

**PLANNING BOARD OF ADJUSTMENT
BARNEGAT LIGHT
MAY 21, 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; Pete Snieckus

Alternate; Tim Brindley

Board Secretary; Cecile Hodgson

Attorney; Joe Coronato

Town Engineer; Frank Little with associate Allison Ianaccone

Tax Assessor; Ed Seeger

MINUTES OF APRIL 16, 2025 MEETING

AT THIS TIME, Chairman Mescolotto asked for a motion to approve the minutes of the April 16, 2025 meeting.

MOTION: Washburn

SECOND: Manookian

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

ABSTAIN:

NAYS: NONE ABSENT:

**APPLICATION 2025-02
BAYVIEW HARBOR LLC
1301/1501 BAYVIEW**

Attorney James Raban, representing the applicant, addressed the board regarding a proposal for 1301/1501 Bayview. The applicant is seeking approval for retail use of the ground-floor commercial space and a parking variance. Raban explained that the total required parking for the Marina and proposed retail use is 213 spaces, while 202 are being provided. He noted that under a prior site plan approval, handicapped parking spaces were to be designated; however, this has not yet been fulfilled due to the temporary storage of boats on the property. The applicant intends to designate these spaces once the area is cleared.

Raban also responded to the board engineer's review letter, which referenced a sign located in a landscape island within the county right-of-way. He clarified that the proposed sign will instead be located directly in front of the building, on the applicant's property.

Stuart Challoner, a professional engineer with Challoner Associates LLC, was sworn in and testified that the proposed retail space, approximately 1,500 sq. ft. is located on Block 30.01, Lot 1. He presented Exhibit A1, a site plan showing a 25 sq. ft. sign positioned 5 to 7 feet in front of the building. He confirmed that the sign's placement will not impact parking or access. He also presented Exhibit A2 which depicted a rendering of the sign and confirmed to the board that the sign will be mounted parallel to the building. Washburn noted the sign had already received zoning approval.

Challoner prepared an exhibit showing existing striped parking on the North and South lots, along with an unstriped gravel lot in the center. He also confirmed that handicapped parking will include proper signage and be van-accessible. Challoner testified that although a parking variance is required, he believes there is ample parking on site.

Washburn reminded the applicant that the previous site plan approval required the designation of parking spaces for apartment. He requested this be addressed along with the handicapped parking.

Thomas MacArthur, owner of Bayview Harbor LLC, was sworn in. He stated that this is the final unused space within the building and confirmed that awnings will be added to enhance the appearance but no structural changes are planned. He noted that there have been no parking issues, even during peak season, and noted his intention to install two EV Level 2 charging stations. He explained that a grant application is in process with the state.

MacArthur also addressed Washburn's previous concern about designating parking spaces for the apartments. He asked if this is absolutely required as there are many different users, mostly comprised of boat owners and there are large stretches of time where the apartments are not occupied. Coronato responded that this is required by state law. Coronato explained that the spaces must be in the general vicinity of the apartments, not necessarily right by the front door. MacArthur agreed to designate those spaces. Coronato also asked that the EV spaces be designated on the plans. Raban agreed to designate those EV spaces as part of resolution compliance.

Sulock inquired whether mounting the sign to the building could free up an additional paved space for handicapped parking. MacArthur responded that due to the location of gas and electrical lines at the sign's proposed location, he prefers not to allow parking in that area for safety reasons.

Nancy Norton, owner of the proposed retail business "The Good Life Boutique," was sworn in. She shared that she previously operated the store in Surf City for 16 years and now intends to reopen in Barnegat Light. Norton testified that the boutique will sell women's clothing, accessories, jewelry, home décor, and gifts. Norton anticipates 3 or 4 employees, with operating hours of 10 AM to 6 PM, seven days a week during the summer. The store will remain open

year-round, with reduced winter hours of 3 or 4 days per week. Coronato asked if there is sufficient lighting. MacArthur explained that the parking lot is well lit.

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

MOTION: Manookian

SECOND: Washburn

There were no comments from the public.

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

MOTION: Washburn

SECOND: Manookian

AT THIS TIME, Mayor Larson made a motion to approve application 2025-02

MOTION: Larson

SECOND: Sulock

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

ABSTAIN:

NAYS: NONE ABSENT:

AFFORDABLE HOUSING

Frank Little and Allison Iannaccone were sworn in. Little explained that the purpose of the presentation was to request that the board adopt a resolution approving the final draft of the plan, which had been previously distributed to all board members and adequately noticed and publicized. Following the board's adoption, the plan will be presented to Council for endorsement at their next meeting. Once endorsed by Council, the plan will be submitted to the state by the end of June, which will place the Borough in compliance with its affordable housing obligations and provide protection from a potential Builder's Remedy lawsuit. The state will have up to one year to review the submission, after which, if approved, the Council may formally adopt the plan by ordinance.

Little summarized the plan, noting that it includes overlay zoning within the business district. Under this zoning, any new residential development consisting of five or more units would be required to include one affordable housing unit for every five units.

Iannaccone explained that as part of the 4th round affordable housing obligation to the state the Borough has an obligation of 64 units. Iannaccone explained that because of the environmental constraints in Barnegat Light they were able to achieve realistic development potential of 0 parcels for such development. This does not negate the fact that the town must address their affordable housing requirements, however it allows for a reduced planning requirement and therefore the Borough is required to plan for 25% of the obligation. This would mean Barnegat Light would need to plan for 16 units to comply with 4th round obligations. This proposed overlay zoning plan will be the mechanism used to comply with these obligations.

The presentation concluded without any questions from board members.

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

MOTION: Larson

SECOND: Washburn

Councilman Wellington was sworn in asked if the overlay zones would affect the property values in those districts. Little responded that it shouldn't.

Thomas MacArthur was sworn in and asked where the overlay zone is. Little responded that it is not in Marine Commercial, strictly the business district.

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

MOTION: Manookian

SECOND: Washburn

AT THIS TIME, Chairman Mescolotto asked for a motion to approve resolution 2025-05 Adopting the 2025 Housing Element and Fair Share Plan as an Element of the Master Plan for The Borough of Barnegat Light.

MOTION: Washburn

SECOND: Patterson

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

ABSTAIN:

NAYS: NONE ABSENT:

RESOLUTION 2025-05

ADOPTING THE 2025 HOUSING ELEMENT AND FAIR SHARE PLAN AS AN ELEMENT OF THE MASTER PLAN FOR THE BOROUGH OF BARNEGAT LIGHT, COUNTY OF OCEAN, STATE OF NEW JERSEY

WHEREAS, N.J.S.A. 40:55D-28 permits municipalities to, after a public hearing, amend a master plan or component thereof, to guide the use of lands within the municipality in a manner which protects health and safety and promotes the general welfare; and

WHEREAS, upon a notice duly provided pursuant to N.J.S.A. 40:55D-13, on May 21, 2025, the Planning Board of the Borough of Barnegat Light held a public hearing to consider the adoption of a Housing Element and Fair Share Plan; and

WHEREAS, the Land Use Board of the Borough of Borough of Barnegat reviewed and considered the Housing Element and Fair Share Plan, dated April 25, 2025, prepared by the Borough's Professional Planners, Owen, Little & Associates and otherwise entered said report into evidence and heard the testimony of Frank Little, PE, PP relative to the contents set forth in that report; and

WHEREAS, the hearing was opened to the public for questions and comments and where there was public comment at the hearing and the board considered same; and

WHEREAS, the members of the Planning Board having reviewed the Housing Element and Fair Share Plan determined to adopt the Housing Element and Fair Share Plan as presented.

NOW THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Barnegat Light, County of Ocean, and State of New Jersey hereby adopts the Housing Element and Fair Share Plan, attached hereto as Schedule A; and

BE IT FURTHER RESOLVED, that a copy of this Resolution and the attached Housing Element and Fair Share Plan for the Borough of Barnegat Light, County of Ocean, and State of New Jersey, prepared by Owen, Little & Associates, shall be sent to the Ocean County Planning Board and notice of the adoption of same shall be sent to the municipal Clerk of each adjoining municipalities, and to the Office of Planning Advocacy, and a written copy of the Certified Resolution shall also be filed in the office of the Borough Clerk of the Borough of Barnegat Light; and

BE IT FURTHER RESOLVED, that a notification of the adoption be published in an official newspaper of the Borough of the Barnegat Light Planning Board.

CERTIFICATION

It is hereby certified that the attached is a true copy of the Resolution for Adopting the 2025 Housing Element and Fair Share Plan as an Element of the Master Plan for the Borough of Barnegat Light, Approval on May 21, 2025, and duly adopted as to form by the Barnegat Light Planning Board and memorialized at its regular meeting held on May 21, 2025.

Chairman Barry Mescolotto
Borough of Barnegat Light
Planning Board

Secretary Cecile Hodgson
Borough of Barnegat Light
Planning Board

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

MOTION: Mikuletzky

SECOND: Manookian

There were no comments from the public

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

MOTION: Manookian

SECOND: Patterson

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

MOTION: Manookian

SECOND: Patterson