would like to have on record the specific parking ratios. Challoner stated that he will add specific parking information on the plans if/when the board approves the application.

Thomas Macarthur, member of Bayview Harbor LLC was sworn in. MacArthur addressed Chairman Mescolotto's previous question about the location of the dumpster and stated that the dumpster would be relocated to the corner of the property. MacArthur addressed the parking concerns and stated that the lots are a single economic entity and that there is ample parking for the existing use. He reiterated that he is adding the apartment for the captain of the Lady Grace, the applicant's yacht, for the supervision of customers and care of the boat.

Chairman Mescolotto asked if MacArthur is planning on renting the property while the Lady Grace is in Florida. He responded that he has no intentions of doing so.

Washburn asked MacArthur if he will be adding more apartments to this location. He responded that he has no intentions of doing so.

The presentation was concluded.

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

MOTION: Larson

SECOND: Mikuletzky

ALL IN FAVOR

There were no comments or questions from the public.

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

MOTION: Larson

SECOND: Washburn

ALL IN FAVOR

AT THIS TIME, Washburn made a motion to approve application 2024-03 contingent upon the applicant's engineer providing specific parking ratio information for the entire property.

MOTION: Washburn

SECOND: Larson

VOTE: Mescolotto, Washburn, Mikuletzky, Larson, Snieckus

NEW BUSINESS

There was discussion about newly passed legislature pertaining to affordable housing. Coronato explained that by October 20th the affordable housing committee (of the state) is supposed to provide each municipality with their affordable housing requirements. He stated that the municipalities will have until the end of January to come up with a proposed affordable housing plan. He recommended that the board come up with a plan and submit it to mayor and council. He explained that an affordable housing plan could consist of requiring all new construction to pay a percentage of construction costs and deposit it into a fund that the state would have access to. Coronato stated that Frank Little is working on an analysis pertaining to affordable housing in Barnegat Light and that the planning board should use his analysis as the basis for their recommendation.

Mayor Larson brought up the “REAL” (resilient environments and landscapes) rule introduced by the Department of Environmental Protection. This rule would create new land use regulations for coastal zones, which may include changes to height restrictions. Mayor Larson asked if the board should take any formal action with regards to this. Washburn suggested that the board hold off until Sean McCotter, Barnegat Light’s building inspector attends the conference where he would gain all necessary information with regards to this new rule.

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

MOTION: Washburn

SECOND: Mikuletzky

ALL IN FAVOR

Ed Wellington of 19 West 12th St. noted that Cape May City along with other towns within Cape May County sent a resolution to the state recommending a less drastic approach that the “REAL” rule is proposing. He asked if the board should make a resolution supporting the efforts of Cape May County.

Coronato recommended that the County Mayor meeting is attended where support can be garnered or input received from other mayors of coastal towns.

There were no other comments or questions from the public.

AT THIS TIME, Chairman Mescolotto asked for a motion adjourn

MOTION: Washburn

SECOND: Larson

ALL IN FAVOR