

Township of Lacey Zoning Board of Adjustment
REGULAR MEETING MINUTES
DECEMBER 2, 2024

PRESENT:

Thomas Ball, Jr, **Chairman**
Scott Tirella, **Vice-Chairman**
Edward Scanlon
Craig Tomalo
Michael Troncone
Michael Dos Santos, Alternate #1
Brian Mannuzza, Alternate #2

ALSO PRESENT:

Stephen Smith, **Board Attorney**
Christopher Reid, **Acting Board Secretary**

ABSENT:

John Downing
Kathleen Decker

Chairman Ball called the meeting to order and requested that all rise and salute the Flag.

The Chairman announced that the Lacey Township Zoning Board of Adjustment operates under the "Open Public Meeting Act" also known as the "Sunshine Law". Proper notice for this evening's meeting has been given in the Asbury Park Press on the 15th day of January and in The Beacon on the 18th day of January 2024. The times and dates of the Board of Adjustment meetings for the year 2024 have also been posted on the official bulletin boards of the Municipality, filed with the Municipal Clerk and posted on the Township website.

A. VOUCHERS:

Chairman Ball asked for a motion to approve the invoices as submitted.
Motion by: Mr. Tirella Seconded by: Mr. Scanlon
The motion was unanimously carried by all the members present.

B. MINUTES:

None

C. RESOLUTIONS:

1. Resolution of Approval Application # V24-15

Block: 1854 Lots: 1,2, 47, 48

Calvin Street, Forked River

Applicant: **Vacant Lacey Land, LLC**

Motion by: Mr. Tirella

Seconded by: Mr. Tomalo

Roll Call Vote:

For: Tirella, Tomalo, Scanlon, Troncone, Dos Santos, Ball

Against: None

Abstain: None

Not Voting: Mannuzza

Absent: Decker, Downing

D. OLD BUSINESS:

None

E. NEW BUSINESS:

1. Application # V24-16

Block: 477 Lots: 43

986 Capstan, Forked River

New Single Family dwelling on an undesized lot

Variances – Lot Width & lot area

Applicant: **Walsh**

Mr. Michael Walsh, 986 Capstan, Applicant sworn in, described application, undersized lot variance for width & lot area.

Mr. Jason Marciano, PE, PP, CME, applicant's Engineer, sworn in

Described location, zone, history of lot, original 50' lot via map, variance relief needed. New house planned + dock DEP permits.

Exhibit A-1: PHOTO PACKET OF NEIGHBORHOOD

Marciano: no available land, isolated lot. No architecturals- waiver- selling lot, eventual owner will build to suit.

Exhibit A-2: Google earth photos (5)

Marciano: described photos, history. New home will comply with height, parking, size, stormwater, elevation.

Discussed the negative and positive criteria for variances.

Tirella: how protect neighbors if don't know what's going there?

Open to Public Comments/Questions

No public present so the public portion of the meeting was closed.

Motion to approve the application and grant waivers by: Mr. Scanlon

Seconded by: Mr. Tomalo

Roll Call Vote:

For: Scanlon, Tomalo, Dos Santos, Ball

Against: Tirella, Troncone

Abstain: None

Not Voting: Mannuzza

Absent: Decker, Downing

2. Application # V24-18

Block: 364 Lots: 6

806 Cable Drive, Forked River

2-Story Single Family Dwelling, an attached 2-Story Deck, a proposed In-ground Pool, and the relocation of shed

Variances – Minimum front yard setback, rear yard setback, maximum height, Separation Between Structures

Applicant: **Papaiani**

John Jackson, Esq., Attorney for applicant introduced application, brief description, variances sought

Jason Marciano, PE, PP, CME, Engineer for applicant, sworn in. Described plot plan, zone, site, lot, area, variances. Unique shape of lot, setbacks- oversized lot so lot coverage & side setbacks comply.

Exhibit A-1: PowerPoint Presentation

Marciano: Lot no overdeveloped, no impact to neighbors, variance is result of geometry of lot on cul de sac.

Relocating shed for view of neighbors.

Exhibit A-2: Photo Packet of neighborhood.

Rohmeyer: revise plot plan & architect plan to match

Open to Public comments/questions

Gene M. Kelly, 811 Cable Dr.: 4 stories, 44' to peak, 3 habitable stories. Notice said 2 story single family its 4- plans depict 4 story 44'. Looks nothing like any other in neighborhood. Demo asbestos concerns.

Motion to approve the application by: Mr. Tirella

Seconded by: Mr. Tomalo

Roll Call Vote:

For: Tirella, Tomalo, Scanlon, Troncone, Dos Santos, Ball

Against: None

Abstain: None

Not Voting: Mannuzza

Absent: Decker, Downing

3. Application # V24-19

Block: 184 Lots: 4.03

1317 Molokai, Forked River

Staris in front yard setback

Variances – Front yard setback

Applicant: **Martin**

Jason Marciano, PE, PP, CME, Engineer for applicant, sworn in.

Marciano: Described property, reason for variance- lower stair treads below 3', treads nearest house do not encroach. Could not recess stairs further. Harship low land, elevated home topography. No impact to neighborhood or adjacent neighbors.

Exhibit A-1: Photo Packet

Open to the Public for Comments/Questions

No public appeared

Motion to approve the application by: Mr. Tirella

Seconded by: Mr. Tomalo

Roll Call Vote:

For: Tirella, Tomalo, Scanlon, Troncone, Dos Santos, Ball

Against: None

Abstain: None

Not Voting: Mannuzza

Absent: Decker, Downing

F. ITEMS FOR DISCUSSION:

1. 2025 Meeting Dates- for comments/ discussion only, dates will officially be voted upon at the re-org meeting. No comments from the Board or Professionals.

G. COMMENTS FROM BOARD/STAFF/PUBLIC:

With no public present to make comment, this portion of the meeting was closed.

H. ADJOURNMENT:

There being no further business to be acted upon, the meeting was unanimously adjourned by the membership present at 8:08pm.

Motion By: Mr. Tomalo

Seconded By: Mr. Tirella

Respectfully submitted,

Irina Gasparyan, Lacey Township Board of Adjustment Secretary

Township of Lacey Zoning Board of Adjustment
REGULAR MEETING MINUTES
NOVEMBER 4, 2024

PRESENT:

Thomas Ball, Jr, **Chairman**
Scott Tirella, **Vice-Chairman**
Edward Scanlon
Craig Tomalo
Michael Troncone
John Downing
Michael Dos Santos, Alternate #1
Brian Mannuzza, Alternate #2

ALSO PRESENT:

Stephen Smith, **Board Attorney**
Irina Gasparyan, **Board Secretary**
Christopher Reid, **Acting Board Secretary**

ABSENT:

Kathleen Decker

Chairman Ball called the meeting to order and requested that all rise and salute the Flag.

The Chairman announced that the Lacey Township Zoning Board of Adjustment operates under the "Open Public Meeting Act" also known as the "Sunshine Law". Proper notice for this evening's meeting has been given in the Asbury Park Press on the 15th day of January and in The Beacon on the 18th day of January 2024. The times and dates of the Board of Adjustment meetings for the year 2024 have also been posted on the official bulletin boards of the Municipality, filed with the Municipal Clerk and posted on the Township website.

A. EXECUTIVE SESSION:

The board passed a resolution to enter into executive session to discuss legal matters before the Board.

Motion to enter into executive session by: Mr. Tomalo Seconded by: Mr. Downing

The motion was unanimously carried by all the members present. The members and Board secretary left the meeting room to convene in closed session in the conference room.

Once the Board reconvened, roll was taken again and the Board made a motion to appoint special counsel to represent the Board in lawsuits regarding 101 N. Main LLC.

Motion to appoint Dasti, McGuckin, McNichols, Connors, Anthony & Buckley as special counsel only as it relates to appeals against application # V24-11, 101 North Main Street.

Motion by: Mr. Tirella Seconded by: Mr. Troncone

The motion was unanimously carried by all the members present.

B. VOUCHERS:

Chairman Ball asked for a motion to approve the invoices as submitted.

Motion by: Mr. Tomalo Seconded by: Mr. Downing

The motion was unanimously carried by all the members present.

C. MINUTES:

None

D. RESOLUTIONS:

1. Resolution of Approval Application # V24-05

Block: 1582 Lot: 22-31

Lacey Road / North Bayonne Avenue / Alpine Street, Forked River

Applicant: **Gravino-Pasqueriello**

MOTION BY: Mr. Downing

SECONDED BY: Mr. Tirella

ROLL CALL

Those in Favor: Downing, Tirella, Tomalo, Troncone, Dos Santos, Ball

Those Opposed: None
Those Absent: Decker
Those Not Voting: Scanlon, Mannuzza

2. **Resolution of Dismissal Application # V24-04**
Block: 1569 Lot: 21-25
Lacey Road/North Trenton Avenue, Forked River
Applicant: **Outfront Media LLC**

MOTION BY: Mr. Downing

SECONDED BY: Mr. Tirella

ROLL CALL

Those in Favor: Downing, Tirella, Tomalo, Troncone, Dos Santos, Ball
Those Opposed: None
Those Absent: Decker
Those Not Voting: Scanlon, Mannuzza

3. **Resolution of Approval Application # V24-10**
Block: 180 & 181 Lot: 1 & 13, respectively
1207 Nihau Drive, Forked River
Applicant: **Scannapiego**

MOTION BY: Mr. Downing

SECONDED BY: Mr. Tirella

ROLL CALL

Those in Favor: Downing, Tirella, Tomalo, Troncone, Dos Santos, Ball
Those Opposed: None
Those Absent: Decker
Those Not Voting: Scanlon, Mannuzza

4. **Resolution of Approval Application # V24-13**
Block: 1375 Lot: 17-20
2202 Longwood Drive, Forked River
Existing shed & new shed & accessory structure
Variances – Minimum side setbacks for accessory structures proposed & existing
Applicant: **Jamison**

MOTION BY: Mr. Downing

SECONDED BY: Mr. Tirella

ROLL CALL

Those in Favor: Downing, Tirella, Tomalo, Troncone, Dos Santos, Ball
Those Opposed: None
Those Absent: Decker
Those Not Voting: Scanlon, Mannuzza

5. **Resolution of Approval Application # V24-08**
Block: 409 Lot: 2.01
344-346 North Main Street, Lanoka Harbor
Outdoor Merchandising/Storage
Variances – Conditional use variance for outdoor storage
Applicant: **Saker Shoprites, Inc.**

MOTION BY: Mr. Downing SECONDED BY: Mr. Tirella

ROLL CALL

Those in Favor: Downing, Tirella, Tomalo, Troncone, Dos Santos, Ball
Those Opposed: None

Those Absent: Decker
Those Not Voting: Scanlon, Mannuzza

E. OLD BUSINESS:

None

F. NEW BUSINESS:

1. Application # V24-15

Block: 1854 Lots: 1, 2, 47 & 48

Calvin Street, Forked River

New Single Family 2-Story dwelling with attached garage

Variances – Lot Width

Applicant: **Vacant Lacey Land, LLC**

Mr. Mr. Anthony Pagano, Esq. Attorney for Applicant,

Mr. Robert Harrington, PE, PP, CME, Engineer for Applicant, sworn in, credentials accepted by the board.

Harrington: described application, undersized lot variance for width

Mr. Jason Marciano, PE, PP, CME, applicant's Engineer, sworn in

Described location, zone, history of lot, original 50' lot via map, variance relief needed. New house planned + dock DEP permits.

Exhibit A-1: PHOTO PACKET OF NEIGHBORHOOD

Harrington: described photos, Neighborhood. New home will comply. Reviewed storm water runoff.

Rohmeyer: agree with testimony, want to point out that rear lot fronts unimproved street

Open to Public comments/Questions

Zane Mrazek: any attempts to purchase the 2 lots next to?

Pagano: although not required, certified letters sent out & received no response

Exhibit A-3: Letter to Adjoining Neighbor 1021 Chelsea

Exhibit A-4: Letter to Adjoining Neighbor 1007 Laurel

Smith: not an undersized isolated lot where court determined needed to send letters, its oversized lot, but they did anyway.

Close public portion of the meeting

MOTION TO APPROVE THE APPLICATION BY: Mr. Downing SECONDED BY: Mr. Tirella

ROLL CALL

Those in Favor: Downing, Tirella, Tomalo, Scanlon, Troncone, Dos Santos, Ball

Those Opposed: None

Those Absent: Decker

Those Not Voting: Mannuzza

G. ITEMS FOR DISCUSSION:

None

E. COMMENTS FROM BOARD/STAFF/PUBLIC:

With no public present to make comment, this portion of the meeting was closed.

F. ADJOURNMENT:

There being no further business to be acted upon, the meeting was unanimously adjourned by the membership present at 7:00pm.

Motion By: Mr. Tomalo Seconded By: Mr. Tirella

Respectfully submitted,
Irina Gasparyan, Lacey Township Board of Adjustment Secretary

TOWNSHIP OF LACEY PLANNING BOARD
REGULAR MEETING MINUTES
Monday, October 16, 2024 6:30pm

This regular meeting of the Lacey Township Planning Board was called to order at 6:30 PM in the Committee Chambers of the Lacey Township Municipal Building with Chairman Cortese presiding.

PRESENT

Dan Cortese, **Chairman**

Peggy Sue Juliano, **Mayor**

Steven Kennis, **Committeeman**

Neal Marine

Gary Quinn

Christopher Reid

James Le Tellier, **Alternate #1**

Joseph Branciforte, **Alternate #2**

ALSO PRESENT

Terry Brady, Esq., **Board Attorney**

Bruce Jacobs, PE, **Board Engineer**

Irina Gasparyan, **Board Secretary**

ABSENT:

Robert Laureigh, **Vice-Chairman**

Al Nappi

Karen MacArthur

A. Sunshine Statement by the Chairman

B. Salute to the Flag

C. VOUCHERS:

Chairman Cortese asked for a motion to approve the vouchers of Mr. Brady dated 10/1/24 submitted to the Board.

Motion By: Mr. Le Tellier

Seconded by: Mr. Branciforte

Motion carried by all members present

D. MINUTES:

1. Regular Meeting Minutes of September 9, 2024

Chairman Cortese asked for a motion to approve the minutes

Motion By: Mayor Juliano

Seconded by: Mr. Le Tellier

Roll Call Vote:

In Favor: Juliano, LeTellier, Kennis, Quinn, Branciforte, Cortese

Opposed: none

Not voting: Reid, Marine

Absent: Laureigh, Nappi, MacArthur

E. 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

Moved by: Mr. Le Tellier

Seconded by: Mr. Quinn

ROLL CALL

Those in favor : Le Tellier, Quinn, Juliano, Kennis, Branciforte, Cortese

Those opposed : None

Those absent : MacArthur, Nappi, Laureigh

Those not voting : Marine, Reid

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

Moved by: Mayor Juliano

Seconded by: Mr. Le Tellier

ROLL CALL

Those in favor : Juliano, Le Tellier, Kennis, Quinn, Branciforte, Cortese

Those opposed : None

Those absent : MacArthur, Nappi, Laureigh

Those not voting : Marine, Reid

F. APPLICATION FOR SITE PLAN WAIVERS/ADMINISTRATIVE APPROVAL

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

Mr. Steven Tedeschi, Attorney for applicant introduced the application and applicant.

Mr. Pablo Tlacocala, applicant, sworn in.

Cortese: What will be stored in there?

Tlacocala: ingredients, materials for restaurant

Marine: how will it be secured?

Tlacocala: lock on door

Motion By: Mr. Quinn

Seconded by: Mayor Juliano

Roll Call Vote:

In Favor: Quinn, Juliano, Kennis, Reid, Marine, LeTellier, Branciforte, Cortese

Opposed: none

Not voting: none

Absent: Laureigh, Nappi, MacArthur

G. OLD BUSINESS:

1. 24-SP-01 (Continued 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

Mr. David Leone, Esq., Attorney for applicant opened with statement that the applicant just consummated additional 9 parking spaces in shared parking agreement with neighboring property. Formal easement will be drafted.

Cortese: will be condition of approval

Mr. Jacobs: overview of changes made: closed off access to Adolphus, reduced impervious coverage, moved trash enclosure closer to drive aisle.

Quinn: willing to give up additional 2 spaces to pick up space along Adolphus and put up vinyl fence along the rear?

Mr. Andrew Jiffola, Licensed traffic Engineer, sworn in. Would actually need to lose 3 spaces, but would be willing. Entrance closest to Lacey would be 1 way in.

Le Tellier: how do we make sure parking agreement stands if changes hands?

Leone: Board will make part of approval, cross access easement.

Kunz: easement recorded will be tied to the land. Not 100% guarantee but confidence that board will have act of recording.

Quinn: No intent on using upstairs as daycare, nursery school, etc. Any issue with making it condition of approval to not lease property in future? Condition can't use 2nd floor for congregation?

Leone: no objections

Open to the Public for Questions

Mr. Kevin Muir, sworn in: parking-don't understand how building modified to accommodate 100 people?

Leone: Previous testimony capacity of building is 98, parking requirement 25 spaces with 2 handicap. It was a concern of the board so we sought additional spaces.

Pastor Edward Harper, Applicant, sworn in. If we did have Sunday school would only be same members now

Leone: due to addition of fence would warrant a variance for height & fence in front yard setback.

LeTellier: shade trees

Leone: Arborvitae & Maple

Open to Public Comments

There being no public comments the public portion was closed.

Conditions were reviewed to include but not limited to: Redesign rear parking spaces, buffer created, 2 entrances eliminated, plant landscape buffer, variance for 6' solid vinyl fence along Adolphus, restrictions to upstairs, no daycare, or congregation, only used for offices. Plans exactly as designed by Mr. Yezzi, Easement recorded for cross-access agreement, capacity of building not to exceed 100 people, 13.5' buffer in rear.

Motion including all conditions stipulated above By: Mr. Quinn

Seconded by: Mr. Le Tellier

Roll Call Vote:

In Favor: Quinn, LeTellier, Juliano, Kennis, Branciforte, Cortese

Opposed: none

Not voting: Reid, Marine

Absent: Laureigh, Nappi, MacArthur

H. 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

Mr. Michael Vitiello, Esq., Attorney for Applicant

Mr. Jacobs: introduced the application, brief overview of review letter, asked applicant to provide general comments. In essence they're making anchor store in back smaller and adding 2 restaurant pad sites.

Exhibit A-1: Aerial of current site

Exhibit A-2: Color Rendering of Site Plan

5 Minute recess to provide copies of Board Engineer's review letter to Board

Motion: Le Tellier Second: Branciforte, All members in favor

Roll Call

Mr. William C. Viola, Jr. Licensed Engineer for applicant, sworn in, credentials accepted by Board. Mr. Viola described the exhibits, rest of site approved 2012, not built & is currently grass area. Reducing impervious coverage, reducing building square footage, existing access points not being affected. Angled parking around restaurant sites. Tenants not determined yet.

Quinn: sufficient room for trucks to circulate?

Viola: Loading zones- enough to accommodate tracker trailers. Trash enclosures existing.

Juliano: how will control traffic?

Le Tellier: clear signage to get people out to route 9?

Viola: reviewed lighting. Reviewed storm water, open to all of Mr. Jacobs suggestions for landscaping.

Vitiello: we would review plan to make sure irrigation is addressed.

Viola: Phasing plan- 2 fast food restaurants would be phase 1, either building would be built & circulation.

Comment for EV parking in report

Vitiello: will provide required # of EV make-ready spaces.

Quinn: address stacking, possible to break up stores into smaller units?

Vitiello: yes

Meeting opened to public Questions

Ms. Debra Glotti, sworn in: Live directly behind, anything in place for noise ordinance? How far back to trail , any plan to put landscaping there?

Mr. Vitiello: described lot 17.01, follow all two noise ordinances

Kevin Muir, sworn in: is there ample parking? Any kind of contingency in place if more cars in lanes?

Vitiello: yes, previous testimony that there is.

Reid: touch on having tenants come back when they're established

Vitiello: agree to get preliminary approval for pad sites.

Open to public comments

With no public coming forth, the public portion was closed.

Conditions: Preliminary approval for 2 pad sites and final for rear site, only fast-food deliveries, dumpsters according to tenants, follow ordinances to not disturb neighbors, trash enclosures, concrete block, Letter from fire dept., Irrigation throughout site where landscaped, adequate signage directing traffic to route 9

Motion By: Mayor Juliano

Seconded by: Mr. Quinn

Roll Call Vote:

In Favor: Juliano, Quinn, Kennis, Reid, Marine LeTellier, Branciforte, Cortese

Opposed: none

Not voting: none

Absent: MacArthur, Nappi, Laureigh

I. ITEMS FOR DISCUSSION/CONCEPT PLAN

NONE

J. 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. (**Continued from 9/9/24**)

William Hopkins III

Jason Dubovitch, Licensed Engineer- intent to construct multi-purpose and baseball field. Lighting- 2 new dugouts, bleachers are part of future. Drainage system can't see but very robust. Drain from field and underground storage.

Hopkins: Referendum coming in March. Turf field with baseball field.

Quinn: What was theory of layout? What is life expectancy of turf?

Hopkins: probably 15 years

K. COMMENTS/DISCUSSION FROM BOARD MEMBERS/PROFESSIONALS

Mr. Le Tellier: recently researched that Board can overturn a decision made if applicant did not present all facts, would like board to consider for Ocean Wind site.

Kunz: come back to revisit with more information

L. PUBLIC COMMENT:

The meeting was opened to public for general comments

Kathleen Egert: complete street-in 2020 this board recommended complete streets to Twp committee.

Kunz: should be addressed to the Twp Committee

M. ADJOURNMENT:

With no additional business, the meeting was adjourned at 9:15 pm and unanimously carried by the members present.

Motion By: Mr.Quinn

Seconded by: Mr. Kennis

Respectfully submitted,

Irina Gasparyan, Lacey Township Planning Board Secretary

**TOWNSHIP OF LACEY PLANNING BOARD
REGULAR MEETING MINUTES
Monday, September 9, 2024 6:30pm**

This regular meeting of the Lacey Township Planning Board was called to order at 6:30 PM in the Committee Chambers of the Lacey Township Municipal Building with Chairman Cortese presiding.

PRESENT

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

ALSO PRESENT

Terry Brady, Esq., **Board Attorney**
Bruce Jacobs, PE, **Board Engineer**
Irina Gasparyan, **Board Secretary**

ABSENT:

Neal Marine
Christopher Reid

A. Sunshine Statement by the Chairman

B. Salute to the Flag

C. VOUCHERS:

Chairman Cortese asked for a motion to approve the vouchers of Mr. Brady dated 9/3/24 submitted to the Board.
Motion By: Mayor Juliano Seconded by: Ms. MacArthur
Motion carried by all members present

D. MINUTES:

1. Regular Meeting Minutes of August 12, 2024

Chairman Cortese asked for a motion to approve the minutes

Motion By: Mayor Juliano

Seconded by: Vice Chair Laureigh

Roll Call Vote:

In Favor: Juliano, Laureigh, Quinn, MacArthur, Nappi LeTellier, Branciforte, Cortese

Opposed: none

Not voting: Kennis

Absent: Reid, Marine

E. RESOLUTIONS:

- ### 1. Resolution of Approval #24-MnS-03

Minor Subdivision 2 lots

Block: 263 Lot: 1-10

Marine Plaza, Forked River

Submitted by **ARYA Properties LLC** /Applicant

Motion By: Mr. Quinn

Seconded by: Mr. Branciforte

Roll Call Vote:

In Favor: Quinn, Branciforte, Juliano, Laureigh, Nappi, MacArthur, Cortese

Opposed: none

Not voting: Kennis, Le Tellier

Absent: Reid, Marine

F. APPLICATION FOR SITE PLAN WAIVERS/ADMINISTRATIVE APPROVAL

- 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

Mr. Jeffrey Haverman, PE, engineer for applicant, sworn in. Introduced application, plans.
LeTellier: bollards to prevent backing up?
Haverman: no bollards because in back corner no cars

Motion By: Mr. Quinn

Seconded by: Vice Chair Laureigh

Roll Call Vote:

In Favor: Quinn, Laureigh, Juliano, Kennis, MacArthur, Nappi, LeTellier, Branciforte, Cortese

Opposed: none

Not voting:

Absent: Reid, Marine

G. 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

Mr. Kennis recused himself from the application

Mr. Harvey York, Esq., Attorney for Applicant

Mr. Jacobs: introduced the application, asked applicant to provide general comments.

York: introduced engineer

Mr. Richard E. Oberman, P.E, Engineer for applicant, sworn in. Board accepted his credentials as a witness.

Oberman: proposing garage and privacy vinyl fence

York: go over waivers

Oberman: environmental impact statement. No changes to landscape, employees, operation. Fence to provide privacy. Prior resolution provide 10 trucks, reduce to 5. Any sand, gravel, etc. will be removed by next day.

Hours of operation 7am-5pm, less intensive.

LeTellier: is paving co moving out or staying

Branciforte: express fence staying?

Mr. Joseph Rose, Applicant, sworn in; No maintenance on site. Have another site where dump asphalt.

Cortese: Some issues w/ noise with last company

Quinn: Would say leave trucks @ 10 so you wouldn't need to come back.

Laureigh: would like to see new security lights in rear of bldg from 9 on. Back portion is that paved now?

Oberman: 5k sq ft paved now

Open to public questions/comments

With no public coming forth, the public portion was closed.

Motion By: Mr. Quinn

Seconded by: Mayor Juliano

Roll Call Vote:

In Favor: Quinn, Juliano, MacArthur, Nappi, LeTellier, Branciforte, Laureigh, Cortese

Opposed: none

Not voting: Kennis (recused)

Absent: Reid, Marine

Mr. Kennis re-joined the meeting.

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

Mr. David Leone, Esq., Attorney for applicant.

Mr. Jacobs: Introduced application, location. Paved lot, stripe parking spaces, no addition to building.

Mr. Leone called his witness,

Pastor Edward Harper, Applicant, sworn in

Leone: How long pastor of church, frequency of services, special events?

Harper: Sundays, during holy week there everyday, usual holidays are busiest. Most people are shuttled in.

Will have classroom and offices upstairs.

Laureigh: 1 roadblock- parking. 100 seat church difficult to see plan with 35 spaces.

Leone: they have vans that bring people, providing the required # of spots for church use.

Quinn: concerns last time about resale of church.

Le Tellier: put restriction on capacity of building and will have to come back to board.

Open to public questions of witness

Mr. Tony Risolli, Sunset Beach: Does this entity pay real estate taxes?

Closed to public

Mr. Edwin A. Reimon, PE, sworn in: can reduce 4 driveways to 3

Quinn: traffic flow in back very congestive. Refuse area right up against building

Reimon: we can provide template of circulation. We tried to reconfigure parking spaces to get more.

Cortese: parking calculations include upstairs?

Jacobs: churches usually don't have simultaneous capacity. Usually same # of people.

Quinn: what can you give us along Adolphus to provide landscape buffer?

Reimon: Can provide 6' high shrubs & landscape in entire 4.5'

Quinn: would like to see landscape design

Leone: we would be willing to remove the driveway in rear

Reimon: we are committing to providing landscape to back, screening to trash enclosure.

Jacobs: way ordinance written, want vegetative border in addition to fence. Have landscape architect find something that doesn't grow wide but gets high

Mr. Andrew Jiffola, Licensed traffic Engineer, sworn in. Board accepted qualifications. Traffic study on 3/7/24Twp ordinance requires 1 parking space per 4 people. 30 people in congregation. Palm Sunday 70 people. There is area in rear parking that we can reduce drive aisle make spaces larger @ 19 or 20'; think we can move the dumpster.

Open to Public questions

Kevin Mure: Do you know actual length/width of vans?

Jaffola: ranges

Public portion closed

Massimo Yezzi, architect, sworn in, board accepted qualifications. Provided testimony regarding signs

Leone: will comply with all technical comments.

Open to public Questions/comments

Anthony Risolli: concerns about taxes, not paying taxes, better to have ratable.

With no other public, closed public portion

Brady: property is zoned for religious use, not criteria of MLUL to evaluate taxes

Quinn: I'd like to see everything on paper, come back with landscape design. Preference for 6' fence

Motion to carry the application to the next meeting of October 16, 2024 without further notice By: Mayor Juliano

Seconded by: Mr. Quinn

Roll Call Vote:

In Favor: Juliano, Quinn, Kennis, MacArthur, LeTellier, Nappi, Branciforte, Laureigh, Cortese

Opposed: none

Not voting: none
Absent: Reid, Marine,

H. ITEMS FOR DISCUSSION/CONCEPT PLAN

NONE

I. 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.
Quinn: Mr. Brady send letter to school district/representative to come to the next meeting to answer any questions.
Le Tellier: if can have engineer here to explain

J. COMMENTS/DISCUSSION FROM BOARD MEMBERS/PROFESSIONALS

NONE

K. PUBLIC COMMENT:

Mr. Rissoli: Informed by Twp committee to come to the planning board regarding sober living/rooming houses. Requesting that we consider what types of individuals will occupy these houses. Megan’s law.

L. ADJOURNMENT:

With no additional business, the meeting was adjourned at 8:42pm and unanimously carried by the members present.

Motion By: Mr. Le Tellier

Seconded by: Mr. Kennis

*Respectfully submitted,
Irina Gasparyan, Lacey Township Planning Board Secretary*

TOWNSHIP OF LACEY PLANNING BOARD
REGULAR MEETING MINUTES
Monday, August 12, 2024 6:30pm

This regular meeting of the Lacey Township Planning Board was called to order at 6:30 PM in the Committee Chambers of the Lacey Township Municipal Building with Chairman Cortese presiding.

PRESENT

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

ALSO PRESENT

Terry Brady, Esq., **Board Attorney**
Bruce Jacobs, PE, **Board Engineer**
Irina Gasparyan, **Board Secretary**

ABSENT:

Steven Kennis, **Committeeman**

A. Sunshine Statement by the Chairman

B. Salute to the Flag

C. VOUCHERS:

Chairman Cortese asked for a motion to approve the vouchers of Mr. Brady dated 8/5/24 submitted to the Board.

Motion By: Mayor Juliano

Seconded by: Mr. Quinn

Motion carried by all members present

D. MINUTES:

1. Regular Meeting Minutes of July 8, 2024

Chairman Cortese asked for a motion to approve the minutes

Motion By: Mr. Branciforte

Seconded by: Mr. Marine

Roll Call Vote:

In Favor: Branciforte, Marine, Juliano, Quinn, MacArthur, Reid, LeTellier, Laureigh, Cortese

Opposed: none

Not voting: Nappi

Absent: Kennis

E. 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

Motion By: Mr. Le Tellier

Seconded by: Mr. Reid

Roll Call Vote:

In Favor: LeTellier, Reid, Juliano, Quinn, MacArthur, Laureigh, Cortese

Opposed: none

Not voting: Marine, Nappi, Branciforte

Absent: Kennis

1. **Resolution of Approval Application #24-SP-04**

Block: 2600 Lot: 11 &12

2006 Lacey Road, Forked River

Submitted by Lacey Natural Sand, LLC/Applicant

Motion By: Mayor Juliano

Seconded by: Vice Chair Laureigh

Roll Call Vote:

In Favor: Juliano, Laureigh, Quinn, MacArthur, Reid, Marine, LeTellier, Cortese

Opposed: none

Not voting: Nappi, Branciforte

Absent: Kennis

F. APPLICATION FOR SITE PLAN WAIVERS/ADMINISTRATIVE APPROVAL

NONE

G. 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

Mr. Joe Coronato, Jr., Esq., attorney for the applicant, appeared before the Board and gave a brief overview of the application.

Mr. Jacobs reviewed his report and provided an overview of the application- no variances, waivers, di minimus exception for sidewalks and curbs.

Coronato: fully comply with engineer letter and anything else can be worked out.

Cortese: agreeing to all technical comments?

Coronato: yes. Should also mention charity involved here- somehow through the property will go back to state.

Quinn: are buildings going up then sell or selling land? Profits are agreement with state?

Laureigh: so this is part of estate that will go back?

Coronato: not sure of particulars

-The meeting was opened to public comments-

No public appeared and there being no public comments made, the public portion was closed.

Mr. Le Tellier recused himself from the application.

Motion & Vote: Motion was made to approve the application as submitted

Moved by: Mr. Nappi

Seconded by: Vice Chair Laureigh

Roll Call Vote:

Those in Favor : Nappi, Laureigh, Juliano, Quinn, Reid, MacArthur, Marine, Cortese

Those Opposed : none

Those Absent : Kennis

Those Not Voting : Le Tellier, Branciforte

2. ITEMS FOR DISCUSSION/CONCEPT PLAN

NONE

3. 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

The Board agreed to table the discussion until the next meeting to allow the members and attorney to review the ordinance and memo.

LeTellier: opposed to this, don't care what the zoning board suggests

Brady: community homes have really been considered an inherently beneficial use. By zoning it, you're giving it a place to be.

Quinn: If put it in the books more will come

Reid: don't do anything, kick it back to the zoning board and ask them to send someone or report on it.

Motion to table until such time was made by: Mr. Reid Seconded by: Mayor Juliano

Mr. Le Tellier wished to be placed on the record as opposed.

All other members voted in favor to table.

4. COMMENTS/DISCUSSION FROM BOARD MEMBERS/PROFESSIONALS

NONE

5. PUBLIC COMMENT:

NONE

6. ADJOURNMENT:

With no additional business, the meeting was adjourned at 7:01pm and unanimously carried by the members present.

Motion By: Vice Chairman Laureigh

Seconded by: Mr. Quinn

*Respectfully submitted,
Irina Gasparyan, Lacey Township Planning Board Secretary*

TOWNSHIP OF LACEY PLANNING BOARD
REGULAR MEETING MINUTES
Monday, July 8, 2024 6:30pm

This regular meeting of the Lacey Township Planning Board was called to order at 6:30 PM in the Committee Chambers of the Lacey Township Municipal Building with Chairman Cortese presiding.

PRESENT

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

ALSO PRESENT

Terry Brady, Esq., **Board Attorney**
Bruce Jacobs, PE, **Board Engineer**
Irina Gasparyan, **Board Secretary**

ABSENT:

Al Nappi

A. Sunshine Statement by the Chairman

B. Salute to the Flag

C. VOUCHERS:

Chairman Cortese asked for a motion to approve the vouchers of Mr. Brady dated 7/3/24 submitted to the Board.

Motion By: Mayor Juliano

Seconded by: Mr. Le Tellier

Motion carried by all members present

D. MINUTES:

1. Regular Meeting Minutes of June 10, 2024

Chairman Cortese asked for a motion to approve the minutes

Motion By: Vice Chairman Laureigh

Seconded by: Ms. MacArthur

Roll Call Vote:

In Favor: Laureigh, MacArthur, Juliano, Kennis, Quinn, LeTellier, Cortese

Opposed: none

Not voting: Branciforte

Absent: Marine, Nappi

E. RESOLUTIONS:

NONE

F. APPLICATION FOR SITE PLAN WAIVERS/ADMINISTRATIVE APPROVAL

NONE

G. 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

Mr. Michellini, Esq., attorney for the applicant, appeared before the Board and gave a brief overview of the application.

Mr. Jacobs reviewed his report and provided an overview of the application- draining, storm water, sections A-F in the report.

*Mr. Marine joined the meeting at 7:02pm

Exhibit A-1: Aerial and photographs of neighborhood.

Mr. Jason Marciano, PE, Engineer for applicant, appeared and was sworn in. The Board accepted his credentials. He reviewed the application, location, described exhibit A-1. No variances, lot fully conforming, house will be conforming as well. They propose to extend road 60' when ordinance only requires 40', seeking some waivers for curbs and sidewalk, streetlights, shade trees.

LeTellier: pg. 4 top pic- is this going to be 1 huge lot for one home and not going to come back for subdivision later?

Marciano: yes, for applicant's family home.

Laureigh: Want to reiterate not going to be developed again down the road. Issue with the gravel turnaround, not going to be maintained.

Marciano: There are other gravel roads adjacent.

Jacobs: in other road improvements in are, they were gravel? If paved, would that put more requirements onto the applicant?

Marciano: yes, a couple- on Persing- it keeps impervious surface down & less requirements.

-The meeting was opened to Questions from the general public-

Jessica Rose, 1416 Somme St. sworn in, there is flooding in the road what kind of drainage?

Marciano: there will be drainage catch basins at end of the road

-The meeting was opened to public comments-

Jessica Rose,: trees at end of street by my house- want to find out if can be removed? What type of house? When will they build?

Marciano: if Board sees fit, client is OK with taking down the trees. 2-story house with all conforming setbacks that fit into neighborhood is proposed.

Condition: remove the trees near the neighbor's property.

Motion & Vote: Motion was made to approve the application with the condition indicated.

Moved by: Mr. Le Tellier

Seconded by: Mr. Reid

Roll Call Vote:

Those in Favor : Le Tellier, Reid, Juliano, Kennis, Quinn, MacArthur, Laureigh, Cortese

Those Opposed : none

Those Absent : Nappi

Those Not Voting : Marine, Branciforte

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

Mr. Steven Gouin, Esq. attorney for applicant, appeared before the Board.

Jacobs: Described property location, brief overview of application and variances sought.

Gouin: Since the last time before the Board, we received certificate of filings from pinelands. Provided overview of the application again, and introduced engineer.

Lena Barone, PE, Engineer for applicant, sworn in and credentials accepted by the Board.

Barone: described exhibit A-1, the phases of the project operations, house, amount of trucks- 200/day

Exhibit A-1: Aerial photograph of property

Jacobs: agree to comply with technical comments

Barone: yes

Laureigh: hours of operation- start at 7am

Gouin: prior resolution was open at 6am, trucks start at 7. We can start at 7am for trucks and dredging to 5pm. 3pm for inter.

Marine: according to twp ordinance, supposed to be 200' from adjacent properties. We may set a precedent here

Jacobs: encroached in some places

Gouin: when we submitted to pinelands they didn't have any comments or issues with the setback. That 100' setback was approved before the new pinelands ordinance and twp ordinances.

We could do a fence around as part of condition.

-Open to public Questions-

Regina Discenza, Sunrise Beach, - who's going to clean up the pebbles and debris on Lacey Rd? Can they clean or sweep?

Quinn: unfortunately it's a county road and can't allow anyone else to clean

Gouin: we can agree to clean/sweep frontage

Sharon Bush, Bamber Lake: what kind of chemicals being used? EPA monitor the water? What is phase 3? Noise levels/decibels? How will Lacey rd. handle 200 trucks/day?

Barone: Not aware of any chemicals used DEP monitors the water. Phase 3 is completion when it will look like exhibit A-1. Close- will plant to rehab. Not sure about noise but the Twp has a noise ordinance, and we will conform. That many trucks is not a lot of traffic for a county road.

Dave Groemm, 1922 Lacey Rd., sworn in: Are you using pre-existing plant or new? What is height?

Barone: using pre-existing, but if needed later, will move. Don't have the measurement.

Jacobs: possibly in previous resolution.

Gouin: approval from Twp from 2015

-Open to Public Comments-

Groemm: point out chapter 175 clearly states can't exacerbate previous condition, Lots of impact with amount of trucks, when rains water stays in road because of sand spilled. Built a berm myself. Previous owners over-excavated it. Would ask Berm not touched, protect the neighbors. Would also be nice if trucks had proper exhaust, sound proofing, lots of violations there; would be nice to fix them.

Reid: if maintain 100' setback, are you ok with that?

Groemm: where does buffer start?

Barone: 100' buffer starts at edge of disturbance.

Reid: part of ordinance also states stockpiles need to be 200' from property lines.

Groemm: what about 100' buffer, is that going to get restored?

Barone: showed plantings proposed, no plan to touch Berm.

Sharon Bush, sworn in: 500' from dwelling, has to be 200' from where?

Gouin: 100' for mining, 500' from house

Quinn: when finish back end, agree to put 8' fence around and before phase 3?

Gouin: agree, we can look at it, think about how we can do it. Restoration guarantee required as part of mining permit.

Conditions: Signs around pond, 8' fence around the pond before phase 3, show prior variance approval, clean roadway debris @ front of property, maintain existing berm, take grade around frontage, hours of operation as stipulated. Trucks not permitted to sit outside. Restore existing disturbance up to 100' buffer.

Motion & Vote: Motion was made to approve the application with the condition indicated.

Moved by: Mr. Quinn

Seconded by: Mayor Juliano

Roll Call Vote:

Those in Favor : Quinn, Juliano, Kennis, Reid, MacArthur, Marine, Le Tellier, Laureigh, Cortese

Those Opposed : none

Those Absent : Nappi

Those Not Voting : Branciforte

H. ITEMS FOR DISCUSSION/CONCEPT PLAN

NONE

I. 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

The Board agreed to table the discussion until the next meeting to allow the members and attorney to review the ordinance and memo.

J. COMMENTS/DISCUSSION FROM BOARD MEMBERS/PROFESSIONALS

NONE

K. PUBLIC COMMENT:

NONE

L. ADJOURNMENT:

With no additional business, the meeting was adjourned at 8:28pm and unanimously carried by the members present.

Motion By: Vice Chairman Laureigh

Seconded by: Mr. Le Tellier

*Respectfully submitted,
Irina Gasparyan, Lacey Township Planning Board Secretary*

TOWNSHIP OF LACEY PLANNING BOARD
REGULAR MEETING MINUTES
Monday, June 10, 2024 6:30pm

This regular meeting of the Lacey Township Planning Board was called to order at 6:30 PM in the Committee Chambers of the Lacey Township Municipal Building with Chairman Cortese presiding.

PRESENT

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 Le Tellier, **Alternate #1**

ALSO PRESENT

Terry Brady, Esq., **Board Attorney**
Bruce Jacobs, PE, **Board Engineer**
Irina Gasparyan, **Board Secretary**

ABSENT:

Joseph Branciforte, **Alternate #2**

A. Sunshine Statement by the Chairman

B. Salute to the Flag

C. VOUCHERS:

Chairman Cortese asked for a motion to approve the vouchers of Mr. Brady dated 6/5/24 submitted to the Board.

Motion By: Mr. Marine

Seconded by: Mayor Juliano

Motion carried by all members present

D. MINUTES:

1. Regular Meeting Minutes of May 13, 2024

Chairman Cortese asked for a motion to approve the minutes

Motion By: Vice Chairman Laureigh

Seconded by: Ms. MacArthur

Roll Call Vote:

In Favor: Laureigh, MacArthur, Juliano, Kennis, Quinn, Marine, Nappi, LeTellier, Cortese

Opposed: none

Not voting: Reid

Absent: Branciforte

E. RESOLUTIONS:

1. Resolution of Approval #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

Motion & Vote:

Moved by: Mr. Le Tellier

Seconded by: Vice Chairman Laureigh

Roll Call Vote:

Those in Favor : Le Tellier, Laureigh, Juliano, Kennis, Quinn, MacArthur, Nappi, Marine, Cortese

Those Opposed : none

Those Absent : Branciforte

Those Not Voting : Reid

2. Resolution of Approval #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

Motion & Vote:

Moved by: Mr. Nappi

Seconded by: Ms. MacArthur

Roll Call Vote:

Those in Favor : Nappi, MacArthur, Laureigh, Juliano, Kennis, Quinn, Marine, Cortese

Those Opposed : none

Those Absent : Branciforte

Those Not Voting : Reid, Le Tellier

F. APPLICATION FOR SITE PLAN WAIVERS/ADMINISTRATIVE APPROVAL

NONE

G. APPLICATIONS FOR PUBLIC HEARING:

1. 24-RI-01

Road Improvement

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

Somme Street, Forked River

Submitted by Samir Mikhail/Applicant

Applicant/Attorney has requested that the matter be carried to the next hearing date of July 8, 2024 without further notice. The applicant waived all time constraints in a written email to the board secretary.

The announcement was made, no public present for the application.

Motion & Vote: Motion was made to carry the application to July 8, 2024 without further notice.

Moved by: Mayor Juliano

Seconded by: Mr. Reid

Roll Call Vote:

Those in Favor : Juliano, Reid, Laureigh, Kennis, Quinn, MacArthur, Nappi, Marine, Cortese

Those Opposed : none

Those Absent : Branciforte

Those Not Voting : Le Tellier

H. ITEMS FOR DISCUSSION/CONCEPT PLAN

NONE

I. GENERAL LAND USE MATTERS

NONE

J. COMMENTS/DISCUSSION FROM BOARD MEMBERS/PROFESSIONALS

NONE

K. PUBLIC COMMENT:

NONE

L. ADJOURNMENT:

With no additional business, the meeting was adjourned at 6:35pm and unanimously carried by the members present.

Motion By: Ms. MacArthur

Seconded by: Mr. Nappi

*Respectfully submitted,
Irina Gasparyan, Lacey Township Planning Board Secretary*

**TOWNSHIP OF LACEY PLANNING BOARD
REGULAR MEETING MINUTES
Monday, May 13, 2024 6:30pm**

This regular meeting of the Lacey Township Planning Board was called to order at 6:30 PM in the Committee Chambers of the Lacey Township Municipal Building with Chairman Cortese presiding.

PRESENT

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

ALSO PRESENT

Terry Brady, Esq., **Board Attorney**
Bruce Jacobs, PE, **Board Engineer**
Irina Gasparyan, **Board Secretary**

ABSENT:

Christopher Reid

A. Sunshine Statement by the Chairman

B. Salute to the Flag

C. VOUCHERS:

Chairman Cortese asked for a motion to approve the vouchers of Mr. Brady dated 5/1/24 submitted to the Board.

Motion By: Mr. Branciforte

Seconded by: Mr. Le Tellier

Motion carried by all members present

D. MINUTES:

1. Regular Meeting Minutes of April 8, 2024

Chairman Cortese asked for a motion to approve the minutes

Motion By: Mr. Branciforte

Seconded by: Mr. Le Tellier

Roll Call Vote:

In Favor: Branciforte, LeTellier, Juliano, Kennis, Marine, Quinn, Laureigh, Cortese,

Opposed: none

Not voting: MacArthur, Nappi

Absent: Reid

E. RESOLUTIONS:

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

Motion & Vote:

Moved by: Mr. Quinn

Seconded by: Vice Chairman Laureigh

Roll Call Vote:

Those in Favor : Quinn, Laureigh, Juliano, Kennis, Le Tellier, Marine, Branciforte, Cortese

Those Opposed : none

Those Absent : Reid

Those Not Voting : MacArthur, Nappi

F. APPLICATION FOR SITE PLAN WAIVERS/ADMINISTRATIVE APPROVAL

- 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

The applicant's attorney, Maria Stork, Esq. appeared on behalf of the applicant

Mr. Michael Shuflat, applicant, president of condominium association, was sworn in

Stork: briefly described the request for storage containers on property

Motion By: Mr. Quinn

Seconded by: Vice Chairman Laureigh

Roll Call Vote:

In Favor: Quinn, Laureigh, Juliano, Kennis, MacArthur, Nappi, Marine, Cortese

Opposed: none

Not voting: Branciforte, Le Tellier

Absent: Reid

G. 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

Mr. Christopher Supsie, Esq., attorney for applicant, appeared on behalf of the applicant.

Mr. Mathew Madeo, applicant was sworn in

Jacobs: Described location, current conditions, and requested variance- side yard.

Supsie: Originally filed as administrative, but there is a small variance because of the irregular shape of lot. 8x15 freezer, height is 11'

Madeo: maxed out with freezer space inside so need something, only place is outside- figured this was the most appropriate place. If put it on front or patio would show from Main st. Will match the freezer to the building, fewer deliveries if have enough storage.

Supsie: any noise from freezer?

Madeo: yes, has compressor on top like AC

Le Tellier: where is door, will it be locked, where are electric lines going?

Madeo: will have lock on door, electric probably going underground, will tie into AC

Laureigh: will there be parking bollards? Concerned about cars running into it

Condition: add 2 parking bollards in adjacent parking lot

Motion & Vote:

Motion By: Vice Chairman Laureigh

Seconded by: Mr. Marine

Roll Call Vote:

In Favor: Laureigh, Marine, Juliano, Kennis, Quinn, Le Tellier, Nappi, MacArthur, Cortese

Opposed: none

Not voting: Branciforte

Absent: Reid

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

Mayor Juliano, Chaiman Cortese and Ms. MacArthur recused themselves from this application and joined the public.

Mr. Christopher Supsie, Esq., attorney for applicant, appeared on behalf of the applicant.

Mr. Robert Harrington, PE, engineer for applicant, appeared and was sworn in.

Jacobs: Described location, current conditions, and requested variance & waivers. Granted waivers in 2010 site plan approval.

Laureigh: moving away from residential side to the commercial

Harrington: yes, well shielded, landscaping for buffer. Addition will match the rest of building

Supsie: comments from board engineer's report for parking

Harrington: calculated parking separately, 39 would be maximum parking, sufficient overflow parking.

Quinn: I've seen weekend events and never a problem with parking.

Laureigh: agree, and outdoor plumbing is a must

No conditions

Motion & Vote:

Motion By: Mr. Quinn

Seconded by: Mr. Le Tellier

Roll Call Vote:

In Favor: Quinn, Le Tellier, Laureigh, Kennis, , Nappi, Marine, Branciforte

Opposed: none

Not voting: MacArthur, Cortese, Juliano

Absent: Reid

H. ITEMS FOR DISCUSSION/CONCEPT PLAN

None

I. GENERAL LAND USE MATTERS

1. Supplemental Amendment to the Stormwater Management Regulation of Pinelands, Chapter 292 of Township Code Ordinance #2024-

Resolution memorializing Planning Board Recommendations to Ordinance #2024- Chapter 292 Stormwater Management Regulation for Pinelands

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-

Resolution memorializing Planning Board Recommendations to Ordinance #2024- Chapter 335 Zoning

Ms. Gasparyan provided overview of the changes- Pinelands Commission sent additional changes to the Ordinance after submission by the governing body, now we have to amend the ordinance with those changes. Mostly clerical, have to do with the links to sites, but there are some clarifications to the chart for measuring stormwater.

Jacobs: places restrictions other than 10-year storm event. They've increased regulations significantly.

Le Tellier: so much for home rule. Another regulatory agency that is forcing their regulations, also affects people that live there. If existing houses have to replace because of damage, they have to meet regulations and very costly.

Marine: affects individual homeowner

Jacobs: individual homeowners have to provide stormwater systems, groundwater recharge systems, etc. Its significant.

Laureigh: is this something we have to say yes to?

Brady: Board only has jurisdiction to determine if consistent with master plan and it is. Its really something imposed upon the municipality

Quinn: I think its already built out there. I think if you already have house out there, should be grandfathered in

Motion & Vote: Please note the Board voted and commented on both resolutions and matters as one.

Motion By: Mr. Quinn

Seconded by: Committeeman Kennis

Roll Call Vote:

In Favor: Quinn, Kennis, Juliano

Opposed: MacArthur, Nappi, Marine, Branciforte, Le Tellier, Laureigh, Cortese

Not voting: none
Absent: Reid

Motion & Vote:

Motion By: Mr. Quinn

Seconded by: Vice Chairman Laureigh

Roll Call Vote:

In Favor: Quinn, Laureigh, Juliano, Kennis, MacArthur, Nappi, Marine, Cortese

Opposed: none

Not voting: Branciforte, Le Tellier

Absent: Reid

J. COMMENTS/DISCUSSION FROM BOARD MEMBERS/PROFESSIONALS

Mr. Brady commented that the Board will soon be seeing legislation regarding Accessory Dwelling Units (ADUs) in the near future- topic of interest in the state

K. PUBLIC COMMENT:

NONE

L. ADJOURNMENT:

With no additional business, the meeting was adjourned at 7:19pm and unanimously carried by the members present.

Motion By: Nappi

Seconded by: Quinn

*Respectfully submitted,
Irina Gasparyan, Lacey Township Planning Board Secretary*

TOWNSHIP OF LACEY PLANNING BOARD
REGULAR MEETING MINUTES
Monday, April 8, 2024 6:30pm

This regular meeting of the Lacey Township Planning Board was called to order at 6:30 PM in the Committee Chambers of the Lacey Township Municipal Building with Chairman Cortese presiding.

PRESENT

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

ALSO PRESENT

Tom Kunz, Esq., **Board Attorney**
Bruce Jacobs, PE, **Board Engineer**
Irina Gasparyan, **Board Secretary**

ABSENT:

Karen MacArthur
Al Nappi

A. Sunshine Statement by the Vice Chairman

B. Salute to the Flag

C. VOUCHERS:

Chairman Cortese asked for a motion to approve the vouchers of Mr. Brady dated 4/5/24 submitted to the Board.

Motion By: Vice Chair Laureigh

Seconded by: Mr. Le Tellier

Motion carried by all members present

D. MINUTES:

1. Regular Meeting Minutes of March 11, 2024

Chairman Cortese asked for a motion to approve the minutes

Motion By: Mr. Le Tellier

Seconded by: Mayor Juliano

Roll Call Vote:

In Favor: LeTellier, Juliano, Branciforte, Laureigh, Marine, Quinn, Cortese,

Opposed: none

Not voting: Kennis, Reid

Absent: MacArthur, Nappi

E. RESOLUTIONS:

F. #23-MnS-06- Resolution of approval for Minor Subdivision

Block: 1635.01, Lot: 29

697 Lake Barnegat Drive North, Forked River

Submitted by Ridgemont Homes/Applicant

Motion & Vote:

Moved by: Mayor Juliano

Seconded by: Vice Chairman Laureigh

Roll Call Vote:

Those in Favor : Juliano, Laureigh, Le Tellier, Quinn, Marine, Branciforte, Cortese

Those Opposed : none

Those Absent : MacArthur, Nappi

Those Not Voting : Kennis, Reid

G. #24-MnS-01

Block: 101.12, Lots: 167, 168 & 169

1205 & 1206 Spoonbill Court, Forked River

Submitted by Lacey Township/ Applicant

Motion & Vote:

Moved by: Vice Chairman Laureigh Seconded by: Mr. Le Tellier

Roll Call Vote:

Those in Favor : Laureigh, Le Tellier, Juliano, Quinn, Marine, Branciforte, Cortese

Those Opposed : none

Those Absent : MacArthur, Nappi

Those not Voting : Kennis, Reid

H. #24-MnS-02

Block: 1459, Lots: 26-31

518 Tappan Street, Forked River

Submitted by Ronald Karchik/ Applicant

Motion & Vote:

Moved by: Mayor Juliano Seconded by: Mr. Quinn

Roll Call Vote:

Those in Favor : Juliano, Quinn, Branciforte, Cortese

Those Opposed : Laureigh, Le Tellier, Marine

Those Absent : MacArthur, Nappi

Those Not Voting : Kennis, Reid

I. 24-ADM-01

Block: 1901.17 Lot: 196

35 Ambermist Way, Forked River

Submitted by Seabreeze Community Association /Applicant

Motion & Vote:

Moved by: Mayor Juliano

Seconded by: Mr. Le Tellier

Roll Call Vote:

Those in favor : Juliano, Le Tellier, Quinn, Marine, Laureigh, Cortese

Those opposed : none

Those Absent : MacArthur, Nappi

Those Not Voting : Kennis, Reid, Branciforte

J. APPLICATIONS FOR PUBLIC HEARING:

NONE

K. APPLICATION FOR SITE PLAN WAIVERS/ADMINISTRATIVE APPROVAL

NONE

L. ITEMS FOR DISCUSSION/CONCEPT PLAN

No formal action was taken on this matter:

1. 24-CP-02

Lacey Elks Riparian Rights

Block: 1621 Lot: 1

524 Lacey Road, Forked River

Submitted by Lacey Elks/Applicant

Mr. Harry Levin, Esq. for The Lacey Elks, appeared on behalf of his client. He gave an overview of the Riparian rights on the Elks property. People assumed this was part of property but it is not. Good for Elks, good for town and residents.

Laureigh: cost to individuals?

Levin: \$50/linear foot, riverfront- \$100/LF

Juliano: Was this not a gift to Elks from Charlie Pearl, so why charge residents? Need to go back to seller & attorney because no one was informed they didn't have rights. Why now?

Levin: issue came up years ago, but public so angry they dropped it. Elks shouldn't bear legal costs alone

Juliano: why not a flat fee?

Laureigh: legal fees, tax impact, insurance by individuals

Quinn: these properties taxed as waterfront over the years when not. Elks should do the right thing and deed it over & let them pay legal fees. What do you want the board to do about it?

Levin: thought premature to come to board with application, wanted to address concerns & Q's. 450 people will be affected by this

Reid: just make an application and let Engineer review & we will take a vote

Le Tellier: what if 200 of 400 don't want to participate?

Quinn: Sure this will end up in litigation, maybe take another look at it

Juliano: most people say flat fee and get it done

Cortese: if cost minimal no one will care. To me, looking to make money

Kennis: agree with Reid getting into the weeds with money issue, just make your application

M. GENERAL LAND USE MATTERS

- 1. 24-ORD-01 NJDEP Model Tree Ordinance-** Discussion & Recommendations to the Township Committee
Mr. Reid addressed the model ordinance- state imposed and mandatory, all towns have to adopt; we already have one in place.

Brady: our review is limited to determine whether it agrees with the master plan.

Kennis: in my opinion, too much government. I would make suggestion to change diameter from 6" to 8" and drop caliper to 2"

Motion By: Mr. Quinn to make the recommendations to the governing body Seconded by: Vice Chair Laureigh
Carried by all members present

- 2. 2023 Annual Report of the Zoning Board of Adjustment-** Discussion & Recommendations

Ms. Gasparyan provided overview of the 2023 Annual report, discussed the recommendations. No comments or questions by the Board members present.

N. COMMENTS/DISCUSSION FROM BOARD MEMBERS/PROFESSIONALS

Mr. Brady commented that the Board will soon be seeing legislation regarding Accessory Dwelling Units (ADUs) in the near future- topic of interest in the state

O. PUBLIC COMMENT:

NONE

P. ADJOURNMENT:

With no additional business, the meeting was adjourned at 7:46pm and unanimously carried by the members present.

Motion By: Mayor Juliano

Seconded by: Ms. MacAruthur

*Respectfully submitted,
Irina Gasparyan, Lacey Township Planning Board Secretary*

**TOWNSHIP OF LACEY PLANNING BOARD
REGULAR MEETING MINUTES
Monday, March 11, 2024 6:30pm**

This regular meeting of the Lacey Township Planning Board was called to order at 6:30 PM in the Committee Chambers of the Lacey Township Municipal Building with Chairman Cortese presiding.

PRESENT

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

ALSO PRESENT

Tom Kunz, Esq., **Board Attorney**
Bruce Jacobs, PE, **Board Engineer**
Irina Gasparyan, **Board Secretary**

ABSENT:

Steven Kennis, **Committeeman**
Christopher Reid

A. Sunshine Statement by the Vice Chairman

B. Salute to the Flag

C. BOARD APPOINTMENTS:

1. Secondary Planning Board Conflict Engineer- Mr. Quinn made a motion to nominate the firm of **Van Cleef & Associates**, as secondary Conflict Engineer. This motion was seconded by Vice Chairman Laureigh and unanimously carried by the membership present.

D. VOUCHERS:

Chairman Cortese asked for a motion to approve the vouchers of Mr. Brady dated 3/5/24 submitted to the Board.

Motion By: Mayor Juliano

Seconded by: Mr. Marine

Motion carried by all members present

E. MINUTES:

1. Regular Meeting Minutes of February 6, 2024

Chairman Cortese asked for a motion to approve the minutes

Motion By: Mayor Juliano

Seconded by: Ms. MacArthur

Roll Call Vote:

In Favor: Juliano, MacArthur, Branciforte, Laureigh, Marine, Nappi

Opposed: none

Not voting: Cortese, Quinn, LeTellier

Absent: Kennis, Reid

F. RESOLUTIONS:

NONE

G. APPLICATIONS FOR PUBLIC HEARING:

1. #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

Mr. Chris Connors, Township attorney, presented a brief overview of the application.

Mr. Bruce Jacobs, Board Engineer, briefly described location and description of the property in question and surrounding 2 lots. Lot 168 to be divided in half for each adjoining neighbor. Doesn't appear drainage easement is necessary as there is drainage at the end of the street.

Veronica Laureigh, Township administrator, sworn in

Mr. Robert Harrington, PE, Engineer for Township, sworn in and credentials accepted.

Laureigh: Notified by law so both owners interested in purchasing the property.

Exhibit A-1: photos of the site

Harrington: the lots still non-conforming but the additional footage will make them less non-conforming. Still less than 75' required but all other aspects conforming. Rear setback on lot 169, other lot- deck & gazebo non-conforming. Unimproved lot 20' wide just sitting there. This provides improved air, light, open space, eliminates non-conformities. Asking for waivers for sidewalks and curbs.

Open to Public Questions and Comments

With no further comments from the public, the public comment portion was closed.

The following conditions were placed on approval: none

Motion & Vote:

A motion to approve the application with the conditions specified was made by: Mr. Quinn

Seconded by: Mr. Branciforte

Roll Call Vote:

In Favor: Quinn, Branciforte, Juliano, MacArthur, Marine, Nappi, LeTellier, Laureigh, Cortese

Opposed: none

Not voting: none

Absent: Kennis, Reid

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

Mr. Christopher Supsie, Esq., applicant's attorney, presented a brief overview of the application.

Mr. Bruce Jacobs, Board Engineer, briefly described location and description of the property in question.

Mr. Robert Harrington, PE, Engineer for Township, sworn in.

Exhibit A-1: photos of the site

Harrington: lot oversized, existing house has unique shape to remain. New house proposed will be completely conforming. Similar lots in area with flag lot.

Supsie: not traditionally a flag lot but the driveway that serves lot will serve as flag lot.

Harrington: reviewed the positive and negative criteria for variances.

Supsie: go over technical comments from Mr. Jacobs letter

Harrington: No house is proposed but applicant agrees new house will be conforming. Can make it a condition of approval that turnaround driveway will be created for the flag lot. Would be willing to also provide utility and drainage easement. We have secured lot numbers from tax assessor. Screening along the line between the lots.

Quinn: similar lagoon lots 25' or smaller than standard roadway.

LeTellier: want to make sure with Fire Dept. for width of driveway and height to get through.

Kunz: will you agree to condition to keep trees trimmed?

Supsie: yes

Open to Public Questions

Gary Tailiano, sworn in: when I built my lot mandatory to turn fire truck around, will it be able to turn around back there?

Harrington: we will make sure

Kunz: that would be part of outside agency approvals.

Quinn: get fire dept. out there to make that determination. If approved, condition to get something from fire dept.

LeTellier: not just a letter, but have them come out.

Supsie: consent to that request.

Jacobs: suggest they show K-turn on the map.

David Mahone: if house gets town down concerned about water.

Harrington: When an applicant applies for permits have to go through grading and drainage

With no further questions from the public, the public question portion was closed.

Open to Public Comments

Gary Taliano, sworn in

David Mahone, sworn in

With no further comments from the public, the public comment portion was closed.

The following conditions were placed on approval: tree maintenance agreement, buffering, Drainage/fire review by fire dept. Update map to show turnaround.

Motion & Vote:

A motion to approve the application with the conditions specified was made by: Mr. Quinn

Seconded by: Mayor Juliano

Roll Call Vote:

In Favor: Quinn, Juliano, MacArthur, Marine, Nappi, Branciforte, LeTellier, Laureigh, Cortese

Opposed: none

Not voting: Cortese (recused)

Absent: Kennis, Reid

3. #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

Mr. Gregory Hock, Esq., attorney for applicant, presented opening statement and brief description of application.

Bruce Jacobs, PE, Board Engineer: overview of site and location, application.

Mr. Robert Harrington, PE, Engineer for Township, sworn in.

Exhibit A-1: photos of the site

Harrington: Barnegat Pines neighborhood. Existing house on right side to remain. New house would meet all setback requirements, so no variances. Shed will be relocated or removed.

Laureigh: can't argue whether would be detriment to the neighborhood because lots of different lots in that one. Curious why didn't come to use before when built the new house on existing lot. I have a hard time creating an undersized lot, poor planning. This is self created, not a hardship.

Quinn: I think opposite- there is a mixed bag in that neighborhood. The town is built out and hopefully this gets a small family a chance to own a home.

Kunz: any new construction to be built would be conforming to all setbacks and requirements?

Hock: yes, only need variance for lot width and area.

LeTellier: would like to make stipulation that what is built would be conforming.

Open to Public Questions & Comments

Regina Discenza, sworn in

Gary Taliano, sworn in

Bary Bender, sworn in

With no further questions/comments from the public, the public question portion was closed.

The following conditions were placed on approval: New house will conform to all setbacks and requirements.

Motion & Vote:

A motion to approve the application with the conditions specified was made by: Mr. Quinn

Seconded by: Mayor Juliano

Roll Call Vote:

In Favor: Quinn, Juliano, MacArthur, Nappi, Branciforte, Cortese

Opposed: Marine, LeTellier, Laureigh

Not voting: none

Absent: Kennis, Reid

H. APPLICATION FOR SITE PLAN WAIVERS/ADMINISTRATIVE APPROVAL

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

Mr. Wayne McMullen, on behalf of Seabreeze community association, was sworn in and presented a summary of their request. Transition phase with Toll Bros. ; gatehouse roof came down as result of truck and never re-built; the association does not want to replace it for fear of it being knocked down again. Shwon on original drawings

Kun: If a corporation cant represent yourself

Branciforte: sworn in, Spoke to Mr. Brady and said we could have someone else represent us.

Chairman Cortese asked for a motion to approve the above resolution of approval

Motion By: Mr. Quinn Seconded by: Mr. Le Tellier

Roll Call Vote:

In Favor: Quinn, LeTellier, MacArthur, Laureigh, Juliano, Marine, Nappi, Cortese

Opposed: None

Not voting: Branciforte (recused)

Absent: Kennis, Reid

I. COMMENTS/DISCUSSION FROM BOARD MEMBERS/PROFESSIONALS

Board member mandatory MS4 Stormwater training- Ms. Gasparyan informed the Board members that she would be sending out information and links to the training that must be completed by all Board members.

J. GENERAL LAND USE MATTERS

None

K. ITEMS FOR DISCUSSION/CONCEPT PLAN

None

L. PUBLIC COMMENT:

NONE

M. ADJOURNMENT:

With no additional business, the meeting was adjourned at 8:28pm and unanimously carried by the members present.

Motion By: Mayor Juliano

Seconded by: Ms. MacArthur

*Respectfully submitted,
Irina Gasparyan, Lacey Township Planning Board Secretary*

TOWNSHIP OF LACEY PLANNING BOARD
REGULAR MEETING MINUTES
Tuesday, February 6, 2024 6:30pm

This regular meeting of the Lacey Township Planning Board was called to order at 6:30 PM in the Committee Chambers of the Lacey Township Municipal Building with Vice Chairman Laureigh presiding.

PRESENT

Robert Laureigh, **Vice-Chairman**
Peggy Sue Juliano, **Mayor**
Steven Kennis, **Deputy Mayor**
Al Nappi
Karen MacArthur
Neal Marine
Christopher Reid
Joseph Branciforte, **Alternate #2**

ALSO PRESENT

Terry Brady, Esq. **Board Attorney**
Bruce Jacobs, PE **Board Engineer**
Irina Gasparyan, **Board Secretary**

ABSENT:

Dan Cortese, **Chairman**
Gary Quinn
James LeTellier, **Alternate #1**

A. Sunshine Statement by the Vice Chairman

B. Salute to the Flag

C. VOUCHERS:

Vice Chairman Laureigh asked for a motion to approve the vouchers of Mr. Brady dated 2/5/24 submitted to the Board.

Motion By: Ms. MacArthur

Seconded by: Mr. Marine

Motion carried by all members present

D. MINUTES:

1. Annual Re-Organization Minutes of January 8, 2024
2. Annual Re-Organization Executive session minutes of January 8, 2024

Vice Chairman Laureigh asked for a motion to approve both minutes of January 8, 2024

Motion By: Mr. Branciforte Seconded by: Vice Chairman Laureigh

Roll Call Vote:

In Favor: Branciforte, Laureigh, Juliano, Kennis, MacArthur, Marine, Nappi, Reid

Opposed: none

Not voting: none

Absent: Cortese, Quinn, LeTellier

E. 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

Vice Chairman Laureigh asked for a motion to approve the above resolution of approval

Motion By: Ms. MacArthur Seconded by: Mr. Marine

Roll Call Vote:

In Favor: MacArthur, Marine, Laureigh, Juliano, Kennis, Nappi, Reid, Branciforte

Opposed: none

Not voting: none

Absent: Cortese, Quinn, LeTellier

- 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

Vice Chairman Laureigh asked for a motion to approve the above resolution of approval
Motion By: Mr. Reid Seconded by: Ms. MacArthur

Roll Call Vote:

In Favor: Reid, MacArthur, Laureigh, Juliano, Kennis, Marine, Nappi, Branciforte
Opposed: None
Not voting: none
Absent: Cortese, Quinn, LeTellier

- 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

Vice Chairman Laureigh asked for a motion to approve the above resolution of approval
Motion By: Mr. Reid Seconded by: Ms. MacArthur

Roll Call Vote:

In Favor: Reid, MacArthur, Laureigh, Juliano, Kennis, Marine, Nappi, Branciforte
Opposed: None
Not voting: none
Absent: Cortese, Quinn, LeTellier

F. GENERAL LAND USE MATTERS

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

Mr. Reid stated that we have had a lot of issues lately with tree clearing, think would be good to send the model ordinance to the planner to review and advise. Will then present it to the Board for discussion and recommendations to the committee.

Motion to send to the Township Planner for review: Mr. Reid Seconded by: Mr. Marine
Motion carried by all members present

G. ITEMS FOR DISCUSSION/CONCEPT PLAN

1. 24-CP-01- Lacey Natural Sand

Expansion of existing resource extraction site

Mr. Gouin, attorney for applicant, presented an overview of the concept plan. Pinelands certificate in process, have not received it yet.

Called Lena Barone, PP, licensed engineer for applicant.

Barone: presented overview of location, site plan, setbacks, restoration area. 100' Pinelands setback, also have limit to depth of mining.

Jacobs: Would suggest that outline our requirements and why they differ. Section 175 of code and make sure you identify setbacks.

Reid: already excavated areas that encroach. We don't want to get into full presentation prematurely.

Jacobs: Also encroaching into wetlands area

Kennis: may want to take a look at Clayton to see what they did there.

Gouin: we would be anticipating list of conditions, will look at their resolution.

Marine: I walked that site with owner and mined all the way to the lines. 200' setback not sure how much more you can mine there.

Jacobs: all mining plans have restoration in them and you don't provide them

Gouin: maybe we can discuss restoration/phasing schedule with Mr. Jacobs

Reid: think once you look at another application will have a better idea

Open to public questions/comments

Mr. Dave Grohm: house built prior to mine 1st permit. Don't know if you can would be nice if move road to top of site instead of next to my property. As long as clean and quiet don't impact my neighbors, no one cares. Part of chapter 175 states that only mine 50 acres at a time but that 's been violated.

Regina Discenza: Curious about groundwater effects on neighbors.

H. APPLICATION FOR SITE PLAN WAIVERS/ADMINISTRATIVE APPROVAL

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

Mr. Joseph Branciforte, on behalf of Seabreeze community association, presented synopsis of request. Transition phase with Toll Bros. and would like to have negotiation with them; want to eliminate crosswalks, no other developments have them.

Jacobs: follows safe streets guidelines

Brady: would think that it is important to get expert testimony from person that put in the crosswalks, heaven forbid something happens.

Nappi: pedestrian safety issue, crosswalk is warning to motorists.

Branciforte: That is fair, perhaps we can get Dynamic engineering to come back to present.

I. APPLICATIONS FOR PUBLIC HEARING:

NONE

J. COMMENTS/DISCUSSION FROM BOARD MEMBERS/PROFESSIONALS

1. Workshop Hearings/Work Sessions to be used as needed

Mr. Reid stated that we would like to be able use the work session as needed as something may come up. All members were in agreement.

2. Minor Subdivision Sub-Committee, waivers, procedure, etc.

Reid: Some discussion as to forming a sub-committee for minor subdivisions without variances.

Brady: Wouldn't suggest it, not that much more to come before the board. Haven't seen any other boards do it that way.

L. PUBLIC COMMENT:

Mr. Mike Donahue: Just want to know who's going to take care of Salter's lane. I've been taking care of it, plow, maintain, but now that project going.

Kennis: Suggest look at the site plans and will talk to DPW.

M. ADJOURNMENT:

With no additional business, the meeting was adjourned at 8:07pm and unanimously carried by the members present.

Motion by: Mr. Kennis Seconded by: Mr. LeTellier

Respectfully submitted,
Irina Gasparyan, Lacey Township Planning Board Secretary

TOWNSHIP OF LACEY PLANNING BOARD
RE-ORGANIZATION MEETING MINUTES
Monday, January 8, 2024 6:30pm

The January 8, 2024 Re-Organization Meeting of the Lacey Township Planning Board was called to order at 6:30 PM in the Committee Chambers of the Lacey Township Municipal Building with Chairman Dan Cortese presiding.

PRESENT

Dan Cortese, **Chairman**
Robert Laureigh, **Vice-Chairman**
Timothy McDonald, **Mayor**
Steven Kennis, **Deputy Mayor**
Karen MacArthur
Neal Marine
Christopher Reid
Gary Quinn
Joseph Branciforte, **Alternate #2**
James LeTellier, **Alternate #1**

ALSO PRESENT

Terry Brady, Esq. **Board Attorney**
Bruce Jacobs, PE **Board Engineer**
Irina Gasparian, **Board Secretary**

ABSENT:

Al Nappi

Sunshine Statement by the Chairman

Salute to the Flag

Oaths of Office: The Board Attorney, Mr. Brady, administered the oath of office to the following members: Mayor Peggy Sue Juliano, Committeeman Steven Kennis, Dan Cortese, Christopher Reid, and James LeTellier

Executive Session: Mr. Cortese asked for a motion to enter into Executive Session to discuss annual nominations and appointments. This motion was made by Vice Chairman Laureigh and seconded by Mr. LeTellier and unanimously carried by the membership present. The Board left the courtroom at 6:32 pm and convened the executive session of the meeting in the conference room. The meeting recording was paused.

The Board reconvened the public portion of the meeting at 6:46 pm. Motion to come out of executive session was made by Mr. Laureigh and seconded by Mr. Kennis and unanimously carried by the membership present.

A. ANNUAL RE-ORGANIZATION:

- 1. PLANNING BOARD CHAIRMAN** – Mr. Reid made a motion to nominate **Dan Cortese** as Chairman. This motion was seconded by Committeeman Kennis and unanimously carried by the membership present.
- 2. PLANNING BOARD VICE-CHAIRMAN** – Mr. Reid made a motion to nominate **Robert Laureigh** as Vice-Chairman. This motion was seconded by Committeeman Kennis and unanimously carried by the membership present.
- 3. PLANNING BOARD ATTORNEY** – Mr. Reid made a motion to nominate **Terry Brady, Esq.** of Brady & Kunz as Board Attorney. This motion was seconded by Committeeman Kennis and unanimously carried by the membership present.
- 4. PLANNING BOARD CONFLICT ATTORNEY:** There were no applicants for conflict attorney.
- 5. PLANNING BOARD ENGINEER** – Mr. Reid made a motion to nominate the firm of **Gravatt Consulting, Bruce Jacobs, PE, PP, CME** as Board Engineer. This motion was seconded by Committeeman Kennis and unanimously carried by the membership present.
- 6. PLANNING BOARD CONFLICT ENGINEER-** Mr. Reid made a motion to nominate the firm of **T&M Associates**, as Conflict Engineer. This motion was seconded Committeeman Kennis and unanimously carried by the membership present.

7. **PLANNING BOARD SECRETARY** – Mr. Reid made a motion to nominate **Irina Gasparyan** as Board Secretary. This motion was seconded by Committeeman Kennis and unanimously carried by the membership present.
8. **PLANNING BOARD OFFICIAL NEWSPAPER** – Mr. Reid made a motion to nominate The **Asbury Park Press and The Beacon** as the Official Newspapers of the Board. This motion was seconded by Committeeman Kennis and unanimously carried by the membership present
9. **PLANNING BOARD MEETING DATES FOR THE YEAR 2024 –**
Mr. Reid made a motion to approve the regular **Meeting Dates** for the **Year 2024**. This motion was seconded by Committeeman Kennis and unanimously carried by the membership present.

The Planning Board concluded its re-Organization at this time and proceeded with the general Board matters scheduled for this meeting with Chairman Cortese presiding.

B. VOUCHERS:

Chairman Cortese asked for a motion to approve the vouchers submitted to the Board.

Motion By: Mr. LeTellier

Seconded by: Vice Chairman Laureigh

Motion carried by all members present

C. MINUTES:

1. Minutes of December 11, 2023 Regular Meeting

Chairman Cortese asked for a motion to approve the minutes of the regular meeting of 12/11/23

Motion By: Mr. Branciforte Seconded by: Mr. LeTellier

Roll Call Vote:

In Favor: Branciforte , LeTellier, MacArthur, McDonald, Kennis, Marine, Quinn, Reid, Laureigh, Cortese

Opposed: None

Not voting: none

Absent: Nappi

D. 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.

Chairman Cortese asked for a motion to approve the following resolution of approval

Motion By: Mr. Laureigh Seconded by: Mr. Kennis

Roll Call Vote:

In Favor: Laureigh, Kennis, Branciforte , LeTellier, MacArthur, Marine, Quinn, Reid, Cortese

Opposed: None

Not voting: Juliano

Absent: Nappi

E. APPLICATION FOR SITE PLAN WAIVERS/ADMINISTRATIVE APPROVAL

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

Motion to approve By: Mr. Quinn Seconded by: Mr. Kennis

Roll Call Vote:

In Favor: Quinn, Kennis, Branciforte , LeTellier, MacArthur, Marine, Reid, Juliano, Laureigh, Cortese

Opposed: None
Not voting: None
Absent: Nappi

F. APPLICATION FOR TECHNICAL COMPLETENESS

NONE

G. 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

Mr. Jacobs read from his report, identifying the and location and reasons for application. He also reviewed the waivers for curbs & sidewalk and asked for testimony.

Mr. Mathew Mione, applicant, was sworn in.

Mr. Jason Marciano, PE. Applicant's Engineer, was sworn in & the Board accepted his credentials.

Marciano: Provided to OCPB approval, submitted to tax assessor, changes to lot numbers which we will make. Will comply with Board engineer's comments in report. Needs one variance , deminimus, 1/10th of a foot. The shed on property will be moved to a conforming location or eliminated. Asking for curbs & sidewalk waivers.

Public Questions: The meeting was opened to the public for questions of Mr. Marciano's testimony. No members of the public came forward.

Public Comment: The meeting was opened to the public for comment. No members of the public came forward. Public comment closed.

Motion to approve the application and waivers By: Mr. Quinn Seconded by: Mr. Reid

Roll Call Vote:

In Favor: Quinn, Reid, Laureigh, Kennis, LeTellier, MacArthur, Marine, Juliano, Cortese

Opposed: None

Not voting: Branciforte

Absent: Nappi

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

Mr. Jacobs read from his report, describing the application and location, reason for application to adjust the lot line to make it more conforming. Asked to provide general and technical comments.

Mr. Christopher Supsie, attorney for applicant appeared.

Mr. Jason Marciano, PE. Applicant's Engineer, appeared.

Marciano: Identified property and location, 2 single family homes on yhr lots. Moving lots to make them more conforming but still not. Eliminating variances.

Exhibit A-1: photograph packet

Supsie: discuss the exhibits

Marciano: asking for waivers for curbs & sidewalks. County approved it without them. Feel variances can be granted without detriment.

Supsie: checklist requirements- can parking be met?

Marciano: Yes, both houses met

Supsie: tax assessor approved, MUA resolution of no interest

Public Questions: The meeting was opened to the public for questions of Mr. Marciano's testimony. No members of the public came forward.

Public Comment: The meeting was opened to the public for comment. No members of the public came forward. Public comment closed.

Motion to approve the application By: Mr. Laureigh Seconded by: Ms. MacArthur

Roll Call Vote:

In Favor: Laureigh, MacArthur, Kennis, LeTellier, Quinn, Reid, Marine, Juliano, Cortese

Opposed: None

Not voting: Branciforte

Absent: Nappi

H. ITEMS FOR DISCUSSION/CONCEPT PLAN

NONE

I. GENERAL LAND USE MATTERS

NONE

J. COMMENTS FROM THE MEMBERS & STAFF

1. Elimination of Work Sessions- Mr. Reid suggested that the work sessions be eliminated and instead the Board planner will continue to deem an application complete in his review letters and the Board secretary will schedule them for the next available meeting. The members discussed that this would be better for applicants and may speed up the process.

The motion was unanimously carried by the members present.

Motion by: Mr. LeTellier Seconded by: Mr. Kennis

K. ADJOURNMENT:

With no additional business at this time, the meeting was adjourned at 7:15pm and unanimously carried by the members present.

Motion by: Mr. Kennis Seconded by: Mr. LeTellier

*Respectfully submitted,
Irina Gasparyan, Lacey Township Planning Board Secretary*

***Lacey Township Planning Board
Executive Session Minutes***

MEETING OF: Monday, January 8, 2024 – 6:32pm

SUBJECT MATTER: Re-Organization – 2024 Annual Professional Appointments

PRESENT: Juliano, Quinn, Kennis, Branciforte , LeTellier, MacArthur, Marine, Reid, Laureigh, Cortese

ALSO PRESENT: Irina Gasparyan, Board Secretary

The Board Secretary reviewed the list of nominations as follows; she asked that if everyone was in agreement, we could take an official vote for each nomination during the public meeting so it is not done twice; Mr. Reid suggested that one person make all the nominations and all the seconds in the interest of time and to streamline the public portion. The following nominations were discussed:

CHAIRMAN NOMINATIONS

VICE-CHAIRMAN NOMINATIONS

BOARD ATTORNEY

BOARD ENGINEER

CONFLICT ENGINEER

BOARD SECRETARY

2024 OFFICIAL NEWSPAPERS

2024 MEETING DATES

With no further business to discuss, the Board left the conference room at 6:40 pm and returned to the Courtroom to reconvene the public portion of the meeting.

Respectfully Submitted,
Irina Gasparyan, Board Secretary