

**PLANNING BOARD OF ADJUSTMENT  
BARNEGAT LIGHT  
JANUARY 15, 2025**

**THE PLANNING BOARD MEETING** was called to order at 5:00pm by board secretary, Cecile Hodgson 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, Manookian, Larson, Washburn, Mikuletzky, Patterson, Sulock,

Also present were alternates Snieckus, Brindley and board secretary Cecile Hodgson

**NOMINATIONS FOR CHAIRPERSON**

**AT THIS TIME**, the Board Secretary asked for nominations for Chairperson.

Mayor Larson made a motion to appoint Barry Mescolotto as the chairperson.

**MOTION:** Larson

**SECOND:** Washburn

**VOTE: AYES:** Manookian, Larson, Washburn, Mikuletzky, Patterson, Sulock,

**ABSTAIN:** Mescolotto

**NAYS: NONE ABSENT: NONE**

**NOMINATIONS FOR VICE CHAIRPERSON**

**AT THIS TIME**, Chairman Mescolotto asked for nominations for Vice Chairman.

Mayor Larson made a motion to appoint Richard Manookian as the Vice Chairman

**MOTION:** Larson

**SECOND:** Washburn

**VOTE: AYES:** Mescolotto, Larson, Washburn, Mikuletzky, Patterson, Sulock,

**ABSTAIN:** Manookian

**NAYS: NONE ABSENT: NONE**

**MINUTES OF DECEMBER 18, 2024 MEETING**

**AT THIS TIME**, Chairman Mescolotto asked for a motion to approve the minutes of the December 18, 2024 meeting.

**MOTION:** Washburn

**SECOND:** Manookian

**VOTE:** Mescolotto, Manookian, Larson, Washburn, Mikuletzky, Patterson, Sulock

**ABSTAIN:** Patterson

**NAYS: NONE ABSENT: NONE**

**AT THIS TIME**, Chairman Mescolotto asked for a motion to memorialize resolution 2025-01  
**MOTION:** Washburn  
**SECOND:** Patterson  
**VOTE:** Mescolotto, Manookian, Larson, Washburn, Mikuletzky, Patterson, Sulock  
**ABSTAIN:**  
**NAYS: NONE      ABSENT: NONE**

**RESOLUTION 2025-01**

**RESOLUTION OF THE PLANNING BOARD OF THE  
BOROUGH OF BARNEGAT LIGHT, COUNTY OF  
OCEAN, STATE OF NEW JERSEY, SETTING THE  
TIME, DATE, PLACE AND AD PLACEMENT OF THE MEETINGS**

**WHEREAS**, the Planning Board of the Borough of Barnegat Light is a public body, which convenes regular meetings for the purpose of action on applications submitted to it pursuant to N.J.S.A. 40:55D-1, et. seq., and

**WHEREAS**, the Open Public Meetings Act, N.J.S.A. 10:4-6, et. seq. mandates that the public be advised of all regular meeting dates; and

**WHEREAS**, the Board proposes to conduct regular meetings on the dates hereinafter specified with each meeting to be convened at 5:00pm at the Borough of Barnegat Light 10 East 7<sup>th</sup> St., Barnegat Light, NJ 08006.

**NOW THEREFORE BE IT RESOLVED**, this 15<sup>TH</sup> day of January 2025 as follows:

1. The board shall meet on the following dates:  
February 19, March 19, April 16, May 21, June 18,  
July 16, August 20, September 17, October 15,  
November 19, December 17, 2025 and Organization on January 21, 2026.

The Meetings will take place at 5:00pm on the above-mentioned dates, at the Borough of Barnegat Light, 10 East 7<sup>th</sup> St., Barnegat Light, NJ.

2. The notice shall be:

Prominently posted in at least one (1) place reserved for similar announcements. Mailed, telephoned or hand delivered to at least two (2) newspapers, Asbury Park Press and Beach Haven Times designated by the public body to receive such notices because they have the greatest likelihood of informing the public within the area of jurisdiction of the public body of such meetings. Filed with the Borough Clerk as well.

3. The notice mentioned in paragraph two (2) hereof is to be given within ten (10) days of the date.

4. Notwithstanding anything contained herein to the contrary, the Board may call special meetings upon giving at least 48 hours advance notice in the manner specified in paragraph two of this resolution.

**DATED: JANUARY 15, 2025**

**MOTION: Washburn**

**SECOND: Patterson**

**VOTE: AYES: Mescolotto, Manookian, Larson, Washburn, Mikuletzky, Patterson, Sulock**

**NAYS: None**

**ABSTAIN: None**

**ABSENT: None**

**AT THIS TIME**, Chairman Mescolotto asked for a motion to memorialize resolution 2025-02

**MOTION: Larson**

**SECOND: Washburn**

**VOTE: Mescolotto, Manookian, Larson, Washburn, Mikuletzky, Patterson, Sulock**

**ABSTAIN:**

**NAYS: NONE ABSENT: NONE**

**RESOLUTION 2025-02**

**RESOLUTION OF THE BOROUGH OF BARNEGAT LIGHT,  
COUNTY OF OCEAN, STATE OF NEW JERSEY,  
AUTHORIZING THE AWARDED OF A PROFESSIONAL  
SERVICES CONTRACT WITHOUT COMPETITIVE BIDDING  
OR FAIR & OPEN ADVERTISING  
- PLANNING BOARD ATTORNEY**

**WHEREAS**, there exists a need for the services of a Planning Board Attorney for a one-year term; and

**WHEREAS**, the Borough of Barnegat Light has determined that its professional services contractors do not make reportable political contributions to municipal candidates so as to otherwise require fair and open contract advertising pursuant to the provisions of NJSA 19:44A-20.5; and

**WHEREAS**, that the value of this contract will not exceed the amount that the Borough Chief Financial Officer has determined and certified in writing; and

**WHEREAS**, Joseph D. Coronato Sr. Esquire of Coronato Law is qualified to hold the position of Planning Board Attorney in accordance with the Local Public Contracts Law, NJSA 40A:11-5(1)(a), and the NJ Campaign Contributions & Expenditures Reporting Act, NJSA 19:44A-20.5.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Borough of Barnegat Light, in the County of Ocean, State of New Jersey, as follows:

1. Joseph D. Coronato Sr. Esquire of Coronato Law is hereby appointed Planning Board Attorney for the Borough of Barnegat Light for the year 2025. This contract for professional services is awarded without competitive bidding or advertising under the provisions of the Local Public Contracts Law and the NJ Campaign Contributions & Expenditures Reporting Act.

2. That the Determination of Value shall be placed on file with this resolution.

3. That a certificate of availability of funds executed by the Chief Financial Officer is annexed hereto. The following are the line-item appropriations or ordinances which constitute the availability of funds for this contract: Temporary Budget Planning Board O and E

4. That a Notice of Contract Award shall be published in accordance with NJSA 40A:11-5(1)(a).

5. That certified copies of this resolution shall be forwarded to Joseph Coronato, Esquire and the Borough Treasurer.

**DATED: JANUARY 15, 2025**

**MOTION: Larson**

**SECOND: Washburn**

**VOTE: AYES: Mescolotto, Manookian, Larson, Washburn, Mikuletzky, Patterson, Sulock**

**NAYS:**

**ABSTAIN:**

**ABSENT:**

**AT THIS TIME**, Chairman Mescolotto asked for a motion to memorialize resolution 2025-03

**MOTION: Larson**

**SECOND: Washburn**

**VOTE: Mescolotto, Manookian, Larson, Washburn, Mikuletzky, Patterson, Sulock**

**ABSTAIN:**

**NAYS: NONE ABSENT: NONE**

### **RESOLUTION 2025-03**

**RESOLUTION OF THE BOROUGH OF BARNEGAT LIGHT,  
COUNTY OF OCEAN, STATE OF NEW JERSEY,  
AUTHORIZING THE AWARDING OF A PROFESSIONAL  
SERVICES CONTRACT WITHOUT COMPETITIVE BIDDING  
OR FAIR & OPEN ADVERTISING -PLANNING BOARD  
ENGINEER & PROFESSIONAL PLANNER**

**WHEREAS**, there exists a need for the services of a Planning Board Engineer and

Professional Planner for a one-year term; and

**WHEREAS**, the Borough of Barnegat Light has determined that its professional services contractors do not make reportable political contributions to municipal candidates so as to otherwise require fair and open contract advertising pursuant to the provisions of NJSA 19:44A-20.5; and

**WHEREAS**, that the value of this contract will not exceed the amount that the Borough Chief Financial Officer has determined and certified in writing; and

**WHEREAS**, Frank Little, Jr. of the firm Owen Little & Associates is qualified to hold the position of Planning Board Engineer and Professional Planner in accordance with the Local Public Contracts Law, NJSA 40A:11-5(1)(a), and the NJ Campaign Contributions & Expenditures Reporting Act, NJSA 19:44A-20.5.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Borough of Barnegat Light, in the County of Ocean, State of New Jersey, as follows:

1. That Frank Little, Jr., of the firm Owen Little & Associates is hereby appointed Planning Board Engineer and Professional Planner for the Borough of Barnegat Light for the year 2025. This contract for professional services is awarded without competitive bidding or advertising under the provisions of the Local Public Contracts Law and the NJ Campaign Contributions & Expenditures Reporting Act.

2. That the Determination of Value shall be placed on file with this resolution.

3. That a certificate of availability of funds executed by the Chief Financial Officer is annexed hereto. The following are the line items appropriations or ordinances which constitute the availability of funds for this contract:

Temporary Budget Engineering Services O and E

4. That a Notice of Contract Award shall be published in accordance with NJSA 40A:11-5(1)(a).

5. That certified copies of this resolution shall be forwarded to Frank Little, Jr., and the Borough Treasurer.

**DATED: JANUARY 15, 2025**

**MOTION: Larson**

**SECOND: Washburn**

**VOTE: AYES: Mescolotto, Manookian, Larson, Washburn, Mikuletzky, Patterson, Sulock**

**NAYS:**

**ABSTAIN:**

**ABSENT:**

## **AFFORDABLE HOUSING**

Mayor Larson asked if the planning board is required to specifically appoint Cameron MacLeod, the attorney recently hired by the council to handle the town's new affordable housing obligations. Mescolotto said this will be discussed with Joe Coronato, and if needed, it will be addressed at the February meeting.

Mescolotto also mentioned needing clarification on the timeline for the affordable housing requirements, since the town must comply by June 25th. Washburn noted that Frank Little is working on updates to the master plan and will need to review them with MacLeod. Mescolotto pointed out that ordinances are required for these obligations, so a clear timeline is needed, especially since two public hearings are required.

Mayor Larson and Washburn expressed concerns about the 2.5% fee that new commercial developments will have to pay into the affordable housing fund. They are worried this might discourage businesses from coming to the town. Mayor Larson also wanted clarification on whether certification for the affordable housing process is absolutely necessary.

Mescolotto acknowledged these concerns and suggested the board invite both MacLeod and Frank Little to a meeting to clarify what is absolutely required.

## **NEW BUSINESS**

Mayor Larson raised concerns about the current height restrictions in Barnegat Light. He explained that when a property owner makes improvements worth 50% or more of the assessed value, they are required to raise their house to meet FEMA's current floodplain standards. Washburn noted that, in doing so, the property owner will likely exceed the current 30-foot height restriction in Barnegat Light.

Mescolotto asked where the height is measured from, and Washburn clarified that height is measured either from the mean of the road or from the edge of the road, depending on the property's location. West of Central Avenue, the measurement is from the edge of the road the property is closest to, while for all other properties, it's measured from the mean of the road.

The board discussed the issue and agreed that raising the height restriction to 32 feet might be something worth considering.

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

**MOTION:** Sulock

**SECOND:** Washburn

**ALL IN FAVOR**

Kristine Panacek of 1 West 11<sup>th</sup> St. expressed her concerns about the difficulties of staying in business due to state requirements, referring to the new rule on collecting 2 1/2 % from new commercial builds. She stated that Viking Village is currently under a lot of pressure.

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

**MOTION:** Larson

**SECOND:** Washburn

**ALL IN FAVOR**

**AT THIS TIME**, Chairman Mescolotto asked for a motion to adjourn.

**MOTION:** Washburn

**SECOND:** Manookian

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Cecile Hodgson  
Planning Board Secretary