

RESOLUTION# 2026-04
RESOLUTION OF APPROVAL
APPLICATION OF
BRUCE M. PETERSON
APPLICATION #BOA-2026-01

IN THE MATTER OF
BRUCE M. PETERSON

: PLANNING BOARD
: BOROUGH OF BARNEGAT LIGHT
: APP NUMBER 2026-01
: BLOCK 12 LOT 3
: 605 BROADWAY

WHEREAS an application has been made to the Borough of Barnegat Light Planning Board (the "Board") by Bruce M. Peterson (the "applicant"), the subject site is presently developed with a mixed-use building that contains a single-family dwelling at the rear and a connected commercial space at the front. The applicant seeks approval to utilize the commercial space as a retail store and retain the single-family dwelling use as it currently exists. The property known as 605 Broadway in the Borough of Barnegat Light, NJ, Block 12 Lot 3, as depicted on the Tax Maps of the Borough of Barnegat Light, Ocean County, New Jersey, and said premises being located in the GB (General Business) Zone: The existing mixed-use is permitted in the zone, and

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

WHEREAS the Applicant is represented by James Raban, Esq. at the hearing.; and

WHEREAS, the 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 Barnegat Light Planning Board, County of Ocean, and State of New Jersey on April 15th, 2026, made the following findings:

1. The Board found the application complete.
2. According to the application, the Applicant is requesting to utilize the commercial space as a retail store and retain the

single-family dwelling use as it currently exists.

- A. The Applicant is requesting a loading zone variance. A loading zone of 10ft x 25 ft is required, whereas no loading zone is delineated. A variance is required.
 - B. The Applicant is not requesting any waivers.
3. In support of the application, the Applicant submitted the following documents:
- A. Survey, One (1) Sheet, prepared by James P. Deadly Surveyor, LLC., signed by John C. Ritt, PLS, and dated 06/23/2025 with no revisions.
 - B. Five (5) color interior and exterior photos, prepared by the applicant.
 - C. Prior Barnegat Light Resolution 2000-03 adopted on November 28, 2000, approving a mixed use with a retail/office component, four (4) parking spaces and a deficient loading zone space that did not comply with ordinance standards.
4. During the public hearing held on April 15, 2026, the Planning Board discussed the following review letter prepared by the Board's professional, the contents of which are hereby adopted and incorporated in full:
- A. Review letter dated April 2, 2026, 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 hearing no exhibits were marked into evidence.
7. During the public hearing on April 15, 2026, the Applicant's Engineer James Brozowski, PE, PP, described the application:
- A. Mr. Brozowski described the Applicant's proposal and plans stating that the site has four (4) parking spaces and a garage. There is a handicap parking space.
 - B. He indicated the use of the commercial space as a retail store would not be detrimental to the Barnegat Light Master plan. He further stated that positive criteria outweighed any negative criteria,

8. During the public hearing on April 15, 2026, Ms. Deena Peterson, the wife of the Applicant testified:
 - A. Ms. Peterson indicated that she and her daughter will be operating the retail space. It will be a little store selling T-shirts, bags, gift items, candy, popcorn and embroidery items.
 - B. Ms. Peterson indicated that the store would be open 11 AM to 10 PM daily during the summer season.
 - C. Ms. Peterson testified the Peterson family will be residing in the single-family home at the rear of the property.
 - D. Ms. Peterson indicated they will provide lighting for the parking area and will utilize the existing sign and meet the ordinance requirements for signage.
9. There was public comment on this application by a neighbor concerned about future use of the retail space with not having a loading zone.
10. The Board specifically finds the application to utilize the commercial space as a retail store and retain the single-family dwelling use 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 granted a variance for no loading zone where a 10 ft x 25 ft loading zone is required.

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 15th day of April 2026, upon a motion made by Jeffrey Washburn and seconded by Barry Mescolotto, that the application of Bruce M. Peterson is granted, subject to the following conditions:

1. The Applicant shall be bound by all exhibits introduced, all representations made, and all testimony given before the Board at its meeting of April 15, 2026
2. The Applicant shall comply with the requirements of the Board Engineer's letter dated April 2, 2026.
3. Should the Applicant change the use of the commercial space or make changes to the

goods sold the applicant must come back before the Board for further consideration of a loading zone variance granted.

4. The Applicant shall place the proper signage for the handicap space; the residential space shall be designated and remove the planter so that the existing parking space is proper.
5. The Applicant will install lighting in the parking area to be approved by the Board engineer.
6. The Applicant shall be responsible for obtaining any other approvals or permits from other governmental agencies, as may be required by law, including but not limited to the municipalities and State's affordable housing regulations, the Ocean County planning Board, and the Applicant shall comply with any requirements or conditions of such approvals or permits.
7. The applicant must publish notice of this decision in the official newspaper of Borough Barnegat Light Planning Board within ten (10) days of the passage.

ADOPTED this 15th day of April 2026.

VOTE ON ROLL CALL:

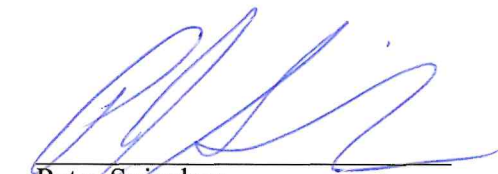
IN FAVOR: Mayor Ed Wellington, Jeffrey Washburn, Barry Mescolotto, Paul Sulock, Tim Brindley, Vice Chairman Chris Patterson and Chairman Peter Snieckus

OPPOSED: none

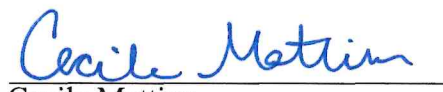
NOT- PRESENT: Manookian

CERTIFICATION

It is hereby certified that the attached is a true copy of the Resolution for Application #2026-01, Approved on April 15, 2026, and duly adopted as to form by the Barnegat Light Planning Board and memorialized at its regular meeting held on May 20, 2026.



Peter Snieckus
Chairman
Borough of Barnegat Light
Planning Board



Cecile Mattina
Secretary
Borough of Barnegat Light
Planning Board