BARNEGAT TOWNSHIP ZONING BOARD OF ADJUSTMENT
900 West Bay Avenue
Barnegat, NJ 08005-1298
(609) 698-0080, Ext. 155

AGENDA

MONDAY, NOVEMBER 9, 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

8. BUSINESS OF THE BOARD: **NONE**

9. APPROVAL OF THE MINUTES: **NONE**

10. APPROVAL OF VOUCHERS: **Z-2026-18**

11. RESOLUTIONS: **NONE**

A. **RESOLUTION NO. Z-2026-19**
DOCKET NO. ZB 26-05
JOHN RUANE
BLOCK 144.03, LOT 12
136 VIVAS DRIVE
APPROVAL OF BULK VARIANCE

B. **RESOLUTION NO. Z-2026-20**
DOCKET NO. ZB 26-06
SALVATORE & JENNIFER CASALE
BLOCK 113.06, LOT 74
21 BIRMINGHAM DRIVE
APPROVAL OF BULK VARIANCE

12. OLD BUSINESS: **NONE**

13. NEW BUSINESS**:**

A. **DOCKET NO. ZB 26-07**
LAWRENCE AND PATRICIA LAUDIEN
BLOCK 95.40, LOT 15 — **ZONE: PAC**
74 POND VIEW CIRCLE — **DECISION DUE:**
BULK VARIANCE — **FEBRUARY 9, 2027**

B. **DOCKET NO. ZB 26-08**
DENNIS BOTT
BLOCK 92, LOT 6 — **ZONE: PAC**
48 SOUTH POINT BOULEVARD — **DECISION DUE:**
BULK VARIANCE — **FEBRUARY 17, 2027**

C. **DOCKET NO. ZB 26-03**
WP BARNEGAT, LLC
BLOCK 115, LOT 1.03
907 WEST BAY AVENUE
PRELIMINARY AND FINAL — **ZONE: TC-CN**
MAJOR SITE PLAN WITH VARIANCE — **DECISION DUE:**
AND MINOR SUBDIVISION — **FEBRUARY 11, 2027**

14. LITIGATION/EXECUTIVE SESSION: **NONE**

15. OPEN MEETING TO PUBLIC

16. ADJOURN MEETING

Next Regular Meeting December 14, 2026