

BARNEGAT TOWNSHIP ZONING BOARD OF ADJUSTMENT

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

AGENDA

MONDAY, AUGUST 10, 2026

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 11, 2026. *The Beacon* on January 15, 2026 and posted on the bulletin board in the office of the Township of Barnegat on January 2, 2026. 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 – Vice Chairman
Veronica Bruno
Margarita Gagliardi
John Hearn
John Murrin - Chairman
Joseph Talluto
Richard Quelch

ALTERNATE MEMBERS

Kenneth Quinn - Alternate I
Christopher Velders - Alternate II

PROFESSIONALS:

Debra Rumpf, Esq.
Jason Worth, PE, PP, CME

Zoning Board of Adjustment Agenda
August 10, 2026

8. BUSINESS OF THE BOARD: **NONE**
9. APPROVAL OF THE MINUTES: **NONE**
10. APPROVAL OF VOUCHERS: **Z-2026-14**
11. RESOLUTIONS:

**A. RESOLUTION NO. Z-2026-13A
DOCKET NO. ZB 26-02
DAVID AND JENNIFER RIVERA
BLOCK 114.32, LOT 30
139 SCHOONER AVENUE
APPROVAL OF BULK VARIANCES**

12. OLD BUSINESS: **NONE**

13. NEW BUSINESS:

**A. DOCKET NO. ZB 26-04
MICHAEL FERNANDES
BLOCK 113.11, LOT 9
20 SAMUEL DRIVE
BULK VARIANCE**

**ZONE: RL/AC
DECISION DUE:
NOVEMBER 3, 2026**

**B. DOCKET NO. ZB 26-03
WP BARNEGAT, LLC
BLOCK 115, LOT 1.03
907 WEST BAY AVENUE
USE VARIANCE**

**ZONE: TC-CN
DECISION DUE:
NOVEMBER 3, 2026**

14. LITIGATION/EXECUTIVE SESSION: **NONE**
15. OPEN MEETING TO PUBLIC
16. ADJOURN MEETING

Next Regular Meeting September 14, 2026