

**MEETING MINUTES  
BARNEGAT LIGHT PLANNING BOARD  
SEPTEMBER 16, 2020**

Chairman Richard Manookian called the meeting to order and said that adequate notice of this meeting has been published and posted in accordance with requirements set forth in the New Jersey Open Public Meetings Act. The meeting was held at the Barnegat Light Fire Company Meeting Hall, 907 Central Avenue, Barnegat Light, NJ. The meeting location was changed and published in the Asbury Park Press and The Beach Haven Times.

**Roll Call:** Larson, Washburn, Mikuletzky, Sulock, Mescolotto, Patterson, Manookian  
Absent: Gutowski  
Also present: Joseph Coronato, Sr, Esq. & Elaine Tollison

**Pledge of Allegiance**

**Approve Minutes August 19, 2020**

Motion made by Washburn to approve the minutes and seconded by Larson

Motion: Washburn

Second: Larson

Roll Call

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

Nays: None

Abstain: None

Absent: Gutowski

**Memorialize Resolution 2020-3, Barnegat Light Landscaping LLC**

Motion made by Larson to approve seconded by Washburn

Motion: Larson

Second: Washburn

Roll Call

Ayes: Larson, Washburn, Mikuletzky, Sulock, Mescolotto

Nays: None

Abstain: None

Absent: Gutowski

**Carried over from August 19, 2020 Meeting**

**Application PB-2020-04, Final Major Subdivision, John H. Reilly Trust, Block 32, Lots 12, 13, 14, 15, Bayview Avenue between 16<sup>th</sup> & 17<sup>th</sup> Streets**

Frank Mikuletzky stepped down from the board due to a conflict

Kellie McGowan, attorney represented the applicant, the John H. Reilly Trust. She said that the board requested at the prior hearing that the borough engineer work with Mr. Ritchie. Mr. Ritchie went over the 2<sup>nd</sup> review letter dated September 14, 2020 from Frank Little. He said that a one foot high berm was added along the rear of the property line. The grade will be raised by one foot in order to accommodate the one foot berm so that the storm water would flow in a north-south direction.

Larson said that was what was asked for regarding the berm. Washburn said that he discussed this matter with Frank Little and he feels this would be adequate for that property. Manookian asked if the berm could be taken away by homeowners. Ms. McGowan and Mr. Coronato both said it could be notated on the plan and in the resolution that the berm is required to stay on the properties. Mescolotto asked about the French drains and was told they are still part of the plans. Larson talked about parking issues that was brought up last month. He wanted to know where the trailers would go that are currently stored there and he did not want them stored in the marina taking up parking spots. Ms. McGowan said that storage will be removed and will not be accommodated in other places at the marina and it will be resolved to the satisfaction of the borough. Washburn asked if Mr. Palmer could talk about the marina since there had been discussion about it even though it's a separate issue.

Mr. Palmer was sworn in. Mr. Coronato said that the marina rises and falls on its own and that if the storage items were moved there it could cause a parking issue. Mr. Palmer said that discussions with the owners have only been on the lots and that nothing has been planned for the marina yet. Mr. Coronato said that the amount of parking may not be enough for the boat slips.

The chairman asked for a motion to open to the public  
Motion: Mescolotto Second: Patterson All in favor

Frank Mikuletzky thinks that before this application goes through the parking problem for the marina be resolved as they don't have enough parking for the slips. Mr. Coronato said that it is not technically part of this application and that the zoning officer can tell the marina how many slips they can rent out based on the parking requirements. Charles Nemeth, 1605 Central, was sworn in and made comments regarding the marina. Mr. Coronato said it is not part of this application. Washburn said that they would have to come before the board for changes to the marina. Fran Mears was sworn in. She lives across the street from the lots and was concerned about flooding on 16<sup>th</sup> Street. Mr. Ritchie said that the elevation is being raised by one foot across the property to manage the stormwater and they are not changing the drainage patterns. Mr. Mulleavey, 17<sup>th</sup> Street, was sworn in and commented on the berm. Mr. Ritchie said it will be formed from fill & topsoil to promote growth of seed to keep it stable. Mr. Mikuletzky wanted to know what happens if the berm doesn't work and Mr. Coronato said that the borough engineer should be contacted. Mr. Nemeth said that there is standing water on 16<sup>th</sup> & 17<sup>th</sup> Streets and thinks raising the grade will make it worse. Mescolotto commented that the water has not been directed and that this will be directed in three directions and the problem is trying to be fixed. Washburn said that the water comes up through the storm drains and that is why there is flooding on Bayview and there isn't a lot that can be done about it. Mr. Coronato said that the applicant is not asking for any variances and it is zoned for residential and conforming and that the town would have to buy the lots. Larson said another application was denied and a judge ruled in their favor to subdivide. He said that the county storm drains are about 100 years old and it is the up to them to maintain them. Ms. Mears asked that if her house is marine commercial how can the property across the street be residential. Washburn said it is zoned marine commercial but can be changed over to RA and that once it goes residential it is hard to go back.

There was no further comment from the public.

The chairman asked for a motion to close to the public.  
Motion: Washburn Second: Larson All in favor

The chairman asked for comments or motion from the board. Mescolotto made a motion to approve the application and seconded by Washburn

**Approve Application PB2020-04 John H. Reilly Trust**

A motion made by Mescolotto to approve and seconded by Washburn

Motion: Mescolotto

Second: Washburn

Roll Call

Ayes: Larson, Washburn, Sulock, Mescolotto, Patterson, Manookian

Nays: None

Abstain: None

Absent: Gutowski

**Other Business**

Washburn said that someone is here from a business in town. Steve Cameron is the owner of LBI Dream Makers. The business recently moved from 802 Central to 1608 Central. They rent towels, sheets, beach equipment, baby gear, ect. for renters on the island and orders are taken online and over the phone. They are renting the building that was formally Long Beach Island Realty. They used the existing sign and they do have permits for it. Manookian said that recently the board required a landscaper to have handicapped parking. Mr. Cameron said that they are ninety percent delivery. They also have bike rentals on the property. It is a mixed used building with an attached home. Larson asked if this had any retail space that would require parking. Mr. Cameron said it is for the part time employees in the front. Most of the bike rentals are delivered. Manookian asked if it is a change of use. Larson said that he thinks the zoning officer would have had complaints this summer if there were issues. Washburn feels that if it was retail they would have to come before the board and that this is a delivery service. Mr. Coronato asked for the required parking spaces. Washburn said that Mr. Cameron doesn't have retail space that it is all storage so he would have to have two spaces for the living space, and a couple of spaces for the employees and what is he has is adequate. Mr. Coronato said he thinks the spaces should be marked. Mr. Coronato said that before Mr. Cameron signs a new lease next year he will have to come before the board to show a handicapped space.

Larson wanted to talk about mercantile licensing. Washburn said he has started to research what the other towns require. He said that there is a problem with people renting properties that we don't know what they are selling or when they change to sell something totally different. Mescolotto thinks it's essential to know what's going on in town.

Mescolotto made a motion to recommend to the Mayor & Council to consider implementing a mercantile license seconded by Washburn

Motion: Mescolotto

Second: Washburn

Roll Call

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

Nays: None

Abstain: None

Absent: Gutowski

Mr. Coronato said that Mr. Brady would propose an ordinance and that when tax bills are sent out that would be included to make the public aware that there is now a mercantile license requirement.

Washburn made a motion the adjourn the meeting, seconded by Mescolotto, all in favor

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**ELAINE TOLLISON**  
**SECRETARY**