

**ZONING BOARD OF ADJUSTMENT
BARNEGAT LIGHT
JANUARY 13, 2025**

THE MEETING OF THE ZONING BOARD OF ADJUSTMENT was called to order at 6:00pm by Board Secretary 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.

OATH OF OFFICE

AT THIS TIME, the oath of office was administered by Joe Coronato to Brian Raughter, Nancy Manookian and Michael Dolan

NOMINATIONS FOR CHAIRPERSON

Board attorney Joe Coronato asked for nominations for Chairperson. Nomination made by Oros for Nancy Spark as Chairperson and seconded by Manookian. No other nominations were forthcoming, and nominations were closed.

MOTION: Oros

SECOND: Manookian

VOTE: AYES: Spark, Oros, Manookian, Passaro, Raughter, Dolan
NAYS: ABSTAIN: ABSENT: Clark, Esposito

NOMINATIONS FOR VICE CHAIRPERSON

Chairman Spark asked for nominations for Vice Chairperson. Nomination made by Passaro for Lee-Anne Oros as Vice Chairperson and seconded by Manookian. No other nominations were forthcoming, and nominations were closed.

MOTION: Passaro

SECOND: Manookian

VOTE: AYES: Spark, Oros, Manookian, Passaro, Raughter, Dolan
NAYS: ABSTAIN: ABSENT: Clark, Esposito

ROLL CALL OF MEMBERS

ROLL CALL: Nancy Spark, Nancy Manookian, Linda Passaro, Brian Raughter, Michael Dolan, Lee-Anne Oros

ABSENT: Kathleen Clark, Katy Esposito

Board attorney, Joseph Coronato was present and Board Secretary, Cecile Hodgson was present.

MINUTES OF JANUARY 8, 2024 MEETING MINUTES

AT THIS TIME, Chairwoman Nancy Spark asked for a motion to approve the minutes of the January 8, 2024 meeting.

MOTION: Manookian

SECOND: Oros

VOTE: AYES: Spark, Oros, Manookian, Passaro
NAYS: ABSTAIN: Raughter, Dolan ABSENT: Clark, Esposito

AT THIS TIME, Chairwoman Nancy Spark asked for a motion to memorialize resolution 2025-01

MOTION: Manookian

SECOND: Oros

ROLL CALL: Spark, Oros, Manookian, Passaro, Raughter, Dolan

RESOLUTION 2025-01

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

WHEREAS, the Zoning 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 6:00pm at the Barnegat Light Borough Hall, 10 East 7th Street, Barnegat Light, NJ 08006

NOW, THEREFORE, BE IT RESOLVED, this 13th day of January, 2025

1. The board shall meet on the following dates:
February 10, March 10, April 14, May 12, June 9,
July 14, August 11, September 8, October 20*(due to holiday),
November 10, December 8 and Organization on
January 12, 2026

The Meetings will take place at 6:00pm on the above-mentioned dates, at the Barnegat Light Borough Hall, 10 East 7th Street, Barnegat Light, NJ 08006

2. The notice shall be:

Prominently posted in at least one (1) place reserved for similar announcements. Mailed, telephoned, telegraphed or hand delivered to at least two (2) newspapers, Asbury Park Press and the Beach Haven Times and the Sand Paper as an alternate, 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.

AT THIS TIME, Chairwoman Nancy Spark asked for a motion to memorialize resolution 2025-02, Appointing Zoning Board Attorney

MOTION: Oros

SECOND: Manookian

ROLL CALL: Spark, Oros, Manookian, Passaro, Raughter, Dolan

RESOLUTION 2025-02

**RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF THE
BOROUGH OF BARNEGAT LIGHT, COUNTY OF OCEAN,
STATE OF NEW JERSEY, AUTHORIZING THE APPOINTMENT
OF JOSEPH CORONATO, AS BOARD ATTORNEY**

WHEREAS, there exists a need for Legal Services as Attorney to the Zoning Board of Adjustment of the Borough of Barnegat Light, and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., requires that the Resolution authorizing the award of contracts for “Professional Services” without competitive bids and the contract itself must be made available for public inspection.

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

1. That Mr. Joseph Coronato, Sr, Esq., is hereby appointed Zoning Board of Adjustment Attorney for a term of one (1) year commencing on January 1, 2025, and ending December 31, 2025
2. The Chairman is hereby authorized to execute and the Board Secretary to attest an agreement with Mr. Joseph Coronato, Sr, Esq.,
3. This contract is awarded without competitive bidding as a “Professional Service” in accordance with N.J.S.A. 40A:11-1 (1) (a) of the Local Public Contracts Law because it is for services to be performed by a person authorized by law to practice a recognized profession.
4. A notice of this action shall be printed once in the official newspaper of the Borough of Barnegat Light.
5. This Resolution shall take effect on January 1, 2025.

AT THIS TIME, Chairwoman Nancy Spark asked for a motion to memorialize resolution 2025-03 appointing Zoning Board Engineer contingent on the fax fee being removed from the fee schedule

MOTION: Manookian

SECOND: Passaro

ROLL CALL: Spark, Oros, Manookian, Passaro, Raughter, Dolan

RESOLUTION 2025-03

RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF BARNEGAT LIGHT, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE APPOINTMENT OF FRANK J. LITTLE OF THE FIRM OWEN LITTLE AND ASSOCIATES AS ZONING BOARD ENGINEER

WHEREAS, there exists a need for Engineering Services to the Zoning Board of Adjustment of the Borough of Barnegat Light; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., requires that the resolution authorizing the award of contracts for "Professional Services" without competitive bids and the contract itself must be made available for public inspection.

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

1. That Frank Little, P.E., of the firm of Owen Little and Associates is hereby appointed Zoning Board Engineer for a term commencing January 1, 2025, and ending December 31, 2025
2. The Chairman is hereby authorized to execute and the Board Secretary to attest to an Agreement with Frank Little of the firm Owen Little and Associates.
3. This contract is awarded without competitive bidding as a "Professional Service" in accordance with N.J.S.A. 40A:11-5(1) (a) of the Local Public Contracts Law because it is for services to be performed by a person authorized by law to practice a recognized profession.
4. A notice of this action shall be printed once in the official newspaper of the Borough of Barnegat Light.
5. This Resolution shall take effect on January 1, 2025.

NEW BUSINESS

Joe Coronato wanted to bring light to the fact that many newspapers are moving to digital. He is not sure how this will affect the legislature regarding public notice but noted that the board should be aware of these changes.

Manookian inquired about how home restrictions, once passed, are applied to future owners. Joe clarified that these restrictions should be recorded on the deed. Chairman Spark asked who is responsible for ensuring the information is properly recorded and enforced. Joe explained that the secretary should send the resolution to the zoning officer, who will file it, ideally electronically, for easy access when situations arise with the properties.

PUBLIC COMMENT

No members of the public were present at the meeting.

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

MOTION: Manookian

SECOND: Raughter

ALL IN FAVOR