

**BARNEGAT TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**900 West Bay Avenue  
Barnegat, NJ 08005-1298  
(609) 698-0080, Ext. 155**

**AGENDA**

**MONDAY, MAY 13, 2024  
7:00 p.m.**

1. CAUCUS - 7:00 p.m.
2. CALL REGULAR MEETING TO ORDER IMMEDIATELY FOLLOWING CAUCUS
3. FLAG SALUTE
4. CERTIFICATION OF COMPLIANCE – N.J. OPEN PUBLIC MEETINGS ACT:  
The time, date and location of this meeting was published in *The Asbury Park Press* on January 18, 2024, *The Beacon* On January 18, 2024 and posted on the bulletin board in the office of the Township of Barnegat on January 2, 2024. Advance written Notice has been filed with the Township Clerk for purpose of public inspection. This meeting meets all the criteria of the Open Public Meetings Act.
5. CHAIRMAN’S STATEMENT: This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the Board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times.
6. NOTICE OF CURFEW: Meetings shall adjourn at 10:30 p.m., with **no further testimony** being taken unless otherwise ordered at the discretion of the Board.
7. ROLL CALL OF MEMBERS AND CONSULTANTS:

**BOARD MEMBERS:**

Chester Broccoli  
Veronica Bruno  
Douglas Jonas  
John Murrin  
Christopher Rose  
Joseph Talluto  
Richard Quelch

**ALTERNATE MEMBERS:**

Christopher Velders – Alternate I  
Margarita Gagliardi – Alternate II

**PROFESSIONALS:**

Debra Rumpf, Esq.  
Jason Worth, PE, PP, CME  
Scott D. Taylor, AICP, PP, LLA

Zoning Board of Adjustment Agenda  
May 13, 2024

8. BUSINESS OF THE BOARD: **NONE**
9. APPROVAL OF THE MINUTES: **APRIL 8, 2024**
10. APPROVAL OF VOUCHERS: **Z-2024-14**
11. RESOLUTIONS: **NONE**
12. OLD BUSINESS: **NONE**
13. NEW BUSINESS:
  - A. **DOCKET NO. ZB 24-02**  
**RICHARD A. HRUBY**  
**BLOCK 113.11, LOT 11**  
**16 SAMUEL DRIVE**  
**BULK VARIANCE**  
**ZONE: RL/AC**  
**DECISION DUE:**  
**AUGUST 15, 2024**
  - B. **DOCKET NO. ZB 22-03**  
**282 ROUTE 72 HOLDINGS, LLC**  
**BLOCK 54, LOT 4**  
**282 NJ STATE HIGHWAY 72**  
**USE VARIANCE AND PRELIMINARY**  
**AND FINAL MAJOR SITE PLAN**  
**ZONE: C-PHD**  
**DECISION DUE:**  
**JULY 26, 2024**
  - C. **DOCKET NO. ZB 23-11**  
**ZEMAC BARNEGAT, LLC**  
**BLOCK 174, LOT 4**  
**835 WEST BAY AVENUE**  
**USE VARIANCE**  
**ZONES: C-V & R-20**  
**DECISION DUE:**  
**JULY 26, 2024**
14. LITIGATION/EXECUTIVE SESSION: **RESOLUTION NO. Z-2024-15**
15. OPEN MEETING TO PUBLIC
16. ADJOURN MEETING

*Next Regular Meeting June 10, 2024*