

**PLANNING BOARD OF ADJUSTMENT  
BARNEGAT LIGHT  
JUNE 18, 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, Manookian, Larson, Washburn, Mikuletzky, Patterson, Sulock

**ABSENT:**

**Also present:**

Alternate; Tim Brindley

Board Secretary; Cecile Mattina

Attorney; Joe Coronato

**MINUTES OF MAY 21, 2025 MEETING**

**AT THIS TIME**, Chairman Mescolotto asked for a motion to approve the minutes of the May 21, 2025 meeting.

**MOTION:** Manookian

**SECOND:** Washburn

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

**ABSTAIN:**

**NAYS: NONE      ABSENT:**

**RESOLUTION 2025-06 BAYVIEW HARBOR LLC MINOR SITE PLAN & VARIANCE  
1301 & 1501 BAYVIEW**

**AT THIS TIME**, Chairman Mescolotto asked for a motion to approve resolution 2025-06

**MOTION:** Washburn

**SECOND:** Larson

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

**ABSTAIN:**

**NAYS: NONE      ABSENT:**

**RESOLUTION# 2025-06  
RESOLUTION OF APPROVAL  
APPLICATION OF  
BAYVIEW HARBOR, LLC  
APPLICATION #PB-2025-02**

IN THE MATTER OF

BAYVIEW HARBOR, LLC

:PLANNING BOARD : BLOCK 28.01, L1.01,1.02,1.03,1.04  
: BOROUGH OF BARNEGAT LIGHT : BLOCK 26.01, LOTS 1 & 1.01  
: APP NUMBER 2025-02 : 1301/1501 BAYVIEW AVENUE  
: BLOCK 30.01; LOTS 1,1.01

**WHEREAS** an application has been made to the Borough of Barnegat Light Planning Board (the "Board") by Bayview Harbor, LLC (the "applicant"), intends to lease a portion of the first floor to operate a retail store known as the “Good Life Gift Boutique”. No changes to the building are proposed, and the space was previously occupied by another retail tenant. The subject site is presently used as Bayview Marina, the southern portion of the subject site includes an existing 1 1/2 -story mixed-use building that currently houses marina repair and retail/office space, along with two residential apartments. The property known as 1301/1501 Bayview Avenue in the Borough of Barnegat Light, NJ, Block 30.01 Lots 1, 1.01, Block 28.01 Lots 1.01, 1.02,1.03 & 1.04, Block 26.01, Lots 1 & 1.01 as depicted on the Tax Maps of the Borough of Barnegat Light, Ocean County, New Jersey, and said premises being located in the M-C (Marine Commercial) Zone: and

**WHEREAS**, the Applicant has satisfied the notice requirements of the New Jersey Municipal Land Use Law and provided proof of the same to the Barnegat Light Planning Board; and

**WHEREAS** the Applicant was represented by James Raban Esq.; and

**WHEREAS**, the Barnegat Light Planning Board reviewed the application, documents, plans and exhibits as submitted, and listened to the applicant and received information from its professional staff; and

**WHEREAS** the Board heard the testimony, and the evidence presented by the applicant and received comments from the public in support of the application.

**NOW, THEREFORE BE IT RESOLVED**, that the Planning Board of the Barnegat Light, County of Ocean, and State of New Jersey on May 21, 2025, made the following findings:

1. The Board found the application complete.
2. According to the application, the Applicant is seeking to lease a portion of the first floor of the 1 1/2 story mixed-use building to operate a retail store “Good Life Gift Boutique”.
  - A. The Applicant is not requesting any variances.
  - B. The Applicant is not requesting any waivers.

3. In support of the application, the Applicant submitted the following documents:
  - A. Preliminary & Final Plat- Minor Site Plan, Two (2) Sheet prepared by Challoner & Associates, LLC, signed by Stuart Challoner, PE. PP. The plans are dated 04/29/2025.
  - B. Statement of Operations, prepared by the operator of the retail store “Good Life Gift Boutique”
  
4. During the public hearing held on May 21, 2025, the Planning Board discussed the following review letters prepared by the Board's professionals, the contents of which are hereby adopted and incorporated in full:
  - A. Review letter dated May 14, 2025, by the Planning Board Engineer, Frank Little, P.E., P.P., C.M.E.
  
5. The Planning Board has received no review letters/memos from the Barnegat Light Officials.
  
6. During the public hearings no exhibits were marked into evidence.
  
7. During the public hearing on May 21, 2025, the Applicant’s Engineer Stuart Challoner, PE, PP, described the application submitted by the Applicant.
  - A. The applicant is requesting to lease a portion of the first floor to operate a retail store known as the “Good Life Gift Boutique”. No improvements are proposed.
  - B. Mr. Challoner indicated that there is no change to the site plan and the operation of the retail store does not create any new changes.
  - C. Mr. Challoner Introduced exhibit A-1 (site plan showing the location of the sign for the retail store) and exhibit A-2 (color photo the existing building)
  - D. Mr. Challoner stated the location of the sign does not create any variances and is in a proper area.
  - E. The applicant agreed to install the previously approved handicap parking space and to mark the areas appropriately.
  - F. Mr. Challoner will also designate 2 parking spaces for the second-story one-bedroom residential apartment As previously approved.

8. During the public hearing on May 21, 2025, the Applicant's tenant Nancy Norton testified.
  - A. Ms. Norton stated she is the operator of the "Good Life Gift Boutique". The store sells women's clothing and gifts. No food will be sold in the retail space.
  - B. She further indicated there will be three to four employees and operate 7 days a week. During the winter months possibly 3 to 4 days a week. Normal operating hours will be 10 AM to 6 PM.
  
9. During the public hearing on May 21, 2025, Mr. Tom MacArthur, the Principle/Applicant testified:
  - A. The applicant indicated the many improvements that have been made to the marina.
  - B. Mr. MacArthur further stated that parking has not been an issue since he has been operating the marina.
  - C. Mr. MacArthur indicated he will provide EV parking stations and will seek a grant for same. The location of the make ready EV spaces will be shown on the site plan and be approved by the Board engineer.
  
10. The Board specifically finds the application to lease a portion of the first floor to operate a retail store known as "Good Life Gift Boutique" which was previously operated by another retail tenant is granted The Board finds that the application is not detrimental to the zoning ordinances of the Borough, and the same should be approved.

### **CONCLUSIONS OF LAW**

WHEREAS the Board determined that the Applicant's application pursuant to *N.J.S.A. 40:55D-46* and *N.J.S.A. 40:55D-50* were found to be sufficient as to style and design, and the Board approves the Applicant's request; and

WHEREAS the applicant is not seeking any variances and no waivers;  
and

WHEREAS the applicant will install an additional handicap space and designate two parking spaces for the second story residential apartment on the site plan as previously approved.; and

WHEREAS, the Board has determined that the relief sought does not impair the intent and purpose of the Master Plan or Zoning Ordinance of the Borough of

Barnegat Light.

NOW, THEREFORE, BE IT RESOLVED, by the Barnegat Light Planning Board, in the County of Ocean and State of New Jersey, on the 21<sup>st</sup> day of May 2025, upon a motion made by Mayor Larson and seconded by Sulock, that the application of Bayview Harbor, LLC is granted.

ADOPTED this 18<sup>th</sup> day of June 2025.

VOTE ON ROLL CALL:

IN FAVOR: Mayor Kirk Larson, Frank Mikuletzky, Jeffrey Washburn, Paul Sulock, Chris Patterson, Richard Manookian and Chairman Barry Mescolotto

OPPOSED:

NOT- PRESENT

### **CHANGE IN BUSINESS APPLICATION**

Chairman Mescolotto explained that there are situations when businesses undergo minor changes or there is a change in tenancy within a building and it is important that the town monitor these updates. He proposed creating an administrative review process, similar to those used in other towns where three planning board members would form a committee to review plan of operations submissions or slight changes in business. The committee would then have the authority to approve or deny these requests, or require the applicant to submit a full application to the planning board. Joe Coronato requested that the zoning officer participate in these meetings and sign off on the proposals. A sample form was drafted and distributed to the Planning Board members for their review and to be utilized for this proposed administrative process.

Mescolotto emphasized that if the committee determines that a requested change would have too much of an impact, the applicant would be referred to the full planning board. The planning board agreed to implement this administrative process and approved the form that was distributed to members to move forward.

There is a copy of the approved change in business form available at the Borough Hall and included as an attachment in the minutes.

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

**MOTION:** Manookian

**SECOND:** Washburn

Brittney Bjornberg of 6 West 11<sup>th</sup> St. approached the board and explained that she has inherited Andy's at the Light and intends to re-open the coffee portion of the business as it previously existed. She stated that they plan to offer prepackaged items, baked goods, hotdogs and possibly cold cut sandwiches, no products which would require an oven, grill or hood. They anticipate to have a maximum of eight employees during a shift. Proposed hours of operation are 7:00am-

6:00pm or 7:00am-9:00pm depending on the demand. The business would be open every day during the summer season, Friday through Monday in the off season and closed for January and February.

Joe Coronato asked whether Ms. Bjornberg is officially the owner of the property. She responded that the estate would likely be settled in August. Joe requested that she submit the Change in Business form and attach a legal document permitting her to occupy the space, while the estate is still being settled. The chairman and the board agreed with Coronato's request.

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

**MOTION:** Mikuletzky

**SECOND:** Washburn

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

**MOTION:** Washburn

**SECOND:** Manookian

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Planning Board Secretary,  
Cecile Mattina

Block \_\_\_\_\_ Lot \_\_\_\_\_

## BOROUGH OF BARNEGAT LIGHT

PO BOX 576, 10 E 7<sup>TH</sup> ST.  
BARNEGAT LIGHT, NJ 08006  
609-494-9196

### PLANNING BOARD SITE PLAN REVIEW

This form needs to be filled out for ANY change in use for ANY business. There is no charge for this review. Members of the Planning Board will review the change and make a decision whether or not the business needs to come before the Board for a Minor Site Plan Exemption. Please allow at least 2 weeks for this decision.

Business Name: \_\_\_\_\_  
Business Address: \_\_\_\_\_  
Owners Name: \_\_\_\_\_  
Previous Business Name: \_\_\_\_\_  
Previous Owner: \_\_\_\_\_  
Previous Use: \_\_\_\_\_  
Proposed Use: \_\_\_\_\_  
Proposed Hours of Operation: \_\_\_\_\_  
Number of Employees: \_\_\_\_\_  
Parking: \_\_\_\_\_ Loading: \_\_\_\_\_ Signage: \_\_\_\_\_  
Landscape or Buffering: \_\_\_\_\_  
Deliveries (Types of vehicles & hours): \_\_\_\_\_

### APPLICANT INFORMATION

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Local Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Other: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_  
Signature: \_\_\_\_\_

### DO NOT WRITE BELOW THIS LINE

Date Received: \_\_\_\_\_ Date to Review: \_\_\_\_\_  
Approved: \_\_\_\_\_ For Full Board Review: \_\_\_\_\_

\_\_\_\_\_  
Planning Board Chairman

\_\_\_\_\_  
Planning Board Member

\_\_\_\_\_  
Planning Board Member/Zoning Officer

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