

**PLANNING BOARD OF ADJUSTMENT  
BARNEGAT LIGHT  
APRIL 16, 2025**

**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, Larson, Washburn, Mikuletzky, Patterson, Sulock, Manookian,

**ABSENT:** Snieckus

**Also present:**

Alternate; Tim Brindley,

Board Secretary; Cecile Hodgson

Attorneys; Joe Coronato and Cameron MacLeod

Town Engineer; Frank Little with associate Allison Ianaccone

Tax Assessor; Ed Seeger

**MINUTES OF MARCH 19, 2025 MEETING**

**AT THIS TIME,** Chairman Mescolotto asked for a motion to approve the minutes of the March 19, 2025 meeting.

**MOTION:** Washburn

**SECOND:** Mikuletzky

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

**ABSTAIN:** Manookian, Larson,

**NAYS: NONE      ABSENT:** Snieckus

**AFFORDABLE HOUSING**

Town Engineer Frank Little and associate Allison Ianaccone presented a housing plan to fulfill the state's fourth-round affordable housing requirement. The plan suggests adding overlay zoning in the business district, with the only significant site for affordable housing in Barnegat Light being the nearly one-acre miniature golf course. Redeveloping the golf course into a multifamily complex could produce up to four affordable housing units. Little's plan requires developers building in the business district to follow overlay zoning rules, including providing affordable housing if the project includes five or more units.

Little addressed a question posed by Chairman Mescolotto about including overlay zoning in the Marine Commercial District. Little explained to Chairman Mescolotto that overlay zoning wasn't considered for the marine commercial district because CAFRA regulations make it nearly impossible to build multifamily units there. Chairman Mescolotto asked if it would be wise to include overlay zoning in the marine commercial just in case. Little responded that this would be possible but ultimately up to the board.

Cameron MacLeod, the attorney serving as special counsel on affordable housing, pointed out that the high costs of constructing multifamily units would be further increased by astronomical permit fees imposed by DEP regulations, making such projects impractical for developers. MacLeod explained that while it is unlikely affordable housing will be developed in Barnegat Light, it is crucial to have a plan in place and secure state approval to protect the town from exclusionary zoning remnants over the next ten years. He also noted that adopting a fair share housing element could give access to additional benefits from the state.

Little stated that the next step would be to hold a public hearing on the housing element amendment to the master plan at the upcoming planning board meeting. Following that, the council would endorse the proposed amendment, which would then be submitted to the court. If the court approves the amendment, Barnegat Light would proceed with adopting an ordinance to formally amend the master plan.

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

**MOTION:** Washburn

**SECOND:** Larson

Richard Brodman of 4 East 10th St. was sworn in and inquired about the location of the overlay zone. Little responded that it is located in the town's business district.

Dottie Reynolds was sworn in and asked the professionals to explain why it would be difficult to build affordable housing in Barnegat Light. MacLeod explained that the primary challenge lies in the environmental constraints within the borough, as the DEP regulations make it exceptionally difficult to develop affordable housing.

There were no other comments from the public.

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

**MOTION:** Manookian

**SECOND:** Washburn

Chairman Mescolotto requested that Frank Little and Cameron MacLeod be available for the next planning board meeting.

**AT THIS TIME**, Chairman Mescolotto asked for a motion to consider adopting the Housing Element and Fair Share Plan as prepared by Owen Little & Associates at the May 21<sup>st</sup> meeting.

**MOTION:** Washburn

**SECOND:** Mikuletzky

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

**ABSTAIN:** NONE

**NAYS:** NONE     **ABSENT:** Snieckus

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

**MOTION:** Larson

**SECOND:** Washburn

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Cecile Hodgson  
Planning Board Secretary