

**ZONING BOARD OF ADJUSTMENT  
BARNEGAT LIGHT  
FEBRUARY 10, 2025**

**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:** Spark, Oros, Passaro, Clark, Manookian, Esposito, Raughter

**ABSENT:** Michael Dolan, Mark Finelli

Also present, Board attorney Joe Coronato and Board secretary Cece Hodgson

**MINUTES OF JANUARY 13, 2025 MEETING MINUTES**

**AT THIS TIME,** Chairwoman Nancy Spark asked for a motion to approve the minutes of the January 23, 2025 meeting minutes.

**MOTION:** Oros

**SECOND:** Manookian

**VOTE:** Spark, Oros, Passaro, Manookian, Raughter

**ABSTAIN:** Clark, Esposito

**APPLICATION 2025-01 SABURN, BLOCK 36 LOT 13.01**  
**VARIANCE APPLICATION**

Joseph Saburn was sworn in and shared that he has owned the property at 10 West 18th St. for 30 years and has lived there full-time for the past 3.5 years. He explained that in 1996, a subdivision created three properties: 12 West 18th, 1802 Bayview, and 10 West 18th, resulting in oddly shaped lots that limit the backyard's usability. Saburn detailed how the house was originally built with a staircase from the second-floor deck to the third-floor roof deck, which now takes up about half of the second-floor deck, making it almost unusable. He is requesting permission to remove the current staircase and build a new cantilevered staircase extending outward to the roof deck, which would require a variance for the rear yard setback (6 feet proposed, 10 feet required).

Robert Musgnug, a licensed architect representing the applicant, was sworn in. He presented a site plan, a photo of the existing conditions, and a 3-D rendering of the proposed addition

(marked A-1). Musgnug explained that the applicant plans to move the staircase outward and extend the deck by 4 feet to accommodate the new staircase, which requires a rear setback variance. He stated that the hardship is due to the lot's configuration and clarified that while the deck extension doesn't require a variance, the new staircase placement does.

Manookian noted that the outdoor shower is already encroaching on the setback and asked if a variance was issued for this. Saburn responded that the shower was existing when he purchased the house. Manookian inquired about the width of the staircase and Saburn confirmed it would be 4 feet wide.

Coronato asked Musgnug if he believed the positive criteria outweighed the negative criteria. Musgnug affirmed this, stating that the proposal would not be a detriment to the master plan. He explained that the current lot coverage is 25%, and with the addition of the staircase, it would increase to 27%, which is still below the 35% requirement.

Spark emphasized that proposal will still be creating a non-conformity.

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

**MOTION:** Oros

**SECOND:** Manookian

**ALL IN FAVOR**

Barry Mescolotto of 11 West 19<sup>th</sup> St. was sworn in and expressed his support for the applicant. Mescolotto is a neighbor who lives within 200ft of the applicant.

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

**MOTION:** Oros

**SECOND:** Esposito

**ALL IN FAVOR**

**AT THIS TIME**, Nancy Manookian made a motion to approve the application.

**MOTION:** Manookian

**SECOND:** Raughter

**VOTE: AYES:** Passaro, Manookian, Raughter, Clark, Esposito

**NAYS:** Spark, Oros     **ABSTAIN:** None

**AT THIS TIME**, Chairwoman Spark asked for a motion to adjourn

**MOTION:** Oros

**SECOND:** Esposito

**ALL IN FAVOR**