

**PLANNING BOARD OF ADJUSTMENT
BARNEGAT LIGHT
JANUARY 21, 2026**

THE PLANNING BOARD MEETING was called to order at 5:00pm by board secretary, Cecile Mattina 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.

Oaths of office administered to Pete Snieckus, Paul Sulock, Tim Brindley, & Jeffrey Washburn

ROLL CALL:

Present: Mescolotto, Washburn, Patterson, Sulock, Brindley, Snieckus, Mayor Wellington
Also present were Frank Little, Joe Coronato and board secretary Cecile Mattina,

Absent: Manookian,

NOMINATIONS FOR CHAIRPERSON

AT THIS TIME, the Joe Coronato asked for nominations for Chairperson.

Jeffrey Washburn made a motion to appoint Pete Snieckus as the chairperson.

MOTION: Washburn

SECOND: Mayor Wellington

VOTE: AYES: Mescolotto, Washburn, Patterson, Sulock, Brindley, Snieckus, Mayor Wellington

ABSTAIN:

NAYS: NONE ABSENT: Manookian

NOMINATIONS FOR VICE CHAIRPERSON

AT THIS TIME, the Chairman asked for nominations for Vice Chairperson.

Barry Mescolotto made a motion to nominate Tim Brindley as the Vice Chairperson. It was determined that, as an alternate member, Brindley was not eligible to serve as the Vice Chairperson.

Jeffrey Washburn then made a motion to appoint Chris Patterson as the Vice chairperson.

MOTION: Washburn

SECOND: Mayor Wellington

VOTE: AYES: Mescolotto, Washburn, Patterson, Sulock, Brindley, Snieckus, Mayor Wellington

ABSTAIN:

NAYS: NONE ABSENT: Manookian

MINUTES OF DECEMBER 17, 2025 MEETING

AT THIS TIME, Chairman Snieckus asked for a motion to approve the minutes of the December 17, 2025 meeting.

MOTION: Mescolotto

SECOND: Washburn

VOTE: AYES: Snieckus, Mescolotto, Washburn, Patterson, Sulock, Mayor Wellington

ABSTAIN: Brindley

NAYS: NONE ABSENT: Manookian

AT THIS TIME, Chairman Snieckus asked for a motion to memorialize resolution 2026-01

MOTION: Washburn

SECOND: Mayor Wellington

VOTE: AYES: Mescolotto, Washburn, Patterson, Sulock, Brindley, Snieckus, Mayor Wellington

ABSTAIN:

NAYS: NONE ABSENT: Manookian

RESOLUTION 2026-01

RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF BARNEGAT LIGHT, COUNTY OF OCEAN, STATE OF NEW JERSEY, SETTING THE TIME, DATE, PLACE AND AD PLACEMENT OF THE MEETINGS

WHEREAS, the Planning Board of the Borough of Barnegat Light is a public body, which convenes regular meetings for the purpose of action on applications submitted to it pursuant to N.J.S.A. 40:55D-1, et. seq., and

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-6, et. seq. mandates that the public be advised of all regular meeting dates; and

WHEREAS, the Board proposes to conduct regular meetings on the dates hereinafter specified with each meeting to be convened at 5:00pm at the Borough of Barnegat Light 10 East 7th St., Barnegat Light, NJ 08006.

NOW THEREFORE BE IT RESOLVED, this 21st day of January 2026 as follows:

1. February 18, March 18, April 15, May 20, June 17,
July 15, August 19, September 16, October 21,
November 18, December 16, 2026 and Organization on January 20, 2027.

The Meetings will take place at 5:00pm on the above-mentioned dates, at the Borough of Barnegat Light, 10 East 7th St., Barnegat Light, NJ.

2. The notice shall be:

Prominently posted in at least one (1) place reserved for similar announcements, posted on the Borough's website, Mailed, telephoned or hand delivered to at least two (2) newspapers, Asbury Park Press and Beach Haven Times designated by the public body to receive such notices because they have the greatest likelihood of informing the public within the area of jurisdiction of the public body of such meetings. Filed with the Borough Clerk as well.

3. The notice mentioned in paragraph two (2) hereof is to be given within ten (10) days of the date.

4. Notwithstanding anything contained herein to the contrary, the Board may call special meetings upon giving at least 48 hours advance notice in the manner specified in paragraph two of this resolution.

AT THIS TIME, Chairman Snieckus asked for a motion to memorialize resolution 2026-02

MOTION: Washburn

SECOND: Mescolotto

VOTE: AYES: Mescolotto, Washburn, Patterson, Sulock, Brindley, Snieckus, Mayor Wellington

ABSTAIN:

NAYS: NONE ABSENT: Manookian

RESOLUTION 2026-02

RESOLUTION OF THE BOROUGH OF BARNEGAT LIGHT, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE AWARDED OF A PROFESSIONAL SERVICES CONTRACT WITHOUT COMPETITIVE BIDDING OR FAIR & OPEN ADVERTISING - PLANNING BOARD ATTORNEY

WHEREAS, there exists a need for the services of a Planning Board Attorney for a one-year term; and

WHEREAS, the Borough of Barnegat Light has determined that its professional services contractors do not make reportable political contributions to municipal candidates so as to otherwise require fair and open contract advertising pursuant to the provisions of NJSA 19:44A-20.5; and

WHEREAS, that the value of this contract will not exceed the amount that the Borough Chief Financial Officer has determined and certified in writing; and

WHEREAS, Joseph D. Coronato Sr. Esquire of Coronato Law is qualified to hold the position of Planning Board Attorney in accordance with the Local Public Contracts Law, NJSA 40A:11-5(1)(a), and the NJ Campaign Contributions & Expenditures Reporting Act, NJSA 19:44A-20.5.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Barnegat Light, in the County of Ocean, State of New Jersey, as follows:

1. Joseph D. Coronato Sr. Esquire of Coronato Law is hereby appointed Planning Board Attorney for the Borough of Barnegat Light for the year 2026. This contract for professional services is awarded without competitive bidding or advertising under the provisions of the Local Public Contracts Law and the NJ Campaign Contributions & Expenditures Reporting Act.
2. That the Determination of Value shall be placed on file with this resolution.
3. That a certificate of availability of funds executed by the Chief Financial Officer is annexed hereto. The following are the line-item appropriations or ordinances which constitute the availability of funds for this contract: Temporary Budget Planning Board O and E
4. That a Notice of Contract Award shall be published in accordance with NJSA 40A:11-5(1)(a).
5. That certified copies of this resolution shall be forwarded to Joseph Coronato, Esquire and the Borough Treasurer.

AT THIS TIME, Chairman Snieckus asked for a motion to memorialize resolution 2026-03

MOTION: Mayor Wellington

SECOND: Washburn

VOTE: AYES: Mescolotto, Washburn, Patterson, Sulock, Brindley, Snieckus, Mayor Wellington

ABSTAIN:

NAYS: NONE ABSENT: Manookian

RESOLUTION 2026-03

RESOLUTION OF THE BOROUGH OF BARNEGAT LIGHT, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE AWARDING OF A PROFESSIONAL SERVICES CONTRACT WITHOUT COMPETITIVE BIDDING OR FAIR & OPEN ADVERTISING -PLANNING BOARD ENGINEER & PROFESSIONAL PLANNER

WHEREAS, there exists a need for the services of a Planning Board Engineer and Professional Planner for a one-year term; and

WHEREAS, the Borough of Barnegat Light has determined that its professional services contractors do not make reportable political contributions to municipal candidates so as to otherwise require fair and open contract advertising pursuant to the provisions of NJSA 19:44A-20.5; and

WHEREAS, that the value of this contract will not exceed the amount that the Borough Chief Financial Officer has determined and certified in writing; and

WHEREAS, Frank Little, Jr. of the firm Owen Little & Associates is qualified to hold the position of Planning Board Engineer and Professional Planner in accordance with the Local Public Contracts Law, NJSA 40A:11-5(1)(a), and the NJ Campaign Contributions & Expenditures Reporting Act, NJSA 19:44A-20.5.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Barnegat Light, in the County of Ocean, State of New Jersey, as follows:

1. That Frank Little, Jr., of the firm Owen Little & Associates is hereby appointed Planning Board Engineer and Professional Planner for the Borough of Barnegat Light for the year 2026. This contract for professional services is awarded without competitive bidding or advertising under the provisions of the Local Public Contracts Law and the NJ Campaign Contributions & Expenditures Reporting Act.

2. That the Determination of Value shall be placed on file with this resolution.

3. That a certificate of availability of funds executed by the Chief Financial Officer is annexed hereto. The following are the line items appropriations or ordinances which constitute the availability of funds for this contract:

Temporary Budget Engineering Services O and E

4. That a Notice of Contract Award shall be published in accordance with NJSA 40A:11-5(1)(a).

5. That certified copies of this resolution shall be forwarded to Frank Little, Jr., and the Borough Treasurer.

OTHER BUSINESS –
ORDINANCE 2026-03 REVISE BUIDLING HEIGHT LIMITS

Coronato explained that the ordinance had been presented for first reading to the Mayor and Council, and that the Planning Board now has the opportunity to present any concerns they may have. If the Board does not have any concerns, they can refer the ordinance back to the Mayor and Council for second reading. Little explained that he reviewed the new REAL rules established by the Department of Environmental Protection, and those rules influenced the decision to raise the height limits through this ordinance. Mayor Wellington mentioned that the current 30-foot height restriction has been in place in Barnegat Light for a long time and has contributed to the charm of the town. Mayor Wellington emphasized that the reason for raising the height limits at this time is due to laws requiring it, rather than local efforts, and that he wants to maintain that charm by increasing the height limits as necessary but as minimally as possible. Mayor Wellington also wanted reassurance that the liveries could not increase to the new height limit of 34 feet. Little explained that those would be considered accessory buildings and therefore would not fall within the purview of this ordinance. Washburn assured Little and Wellington that the town does have an accessory structure ordinance that outlines those specific height limitations.

AT THIS TIME, made a motion to send the ordinance back to mayor and council as presented at first reading with no changes.

MOTION: Washburn

SECOND: Mescolotto

VOTE: AYES: Mescolotto, Washburn, Patterson, Sulock, Brindley, Snieckus, Mayor Wellington

ABSTAIN:

NAYS: NONE ABSENT: Manookian

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

MOTION: Mescolotto

SECOND: Washburn

ALL IN FAVOR

Dottie Reynolds of 2406 Bayview Avenue commended the Planning Board on their comments and explanations regarding the reasons for raising the building height limits. She then asked if the Town could do anything about the potential development of Jen's Links Golf Course. Mayor Wellington and Mescolotto assured Reynolds that the matter is being looked into and that the Town is exploring any possibilities that may exist.

Stuart Pattison of 7 E. 17th Street asked about the affordable housing fees that are being imposed on commercial developments. He inquired whether there are any efforts to mitigate this issue through tax incentives or other alternatives. Washburn explained that an attempt was made through the establishment of overlay zoning; however, the State deemed this inadequate and essentially required that the fee ordinance be established. Pattison stated that he understood this, but asked whether there might be another mechanism that could incentivize businesses to remain in the area. Mayor Wellington expressed openness to any ideas that would help incentivize businesses. Mescolotto and Mayor Wellington further explained that the Town may have the ability to create a tax abatement for the municipal portion of the tax rate; however, the majority of the tax burden lies with the County and the school district, and the Town does not have the authority to abate those taxes.

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

MOTION: Washburn

SECOND: Mescolotto

ALL IN FAVOR

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

MOTION: Mescolotto

SECOND: Washburn

ALL IN FAVOR

Cecile Mattina
Planning Board Secretary

