



Township of Lacey Planning Board

Meeting Location: 818 Lacey Road, Forked River
Office Location: 124 South Main Street, Forked River

REGULAR MEETING AGENDA

Monday, December 9, 2024 • 6:30pm

NO TESTIMONY WILL BE TAKEN PAST 11:00PM

6:30pm OPENING ANNOUNCEMENT ♦ FLAG SALUTE ♦ ROLL CALL

ROLL CALL OF BOARD MEMBERS:

Dan Cortese, **Chairman**
Robert Laureigh, **Vice-Chairman**
Peggy Sue Juliano, **Mayor**
Steven Kennis, **Committeeman**
Karen MacArthur
Neal Marine
Al Nappi
Gary Quinn
Christopher Reid
James LeTellier, **Alternate #1**
Joseph Branciforte, **Alternate #2**

Also Attending:

Terry Brady, Esq. **Board Attorney**
Bruce Jacobs, PE, CME **Board Engineer**
Irina Gasparyan, **Secretary to the Boards**

A. APPROVAL OF VOUCHERS:

1. Brady & Kun, PC General Invoice 11/4/24

B. MINUTES TO BE VOTED UPON:

1. **November 18, 2024** Regular Meeting Minutes

(Members Eligible to vote: **Cortese, Laureigh, Juliano, Kennis, MacArthur, Marine, Nappi, Quinn, Reid, Le Tellier**)

1. RESOLUTIONS:

1. 24-ADM-06 Resolution of Approval

Block: 1001 Lot: 4.06

798 S Main Street , Forked River

Submitted by JCP&L/Applicant

C. APPLICATIONS FOR ADMINISTRATIVE APPROVAL /SITE PLAN WAIVER:

None

D. OLD BUSINESS:

None

E. APPLICATIONS FOR PUBLIC HEARING:

24-MnS-06

Minor Subdivision- 2 lots

Block: 1701 Lot: 63.01

Manchester Avenue, Forked River

Submitted by PKN Development, LLC/Applicant

F. GENERAL LAND USE MATTERS:

None

G. COMMENTS/DISCUSSION FROM MEMBERS & STAFF

1. 2025 Meeting Dates approval/review

H. ADJOURNMENT

Respectfully Submitted
Irina Gasparyan, Secretary to the Boards

Next Regular Meeting Scheduled: MONDAY, JANUARY 13, 2025



Township of Lacey Planning Board

Meeting Location: 818 Lacey Road, Forked River
Office Location: 124 South Main Street, Forked River

REGULAR MEETING AGENDA

Wednesday, November 18, 2024 • 6:30pm

NO TESTIMONY WILL BE TAKEN PAST 11:00PM

6:30pm OPENING ANNOUNCEMENT ♦ FLAG SALUTE ♦ ROLL CALL

ROLL CALL OF BOARD MEMBERS:

Dan Cortese, **Chairman**
Robert Laureigh, **Vice-Chairman**
Peggy Sue Juliano, **Mayor**
Steven Kennis, **Committeeman**
Karen MacArthur
Neal Marine
Al Nappi
Gary Quinn
Christopher Reid
James LeTellier, **Alternate #1**
Joseph Branciforte, **Alternate #2**

Also Attending:

Terry Brady, Esq. **Board Attorney**
Bruce Jacobs, PE, CME **Board Engineer**
Irina Gasparyan, **Secretary to the Boards**

A. APPROVAL OF VOUCHERS:

1. Brady & Kun, PC General Invoice 11/4/24

B. MINUTES TO BE VOTED UPON:

1. **October 16, 2024** Regular Meeting Minutes

(Members Eligible to vote: **Cortese, Juliano, Kennis, MacArthur, Marine, Quinn, Reid, Le Tellier, Branciforte**)

1. RESOLUTIONS:

1. Resolution of Approval 24-ADM-05

Installation of outdoor freezer

Block: 411 Lot: 1

403 N Main Street, Forked River

Submitted by MPKR LLC dba Anthony's Pizza/Applicant

2. Resolution of Approval 24-SP-01

Minor Site Plan to convert commercial building to a church

Block 1610, Lot 27

422 Lacey Road, Forked River

Submitted by Macedonia Baptist Church of Lakewood, New Jersey, Inc./Applicant

3. Resolution of Approval 24-SP-07

Amended Site Plan to reconfigure shopping center on lot 17.02

Block 225, Lot 17.01-17.04

410 South Main Street (Route 9), Forked River

Submitted by Lacey Plaza, LLC/Applicant

C. APPLICATIONS FOR ADMINISTRATIVE APPROVAL /SITE PLAN WAIVER:

4. 24-ADM-06

Install Temporary Transformer on existing site
Block: 1001 Lot: 4.06
798 S Main Street , Forked River
Submitted by JCP&L/Applicant

D. OLD BUSINESS:

None

E. APPLICATIONS FOR PUBLIC HEARING:

None

F. GENERAL LAND USE MATTERS:

None

G. COMMENTS/DISCUSSION FROM MEMBERS & STAFF

1. Ocean Wind reversal discussion requested by Mr. Le Tellier

H. ADJOURNMENT

Respectfully Submitted
Irina Gasparyan, Secretary to the Boards

Next Regular Meeting Scheduled: MONDAY, NOVEMBER 18, 2024



Township of Lacey Planning Board

Meeting Location: 818 Lacey Road, Forked River
Office Location: 124 South Main Street, Forked River

REGULAR MEETING AGENDA

Wednesday, October 16, 2024 • 6:30pm

NO TESTIMONY WILL BE TAKEN PAST 11:00PM

6:30pm OPENING ANNOUNCEMENT ♦ FLAG SALUTE ♦ ROLL CALL

ROLL CALL OF BOARD MEMBERS:

Dan Cortese, **Chairman**
Robert Laureigh, **Vice-Chairman**
Peggy Sue Juliano, **Mayor**
Steven Kennis, **Committeeman**
Karen MacArthur
Neal Marine
Al Nappi
Gary Quinn
Christopher Reid
James LeTellier, **Alternate #1**
Joseph Branciforte, **Alternate #2**

Also Attending:

Terry Brady, Esq. **Board Attorney**
Bruce Jacobs, PE, CME **Board Engineer**
Irina Gasparyan, **Secretary to the Boards**

A. APPROVAL OF VOUCHERS:

1. Brady & Kun, PC General Invoice 10/1/24

B. MINUTES TO BE VOTED UPON:

1. **September 9, 2024** Regular Meeting Minutes

(Members Eligible to vote: **Cortese, Laureigh, Juliano, Kennis, Quinn, MacArthur, Nappi, Le Tellier, Branciforte**)

C. RESOLUTIONS:

1. Resolution of approval 24-ADM-02

Block: 744.01 Lot: 26.03
701 N Main Street, Forked River
Submitted by WAWA, Inc./Applicant

2. Resolution of approval 24-SP-06

Block 745, Lot 4.01
727 North Main Street (Route 9), Lanoka Harbor
Submitted by Rose & Sons Management, LLC/Applicant

D. APPLICATIONS FOR ADMINISTRATIVE APPROVAL /SITE PLAN WAIVER:

1. 24-ADM-05

Installation of outdoor freezer
Block: 411 Lot: 1
403 N Main Street, Forked River
Submitted by MPKR LLC dba Anthony's Pizza/Applicant

E. OLD BUSINESS:

1. 24-SP-01

Minor Site Plan to convert commercial building to a church

Block 1610, Lot 27
422 Lacey Road, Forked River
Submitted by Macedonia Baptist Church of Lakewood, New Jersey, Inc./Applicant

F. APPLICATIONS FOR PUBLIC HEARING:

1. 24-SP-07

Amended Site Plan to reconfigure shopping center on lot 17.02
Block 225, Lot 17.01-17.04
410 South Main Street (Route 9), Forked River
Submitted by Lacey Plaza, LLC/Applicant

G. GENERAL LAND USE MATTERS:

1. Lacey Township School District (Continued from 9/9/24): New synthetic turf field & lighting Lacey Twp. High School review & approval for compliance with master plan.

H. COMMENTS/DISCUSSION FROM MEMBERS & STAFF

I. ADJOURNMENT

Respectfully Submitted
Irina Gasparyan, Secretary to the Boards

Next Regular Meeting Scheduled: MONDAY, NOVEMBER 18, 2024



Township of Lacey Planning Board

Meeting Location: 818 Lacey Road, Forked River
Office Location: 124 South Main Street, Forked River

REGULAR MEETING AGENDA

Wednesday, October 16, 2024 • 6:30pm

NO TESTIMONY WILL BE TAKEN PAST 11:00PM

6:30pm OPENING ANNOUNCEMENT ♦ FLAG SALUTE ♦ ROLL CALL

ROLL CALL OF BOARD MEMBERS:

Dan Cortese, **Chairman**
Robert Laureigh, **Vice-Chairman**
Peggy Sue Juliano, **Mayor**
Steven Kennis, **Committeeman**
Karen MacArthur
Neal Marine
Al Nappi
Gary Quinn
Christopher Reid
James LeTellier, **Alternate #1**
Joseph Branciforte, **Alternate #2**

Also Attending:

Terry Brady, Esq. **Board Attorney**
Bruce Jacobs, PE, CME **Board Engineer**
Irina Gasparyan, **Secretary to the Boards**

A. APPROVAL OF VOUCHERS:

1. Brady & Kun, PC General Invoice 10/1/24

B. MINUTES TO BE VOTED UPON:

1. **September 9, 2024 Regular Meeting Minutes**

(Members Eligible to vote: **Cortese, Laureigh, Juliano, Kennis, Quinn, MacArthur, Nappi, Le Tellier, Branciforte**)

C. RESOLUTIONS:

1. Resolution of approval 24-ADM-02

Block: 744.01 Lot: 26.03
701 N Main Street, Forked River
Submitted by WAWA, Inc./Applicant

2. Resolution of approval 24-SP-06

Block 745, Lot 4.01
727 North Main Street (Route 9), Lanoka Harbor
Submitted by Rose & Sons Management, LLC/Applicant

D. APPLICATIONS FOR ADMINISTRATIVE APPROVAL /SITE PLAN WAIVER:

1. 24-ADM-05

Installation of outdoor freezer
Block: 411 Lot: 1
403 N Main Street, Forked River
Submitted by MPKR LLC dba Anthony's Pizza/Applicant

E. OLD BUSINESS:

1. 24-SP-01 (Carried from 9/9/24)

Minor Site Plan to convert commercial building to a church

Block 1610, Lot 27
422 Lacey Road, Forked River
Submitted by Macedonia Baptist Church of Lakewood, New Jersey, Inc./Applicant

F. APPLICATIONS FOR PUBLIC HEARING:

1. 24-SP-07

Amended Site Plan to reconfigure shopping center on lot 17.02
Block 225, Lot 17.01-17.04
410 South Main Street (Route 9), Forked River
Submitted by Lacey Plaza, LLC/Applicant

G. GENERAL LAND USE MATTERS:

H. COMMENTS/DISCUSSION FROM MEMBERS & STAFF

I. ADJOURNMENT

Respectfully Submitted
Irina Gasparyan, Secretary to the Boards

Next Regular Meeting Scheduled: MONDAY, NOVEMBER 18, 2024



Township of Lacey Planning Board

Meeting Location: 818 Lacey Road, Forked River
Office Location: 124 South Main Street, Forked River

REGULAR MEETING AGENDA

Monday, September 9, 2024 • 6:30pm

NO TESTIMONY WILL BE TAKEN PAST 11:00PM

6:30pm OPENING ANNOUNCEMENT ♦ FLAG SALUTE ♦ ROLL CALL

ROLL CALL OF BOARD MEMBERS:

Dan Cortese, **Chairman**
Robert Laureigh, **Vice-Chairman**
Peggy Sue Juliano, **Mayor**
Steven Kennis, **Committeeman**
Karen MacArthur
Neal Marine
Al Nappi
Gary Quinn
Christopher Reid
James LeTellier, **Alternate #1**
Joseph Branciforte, **Alternate #2**

Also Attending:

Terry Brady, Esq. **Board Attorney**
Bruce Jacobs, PE, CME **Board Engineer**
Irina Gasparyan, **Secretary to the Boards**

A. APPROVAL OF VOUCHERS:

1. Brady & Kun, PC General Invoice 9/3/24

B. MINUTES TO BE VOTED UPON:

1. **August 12, 2024** Regular Meeting Minutes

(Members Eligible to vote: **Cortese, Laureigh, Juliano, Quinn, MacArthur, Marine, Nappi, Reid, Le Tellier, Branciforte**)

C. RESOLUTIONS:

1. **Resolution of approval 24-MnS-03**

Block: 263 Lot: 1-10

Marine Plaza, Forked River

Submitted by **ARYA Properties LLC** /Applicant

D. APPLICATIONS FOR ADMINISTRATIVE APPROVAL /SITE PLAN WAIVER:

1. **24-ADM-02**

Installation of fenced refuse enclosure

Block: 744.01 Lot: 26.03

701 N Main Street, Forked River

Submitted by WAWA, Inc./Applicant

E. APPLICATIONS FOR PUBLIC HEARING:

1. **24-SP-06**

3,000 SF Commercial garage, lot paving, & fence

Block 745, Lot 4.01

727 North Main Street (Route 9), Lanoka Harbor

Submitted by Rose & Sons Management, LLC/Applicant

2. **24-SP-01**

Minor Site Plan to convert commercial building to a church
Block 1610, Lot 27
422 Lacey Road, Forked River
Submitted by Macedonia Baptist Church of Lakewood, New Jersey, Inc./Applicant

F. GENERAL LAND USE MATTERS:

1. Lacey Township School District: New synthetic turf field & lighting Lacey Twp. High School review & approval for compliance with master plan.

G. COMMENTS/DISCUSSION FROM MEMBERS & STAFF

H. ADJOURNMENT

Respectfully Submitted
Irina Gasparyan, Secretary to the Boards

Next Regular Meeting Scheduled: WEDNESDAY, OCTOBER 16, 2024



Township of Lacey Planning Board

Meeting Location: 818 Lacey Road, Forked River
Office Location: 124 South Main Street, Forked River

REGULAR MEETING AGENDA

Monday, August 12, 2024 • 6:30pm

NO TESTIMONY WILL BE TAKEN PAST 11:00PM

6:30pm OPENING ANNOUNCEMENT ♦ FLAG SALUTE ♦ ROLL CALL

ROLL CALL OF BOARD MEMBERS:

Dan Cortese, **Chairman**
Robert Laureigh, **Vice-Chairman**
Peggy Sue Juliano, **Mayor**
Steven Kennis, **Committeeman**
Karen MacArthur
Neal Marine
Al Nappi
Gary Quinn
Christopher Reid
James LeTellier, **Alternate #1**
Joseph Branciforte, **Alternate #2**

Also Attending:

Terry Brady, Esq. **Board Attorney**
Bruce Jacobs, PE, CME **Board Engineer**
Irina Gasparyan, **Secretary to the Boards**

A. APPROVAL OF VOUCHERS:

1. Brady & Kun, PC General Invoice 8/1/24

B. MINUTES TO BE VOTED UPON:

1. **July 8, 2024** Regular Meeting Minutes

(Members Eligible to vote: **Cortese, Laureigh, Juliano, Kennis, Quinn, MacArthur, Marine, Reid, Le Tellier, Branciforte**)

C. RESOLUTIONS:

1. Resolution of Approval Application #24-RI-01

Block: 1199 Lot: 1-2, 46-50
Somme Street, Forked River
Submitted by Samir Mikhail/Applicant

2. Resolution of Approval Application #24-SP-04

Block: 2600 Lot: 11 & 12
2006 Lacey Road, Forked River
Submitted by Lacey Natural Sand, LLC/Applicant

D. APPLICATIONS FOR ADMINISTRATIVE APPROVAL /SITE PLAN WAIVER:

None

E. APPLICATIONS FOR PUBLIC HEARING:

1. 24-MnS-03

Minor Subdivision 2 lots
Block: 263 Lot: 1-10
Marine Plaza, Forked River
Submitted by **ARYA Properties LLC** /Applicant

F. GENERAL LAND USE MATTERS:

- 1. Zoning Board of Adjustment recommendations regarding Cooperative Sober Living Facilities/Rooming Houses-** for discussion and recommendation to the Governing Body

G. COMMENTS/DISCUSSION FROM MEMBERS & STAFF

H. ADJOURNMENT

Respectfully Submitted
Irina Gasparyan, Secretary to the Boards

Next Regular Meeting Scheduled: MONDAY, SEPTEMBER 9, 2024



Township of Lacey Planning Board

Meeting Location: 818 Lacey Road, Forked River
Office Location: 124 South Main Street, Forked River

REGULAR MEETING AGENDA

Monday, July 8, 2024 • 6:30pm

NO TESTIMONY WILL BE TAKEN PAST 11:00PM

6:30pm OPENING ANNOUNCEMENT ♦ FLAG SALUTE ♦ ROLL CALL

ROLL CALL OF BOARD MEMBERS:

Dan Cortese, **Chairman**
Robert Laureigh, **Vice-Chairman**
Peggy Sue Juliano, **Mayor**
Steven Kennis, **Committeeman**
Karen MacArthur
Neal Marine
Al Nappi
Gary Quinn
Christopher Reid
James LeTellier, **Alternate #1**
Joseph Branciforte, **Alternate #2**

Also Attending:

Terry Brady, Esq. **Board Attorney**
Bruce Jacobs, PE, CME **Board Engineer**
Irina Gasparyan, **Secretary to the Boards**

A. APPROVAL OF VOUCHERS:

1. Brady & Kun, PC General Invoice 7/1/24

B. MINUTES TO BE VOTED UPON:

1. **June 10, 2024** Regular Meeting Minutes

(Members Eligible to vote: **Cortese, Laureigh, Juliano, Kennis, Quinn, MacArthur, Marine, Nappi, Reid, LeTellier**)

C. RESOLUTIONS:

None

D. APPLICATIONS FOR PUBLIC HEARING:

1. **24-RI-01** (Carried from June 10, 2024 without further notice)

Road Improvement

Block: 1199 Lot: 1-2, 46-50

Somme Street, Forked River

Submitted by Samir Mikhail/Applicant

2. **24-SP-04**

Expansion of existing resource extraction site

Block: 2600 Lot: 11 & 12

2006 Lacey Road, Forked River

Submitted by Lacey Natural Sand, LLC/Applicant

E. APPLICATIONS FOR ADMINISTRATIVE APPROVAL / SITE PLAN WAIVER:

None

F. GENERAL LAND USE MATTERS:

- 1. Zoning Board of Adjustment recommendations regarding Cooperative Sober Living Facilities/Rooming Houses-** for discussion and recommendation to the Governing Body

G. COMMENTS/DISCUSSION FROM MEMBERS & STAFF

H. ADJOURNMENT

Respectfully Submitted
Irina Gasparian, Secretary to the Boards

Next Regular Meeting Scheduled: MONDAY, AUGUST 12, 2024



Township of Lacey Planning Board

Meeting Location: 818 Lacey Road, Forked River
Office Location: 124 South Main Street, Forked River

REGULAR MEETING AGENDA

Monday, June 10, 2024 • 6:30pm

NO TESTIMONY WILL BE TAKEN PAST 11:00PM

6:30pm OPENING ANNOUNCEMENT ♦ FLAG SALUTE ♦ ROLL CALL

ROLL CALL OF BOARD MEMBERS:

Dan Cortese, **Chairman**
Robert Laureigh, **Vice-Chairman**
Peggy Sue Juliano, **Mayor**
Steven Kennis, **Committeeman**
Karen MacArthur
Neal Marine
Al Nappi
Gary Quinn
Christopher Reid
James LeTellier, **Alternate #1**
Joseph Branciforte, **Alternate #2**

Also Attending:

Terry Brady, Esq. **Board Attorney**
Bruce Jacobs, PE, CME **Board Engineer**
Irina Gasparyan, **Secretary to the Boards**

A. APPROVAL OF VOUCHERS:

1. Brady & Kun, PC General Invoice 6/5/24

B. MINUTES TO BE VOTED UPON:

1. **May 13, 2024** Regular Meeting Minutes

(Members Eligible to vote: **Cortese, Laureigh, Juliano, Kennis, MacArthur, Marine, Nappi, Quinn, Le Tellier, Branciforte**)

C. RESOLUTIONS:

1. Resolution of Approval #24-SP-03

Block: 276 Lots: 1, 2, 3, 16 & 17
132 S. Main Street, Forked River
Submitted by Mrs. Walkers Ice Cream/Applicant

2. Resolution of Approval #24-ADM-04

Block: 1002 Lot: 1.21
707 Old Shore Road, Forked River
Submitted by Industrial IV Condominium Association/Applicant

D. APPLICATIONS FOR PUBLIC HEARING:

1. **24-RI-01** ***Applicant requests to be carried to July 8, 2024 Hearing**
Road Improvement
Block: 1199 Lot: 1-2, 46-50
Somme Street, Forked River
Submitted by Samir Mikhail/Applicant

E. APPLICATIONS FOR ADMINISTRATIVE APPROVAL /SITE PLAN WAIVER:

NONE

F. GENERAL LAND USE MATTERS:

G. COMMENTS/DISCUSSION FROM MEMBERS & STAFF

H. ADJOURNMENT

Respectfully Submitted
Irina Gasparyan, Secretary to the Boards

Next Regular Meeting Scheduled: MONDAY, JULY 8, 2024



Township of Lacey Planning Board

REGULAR MEETING AGENDA

Monday, May 13, 2024 • 6:30pm

Meeting Location: 818 Lacey Road, Forked River

Office Location: 124 South Main Street, Forked River

NO TESTIMONY WILL BE TAKEN PAST 11:00PM

6:30pm OPENING ANNOUNCEMENT ♦ FLAG SALUTE ♦ ROLL CALL

ROLL CALL OF BOARD MEMBERS:

Dan Cortese, **Chairman**
Robert Laureigh, **Vice-Chairman**
Peggy Sue Juliano, **Mayor**
Steven Kennis, **Committeeman**
Karen MacArthur
Neal Marine
Al Nappi
Gary Quinn
Christopher Reid
James LeTellier, Alternate #1
Joseph Branciforte, Alternate #2

Also Attending:

Terry Brady, Esq. **Board Attorney**
Bruce Jacobs, PE, CME **Board Engineer**
Irina Gasparyan, **Secretary to the Boards**

A. APPROVAL OF VOUCHERS:

1. Brady & Kun, PC General Invoice 5/1/24

B. MINUTES TO BE VOTED UPON:

1. **April 8, 2024** Regular Meeting Minutes

(Members Eligible to vote: **Cortese, Laureigh, Juliano, Kennis, Quinn, Marine, Reid, Le Tellier, Branciforte**)

C. RESOLUTIONS:

1. Resolution memorializing Planning Board Recommendations to Ordinance #2024-Chapter 313 "Trees"

D. APPLICATIONS FOR ADMINISTRATIVE APPROVAL /SITE PLAN WAIVER:

1. **24-ADM-04**

5 storage container units in rear of commercial site
Block: 1002 Lot: 1.21
707 Old Shore Road, Forked River
Submitted by Industrial IV Condominium Association/Applicant

E. APPLICATIONS FOR PUBLIC HEARING:

1. **24-SP-03**

Minor Site Plan for placement of outdoor freezer unit
Block: 276 Lots: 1, 2, 3, 16 & 17
132 S. Main Street, Forked River
Submitted by Mrs. Walkers Ice Cream/Applicant

2. 24-SP-02

Minor Site Plan for addition of restrooms and pavilion renovation
Block: 421 Lots: 4
305 N. Main Street, Forked River
Submitted by Loyal Order of Moose Lodge #1907/Applicant

F. GENERAL LAND USE MATTERS:

- 1.** Supplemental Amendment to the Stormwater Management Regulation of Pinelands, Chapter 292 of Township Code Ordinance #2024-
- 2.** Supplemental Amendment to Chapter 335, Of The Township Code Entitled, "Zoning", to be in Compliance With Regulations From The New Jersey Pinelands Commission, Ordinance #2024-
- 3.** Resolution memorializing Planning Board Recommendations to Ordinance #2024- Chapter 292 Stormwater Management Regulation for Pinelands
- 4.** Resolution memorializing Planning Board Recommendations to Ordinance #2024- Chapter 335 Zoning

G. ITEMS FOR DISCUSSION/CONCEPT PLAN REVIEW:

NONE

H. COMMENTS/DISCUSSION FROM MEMBERS & STAFF

I. ADJOURNMENT

Respectfully Submitted
Irina Gasparyan, Secretary to the Boards

Next Regular Meeting Scheduled: MONDAY, JUNE 10, 2024



Township of Lacey Planning Board

Meeting Location: 818 Lacey Road, Forked River
Office Location: 124 South Main Street, Forked River

REGULAR MEETING AGENDA

Monday, April 8, 2024 • 6:30pm

NO TESTIMONY WILL BE TAKEN PAST 11:00PM

6:30pm OPENING ANNOUNCEMENT ♦ FLAG SALUTE ♦ ROLL CALL

ROLL CALL OF BOARD MEMBERS:

Dan Cortese, **Chairman**
Robert Laureigh, **Vice-Chairman**
Peggy Sue Juliano, **Mayor**
Steven Kennis, **Committeeman**
Karen MacArthur
Neal Marine
Al Nappi
Gary Quinn
Christopher Reid
James LeTellier, **Alternate #1**
Joseph Branciforte, **Alternate #2**

Also Attending:

Terry Brady, Esq. **Board Attorney**
Bruce Jacobs, PE, CME **Board Engineer**
Irina Gasparyan, **Secretary to the Boards**

A. APPROVAL OF VOUCHERS:

1. Brady & Kun, PC General Invoice 4/5/24

B. MINUTES TO BE VOTED UPON:

1. **March 11, 2024** Regular Meeting Minutes

(Members Eligible to vote: **Cortese, Laureigh, Juliano, MacArthur, Marine, Nappi, Quinn, Le Tellier, Branciforte**)

C. RESOLUTIONS:

1. #23-MnS-06

Block: 1635.01, Lot: 29
697 Lake Barnegat Drive North, Forked River
Submitted by Ridgemont Homes/Applicant

2. #24-MnS-01

Block: 101.12, Lots: 167, 168 & 169
1205 & 1206 Spoonbill Court, Forked River
Submitted by Lacey Township/ Applicant

3. #24-MnS-02

Block: 101.12, Lots: 167, 168 & 169
1205 & 1206 Spoonbill Court, Forked River
Submitted by Ronald Karchik/ Applicant

4. 24-ADM-01

Block: 1901.17 Lot: 196
35 Ambermist Way, Forked River
Submitted by Seabreeze Community Association /Applicant

D. APPLICATIONS FOR ADMINISTRATIVE APPROVAL /SITE PLAN WAIVER:

NONE

E. ITEMS FOR DISCUSSION/CONCEPT PLAN REVIEW:

1. 24-CP-02

Lacey Elks Riparian Rights
Block: 1621 Lot: 1
524 Lacey Road, Forked River
Submitted by Lacey Elks/Applicant

No formal action will be taken on the above

F. APPLICATIONS FOR PUBLIC HEARING:

NONE

G. GENERAL LAND USE MATTERS:

- 1. 24-ORD-01 NJDEP Model Tree Ordinance-** Discussion & Recommendations to the Township Committee
- 2. 2023 Annual Report of the Zoning Board of Adjustment-** Discussion & Recommendations

H. COMMENTS/DISCUSSION FROM MEMBERS & STAFF

I. ADJOURNMENT

Respectfully Submitted
Irina Gasparyan, Secretary to the Boards

Next Regular Meeting Scheduled: MONDAY, MAY 13, 2024



Township of Lacey Planning Board

Meeting Location: 818 Lacey Road, Forked River
Office Location: 124 South Main Street, Forked River

REGULAR MEETING AGENDA

Monday, March 11, 2024 • 6:30pm

NO TESTIMONY WILL BE TAKEN PAST 11:00PM

6:30pm OPENING ANNOUNCEMENT ♦ FLAG SALUTE ♦ ROLL CALL

ROLL CALL OF BOARD MEMBERS:

Dan Cortese, **Chairman**
Robert Laureigh, **Vice-Chairman**
Peggy Sue Juliano, **Mayor**
Steven Kennis, **Committeeman**
Karen MacArthur
Neal Marine
Al Nappi
Gary Quinn
Christopher Reid
James LeTellier, **Alternate #1**
Joseph Branciforte, **Alternate #2**

Also Attending:

Terry Brady, Esq. **Board Attorney**
Bruce Jacobs, PE, CME **Board Engineer**
Irina Gasparyan, **Secretary to the Boards**

A. APPOINTMENT OF BOARD PROFESSIONALS

1. Appointment of Secondary Planning Board Conflict Attorney for the year 2024

B. APPROVAL OF VOUCHERS:

1. Brady & Kun, PC General Invoice 3/5/24

C. MINUTES TO BE VOTED UPON:

1. **February 6, 2024 Regular Meeting Minutes**

(Members Eligible to vote: **Juliano, Kennis, Laureigh, MacArthur, Marine, Nappi, Reid, Branciforte**)

D. RESOLUTIONS: NONE

E. APPLICATIONS FOR PUBLIC HEARING:

1. #24-MnS-02

Minor Subdivision to subdivide into 2 lots
Block: 1459, Lots: 26-31
518 Tappan Street, Forked River
Submitted by Ronald Karchik/ Applicant

2. #23-MnS-06

Minor Subdivision to subdivide into 2 lots
Block: 1635.01, Lot: 29
697 Lake Barnegat Drive North, Forked River
Submitted by Ridgemont Homes/Applicant

3. #24-MnS-01

Minor Subdivision to convey portion of land to adjacent lots
Block: 101.12, Lots: 167, 168 & 169
1205 & 1206 Spoonbill Court, Forked River
Submitted by Lacey Township/ Applicant

F. GENERAL LAND USE MATTERS:

G. ITEMS FOR DISCUSSION/CONCEPT PLAN REVIEW: NONE

H. APPLICATIONS FOR ADMINISTRATIVE APPROVAL /SITE PLAN WAIVER:

1. 24-SP-01

Modifications to gatehouse structure

Block: 1901.17 Lot: 196

35 Ambermist Way, Forked River

Submitted by Seabreeze Community Association /Applicant

I. COMMENTS/DISCUSSION FROM MEMBERS & STAFF:

1. Board member mandatory MS4 Stormwater training

J. ADJOURNMENT

Respectfully Submitted
Irina Gasparyan, Secretary to the Boards

Next Regular Meeting Scheduled: MONDAY, APRIL 8, 2024



Township of Lacey Planning Board

Meeting Location: 818 Lacey Road, Forked River
Office Location: 124 South Main Street, Forked River

REGULAR MEETING AGENDA

Tuesday, February 6, 2024 • 6:30pm

NO TESTIMONY WILL BE TAKEN PAST 11:00PM

6:30pm OPENING ANNOUNCEMENT ♦ FLAG SALUTE ♦ ROLL CALL

ROLL CALL OF BOARD MEMBERS:

Dan Cortese, **Chairman**
Robert Laureigh, **Vice-Chairman**
Peggy Sue Juliano, **Mayor**
Steven Kennis, **Committeeman**
Karen MacArthur
Neal Marine
Al Nappi
Gary Quinn
Christopher Reid
James LeTellier, **Alternate #1**
Joseph Branciforte, **Alternate #2**

Also Attending:

Terry Brady, Esq. **Board Attorney**
Bruce Jacobs, PE, CME **Board Engineer**
Irina Gasparyan, **Secretary to the Boards**

A. APPOINTMENT OF BOARD PROFESSIONALS

1. Appointment of Secondary Planning Board Conflict Attorney for the year 2024

B. APPROVAL OF VOUCHERS:

1. Brady & Kun, PC General Invoice 2/5/24

C. MINUTES TO BE VOTED UPON:

1. **January 8, 2024** Annual Re-Organization Meeting Minutes
2. **January 8, 2024** Annual Re-Organization Meeting Executive Session Minutes
(Members Eligible to vote: Cortese, McDonald, Kennis, Laureigh, MacArthur, Marine, Reid, Quinn, LeTellier, Branciforte)

D. RESOLUTIONS:

1. **#23-ADM-04-** Resolution of approval for placement of an ATM/Card machine located on existing dock
Block 887 Lot 47
888 Bay Way, Lanoka Harbor
Submitted by Henriques Properties LLC/Applicant
2. **#23-MnS-04-** Resolution of approval for Minor Subdivision to consolidate and subdivide 2 lots
Block: 1228, Lots:19-22
1515 Whitcomb Road, Forked River
Submitted by Mathew Mione/Applicant
3. **#23-MnS-05-** Resolution of approval for a Minor Subdivision to consolidate and subdivide 2 lots
Block: 1477, Lots: 28-35
610 & 614 Lakeside Drive North, Forked River
Submitted by Lester A. Keenan/ Applicant

E. APPLICATIONS FOR PUBLIC HEARING: NONE

F. GENERAL LAND USE MATTERS:

1. **NJDEP Model Tree Ordinance-** Discussion & plan of action

G. ITEMS FOR DISCUSSION/CONCEPT PLAN REVIEW:

1. **24-CP-01-** Lacey Natural Sand
Expansion of existing resource extraction site

H. APPLICATIONS FOR ADMINISTRATIVE APPROVAL /SITE PLAN WAIVER:

1. **24-SP-01**
Modifications to pedestrian crosswalks & gatehouse structure
Block: 1901.17 Lot: 196
35 Ambermist Way, Forked River
Submitted by Seabreeze Community Association /Applicant

I. COMMENTS/DISCUSSION FROM MEMBERS & STAFF:

1. Workshop Hearings/Work Sessions to be used as needed
2. Minor Subdivision Sub-Committee, waivers, procedure, etc.

J. ADJOURNMENT

Respectfully Submitted
Irina Gasparyan, Secretary to the Boards

Next Regular Meeting Scheduled: MONDAY, MARCH 11, 2024



Township of Lacey Planning Board

Meeting Location: 818 Lacey Road, Forked River
Office Location: 124 South Main Street, Forked River

REGULAR MEETING AGENDA

Monday, January 8, 2024 • 6:30pm

Annual Reorganization Meeting

NO TESTIMONY WILL BE TAKEN PAST 11:00PM

ANNUAL RE-ORGANIZATION MEETING AGENDA

6:30pm OPENING ANNOUNCEMENT ♦ FLAG SALUTE ♦ ROLL CALL

ROLL CALL OF BOARD MEMBERS:

Dan Cortese, **Chairman**
Robert Laureigh, **Vice-Chairman**
Peggy Sue Juliano, **Mayor**
Steven Kennis, **Committeeman**
Karen MacArthur
Neal Marine
Al Nappi
Gary Quinn
Christopher Reid
James LeTellier, **Alternate #1**
Joseph Branciforte, **Alternate #2**

Also Attending:

Terry Brady, Esq. **Board Attorney**
Bruce Jacobs, PE, CME **Board Engineer**
Irina Gasparyan, **Secretary to the Boards**

A. RE-ORGANIZATION CAUCUS / EXECUTIVE SESSION

A resolution will be adopted during the meeting to enter into executive session

B. APPOINTMENT OF BOARD MEMBERS/OATHS OF OFFICE

1. Oath of Office- Mayor Peggy Sue Juliano
2. Oath of Office- Committeeman Steven Kennis
3. Oath of Office- Dan Cortese
4. Oath of Office- Christopher Reid
5. Oath of Office- James LeTellier

C. ANNUAL RE-ORGANIZATION

1. Nominations for Planning Board Chairman for the year 2024
2. Nominations for Planning Board Vice-Chairman for the year 2024
3. Nominations for Planning Board Secretary for the year 2024
4. Nominations for Planning Board Attorney for the year 2024
5. Nominations for Planning Board Conflict Attorney for the year 2024
6. Nominations for Planning Board Engineer for the year 2024
7. Nominations for Planning Board Conflict Engineer for the year 2024
8. Official Newspaper(s) of the Planning Board for the year 2024:
The Asbury Park Press and The Beacon

9. Adoption of official meeting dates for the year 2024

D. APPROVAL OF VOUCHERS:

1. Brady & Kun, PC General Invoice 1/2/24

E. MINUTES TO BE VOTED UPON:

1. **December 11, 2023** Regular Meeting Minutes

(Members Eligible to vote: Cortese, McDonald, Kennis, Laureigh, MacArthur, Marine, Reid, Quinn, LeTellier, Branciforte)

F. RESOLUTIONS:

1. **23-SP-02** Resolution of approval of parking lot expansion to an existing dental office.
Block: 1629, Lots: 10 (12, 14, 16, 21 & 24)
710 Lacey Road, Forked River
Applicant: LMDL Real Estate L.L.C.

G. APPLICATIONS FOR ADMINISTRATIVE APPROVAL /SITE PLAN WAIVER:

1. **23-ADM-04**
ATM/Card machine located on dock
Block 887 Lot 47
888 Bay Way, Lanoka Harbor
Submitted by **Henriques Properties LLC**/Applicant

H. APPLICATIONS FOR TECHNICAL COMPLETENESS:

NONE

I. APPLICATIONS FOR PUBLIC HEARING:

1. **#23-MnS-04**
Minor Subdivision to consolidate and subdivide 2 lots
Block: 1228, Lots:19-22
1515 Whitcomb Road, Forked River
Submitted by Mathew Mione/Applicant

2. **#23-MnS-05**
Minor Subdivision to consolidate and subdivide 2 lots
Block: 1477, Lots: 28-35
610 & 614 Lakeside Drive North, Forked River
Submitted by Lester A. Keenan/ Applicant

Formal action may be taken on the matters above

J. ITEMS FOR DISCUSSION/CONCEPT PLAN REVIEW:

NONE

K. GENERAL LAND USE MATTERS:

NONE

L. COMMENTS FROM MEMBERS & STAFF:

1. Elimination of Workshop Hearings/Work Sessions

M. ADJOURNMENT

Respectfully Submitted
Irina Gasparyan, Secretary to the Boards

Next Regular Meeting Scheduled: TUESDAY, February 6, 2024