

**PLANNING BOARD OF ADJUSTMENT  
BARNEGAT LIGHT  
APRIL 15, 2026**

**THE PLANNING BOARD MEETING** was called to order at 5:00pm by Chairman Snieckus 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:**

**Present:** Mescolotto, Washburn, Sulock, Brindley, Vice Chairman Patterson, Chairman Snieckus, Mayor Wellington

**Absent:** Manookian

**Also present:**

Attorney; Joe Coronato

Town Engineer; Frank Little

Tax Assessor; Ed Seeger

**MINUTES OF JANUARY 21, 2026 MEETING**

**AT THIS TIME**, Chairman Snieckus asked for a motion to approve the minutes of the January 21, 2026 meeting.

**MOTION:** Washburn

**SECOND:** Mescolotto

**VOTE:** Mescolotto, Washburn, Sulock, Brindley, Vice Chairman Patterson, Chairman Snieckus, Mayor Wellington

**ABSTAIN:**

**NAYS: NONE      ABSENT: Manookian**

**APPLICATION 2026-01 MINOR SITE PLAN & VARIANCE 605 BROADWAY**

James Raban, attorney representing the applicant approached the board. He explained that there is an existing building located at 605 Broadway, which is a mixed-use structure with a 500 square foot commercial space located in the front and an attached single-family dwelling in the rear. This is a change of use application and it was previously approved for a senior care services office and the applicant is seeking approval to operate a retail store within the existing commercial space.

Raban directed the board to the interior and exterior photos that were submitted with the application. He pointed out that five parking spaces are required and he believes that this is sufficient, but indicated that James Brzozowski, Professional Planner would address this in greater detail. He further explained that a loading area is required, however relief was previously

granted by resolution for a non-compliant loading area. The applicant will address this in further detail and will request a waiver for loading area, if deemed necessary by the board.

Applicant, Deena Peterson approached the board and was sworn in. Peterson explained that she is seeking approval to open a small gift boutique with an embroidery area to be called “Pixie LBI”, and she will operate the store with her daughter. The proposed hours of operation are 11am-10pm daily, anticipating a staff of one to two employees.

Peterson stated that the items sold would include embroidered bags and shirts, gifts, candy and popcorn. She also clarified that she, her husband and her daughter will live in the residential space seasonally, from Memorial Day until Labor Day.

Coronato asked whether the store would operate during the off-season for special events. Peterson indicated that this was a possibility. Coronato noted that lighting could become an issue during off-season operations and should be addressed. Peterson responded that she would comply with any Board requirements. Coronato further suggested that if the store operates off-season, the applicant should consider adjusting hours to account for reduced natural light.

Mescolotto asked Peterson about signage. Peterson stated that there will be a small unlit sign above the entrance door. Washburn noted that all signage must come to the zoning office for approval.

Raban asked if the applicant would be willing to install building mounted lights. Peterson agreed to comply if required. Raban asked if there is something that would need to be addressed with the engineer administratively. Coronato responded that the Board could include a condition in the resolution allowing the applicant to seek administrative approval for any future lighting installation.

Mayor Wellington referenced Frank Little’s report, which indicated that certain required submissions for a Minor Site Plan were not provided, and asked Mr. Little to identify those items. Raban explained that a survey submitted with the application that was obtained at the time of the purchase of the property does not depict the parking layout. He stated that Mr. Brzozowski would address this with a sketch during his testimony and requested a waiver. Little stated that he had no objection to this.

There were no further questions for Peterson at this time.

James Brzozowski, licensed professional engineer with Horn, Tyson & Yoder, was sworn in. He explained that the property is located within the General Business Zone and is a 50-foot by 125-foot lot with 50 feet of frontage on Broadway. He also stated that the property is currently developed with a two-story mixed-use building.

He explained that parking is located at the front of the building and that there is an existing handicapped ramp at the front, approximately 30 feet in length. He also noted there exists a concrete pad on the north side of the building, which can be marked as an additional

handicapped space with three other parking spaces south of that, totaling four across the frontage as well as one stacked parking space in front of the garage.

Mr. Raban marked as A-1 a survey with the proposed parking layout prepared by Mr. Brzozowski. Brzozowski stated that the proposed layout complies with town ordinances. He also stated that there is currently no loading zone on the property and that the proposed parking layout does not accommodate a loading zone. He therefore requested that the board grant a variance for the loading zone, stating that he did not believe it would be a detriment to the community.

Chairman Snieckus asked if the planter depicted on the plans would interfere with parking. Mr. Brzozowski responded that in order to fit a 20ft parking space completely on the property it would have to be removed. He stated that it would be wise for the applicant to remove it.

Coronato suggested that there should be signage differentiating the residential and commercial parking. Mr. Raban said the applicant is willing to put any signage up required by the board.

Washburn requested that the handicapped spots be marked. He also explained that if the applicant decides to change what they are selling, they must come back before the board for approval.

**AT THIS TIME**, Chairman Snieckus opened to the public.

Greg Wallace of 12 West 7<sup>th</sup> St. asked whether the request related to the loading zone requirement was a variance or a waiver. Mr. Coronato explained that it would be considered a variance. Wallace expressed concern that granting a variance for the loading zone could become a detriment to the community if another business requiring a loading zone were to occupy the location in the future. Coronato explained that, in the event of a change of use, the proposed business would be required to appear before the board, and if the new use required a loading zone, the board could require one at that time.

Wallace also expressed concern about adequate parking. Frank Little responded that the applicant actually provided more parking than required under the ordinance.

There were no other comments from the public.

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

**MOTION:** Mescolotto

**SECOND:** Washburn

**ALL IN FAVOR**

**AT THIS TIME**, Washburn made a motion to approve application 2026-01 and was seconded by Mescolotto.

**MOTION:** Washburn

**SECOND:** Mescolotto

**VOTE:** Mescolotto, Washburn, Sulock, Brindley, Vice Chairman Patterson, Chairman Snieckus, Mayor Wellington

**ABSTAIN:**

**NAYS: NONE      ABSENT: Manookian**

Mr. Coronato reiterated that the application was approved subject to the following conditions: any change in use would require the applicant to return before the board; parking signs must be posted; the planter must be removed to accommodate parking; and the applicant may return for administrative approval regarding the lighting plan

**APPLICATION 2026-02 BRENNAN FUEL MINOR SUBDIVISION, 1801 CENTRAL**

James Raban, attorney representing the applicant approached the board. Coronato explained that the board approved the subdivision in 2020; however, the applicant did not act on the approval within the required time frame and therefore must come back before the board for renewed approval. James Raban explained that the applicant intends to remove all existing improvements on the site and subdivide the property into two single family residential building lots. He noted that the property is currently shown on the tax map as two lots fronting on the Central, while the proposed lots would instead front on 18th Street. Raban stated that the applicant is not requesting any variances for the proposed lots as the proposed lots conform with zoning requirements. He also explained that there is ongoing site remediation associated with the former gas station use and that owner John Brennan would provide testimony regarding those conditions.

James Brzozowski, licensed professional engineer with Horn, Tyson & Yoder, was sworn in. Brzozowski testified that the applicant is proposing to re-subdivide the property to create two lots fronting on 18th Street. Each proposed lot would contain 62.5 feet of frontage on 18th Street with a depth of 100 feet, resulting in a total area of 6,250 square feet per lot. He stated that the zoning district requires a minimum frontage of 50 feet and a minimum lot area of 5,000 square feet, and therefore both proposed lots comply with the minimum zoning standards.

Brzozowski stated that the applicant proposes to raise the curb along Central Avenue and install a four-foot-wide sidewalk along Central Avenue. The applicant is also seeking a waiver from the requirement to install sidewalks along 18th Street. He reiterated that no variances are being requested.

Chairman Snieckus pointed out the retaining wall located along the south side of the property and asked whether it would remain. Brzozowski responded that if the grade differential requires it, the retaining wall would remain; however, the intent is for drainage to flow toward 18th Street once the homes are constructed, and the retaining walls would therefore be reconstructed as necessary to accommodate that drainage plan.

John Brennan, the applicant and property owner, was sworn in. Brennan testified that when he acquired the property there were environmental contamination issues that needed to be addressed. As a result, the site is currently under a natural remediation program requiring quarterly sampling of monitoring wells. Brennan explained that most of the pollutants have already been remediated; however, once the underground storage tanks are removed and the site is dewatered, the applicant will be able to excavate the contaminated soil surrounding the tanks.

He further testified that a Licensed Site Remediation Professional) has closely monitored the site for approximately thirteen years.

Chairman Snieckus asked whether the New Jersey DEP would be involved in the tank removal process. Brennan explained that the LSRP oversees the process and that a special permit involving the DEP is required for removal of the tanks. He stated that the LSRP conducts all soil and groundwater sampling and submits the reports to the DEP.

Mayor Wellington asked whether the board could obtain copies of the current reports of the solvents being remediated. He noted that the report submitted with the application was from 2024. Raban responded that the application included a case tracking tool from the DEP website called NJ Data Miner, although those records may not be up to date. Mayor Wellington emphasized that he would like to review updated well monitoring results, and Raban confirmed that those reports could be provided.

Mescolotto asked whether the monitoring wells would continue to be monitored after the tanks are removed. Brennan responded that once the LSRP determines the site is clean, the monitoring wells would then be filled with concrete.

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

**MOTION:** Mescolotto

**SECOND:** Wellington

**ALL IN FAVOR**

There were no comments from the public.

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

**MOTION:** Washburn

**SECOND:** Wellington

**ALL IN FAVOR**

**AT THIS TIME**, Mescolotto made a motion to approve application 2026-02 and was seconded by Mayor Wellington

**MOTION:** Mescolotto

**SECOND:** Wellington

**VOTE:** Mescolotto, Washburn, Patterson, Sulock, Brindley, Chairman Snieckus, Mayor Wellington

**ABSTAIN:** NONE

**NAYS:** NONE     **ABSENT:** Manookian

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

**SECOND:** Mescolotto

**VOTE:** Wellington

**ABSTAIN:** NONE

**NAYS:** NONE     **ABSENT:** Manookian