



Township of Lacey Board of Adjustment

REGULAR MEETING AGENDA

Monday December 2, 2024 • 6:30pm

Mailing Address/Meeting Location: 818 Lacey Road, Forked River NJ 08731

Office Location: 124 South Main Street, Forked River NJ 08731

NO TESTIMONY WILL BE TAKEN PAST 11:00PM

6:30 PM PUBLIC MEETING: Call to Order & Salute the Flag

A. ROLL CALL OF BOARD MEMBERS:

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

Also Attending:

Stephen Smith, **Board Attorney**
Mark Rohmeyer, PE, PP, CME **Board Engineer**
Irina Gasparyan, **Board Secretary**

A. APPROVAL OF VOUCHERS:

1. Steven Smith-Board Attorney General Invoice of November 6, 2024

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**

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**
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: **Papaianni**
3. **Application # V24-19**

Block: 184 Lots: 4.03
1317 Molokai, Forked River
Staris in front yard setback
Variances – Front yard setback
Applicant: **Martin**

F. ITEMS FOR DISCUSSION:

2025 Meeting Dates

G. COMMENTS FROM THE MEMBERS & STAFF; PUBLIC

H. ADJOURNMENT

Respectfully Submitted by: Irina Gasparyan, Secretary to the Boards

Next Regular Meeting Scheduled: WEDNESDAY, JANUARY 8, 2024



Township of Lacey Board of Adjustment

REGULAR MEETING AGENDA

Monday November 4, 2024 • 6:30pm

Mailing Address/Meeting Location: 818 Lacey Road, Forked River NJ 08731

Office Location: 124 South Main Street, Forked River NJ 08731

NO TESTIMONY WILL BE TAKEN PAST 11:00PM

6:30 PM PUBLIC MEETING: Call to Order & Salute the Flag

A. ROLL CALL OF BOARD MEMBERS:

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

Also Attending:

Stephen Smith, **Board Attorney**
Mark Rohmeyer, PE, PP, CME **Board Engineer**
Irina Gasparyan, **Board Secretary**

A. EXECUTIVE SESSION

A resolution will be adopted during the meeting to enter into executive session to discuss legal matters before the Board.

B. APPROVAL OF VOUCHERS:

1. Steven Smith-Board Attorney General Invoice of October 10, 2024

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**

2. Resolution of Dismissal Application # V24-04

Block: 1569 Lot: 21-25

Lacey Road/North Trenton Avenue, Forked River

Applicant: **Outfront Media LLC**

3. Resolution of Approval Application # V24-10

Block: 180 & 181 Lot: 1 & 13, respectively

1207 Nihau Drive, Forked River

Applicant: **Scannapiego**

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**

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.**

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**

G. ITEMS FOR DISCUSSION:

NONE

H. COMMENTS FROM THE MEMBERS & STAFF; PUBLIC

I. ADJOURNMENT

Respectfully Submitted by: Irina Gasparyan, Secretary to the Boards

Next Regular Meeting Scheduled: MONDAY, DECEMBER 2, 2024



Township of Lacey Board of Adjustment

REGULAR MEETING AGENDA

Monday October 7, 2024 • 6:30pm

Mailing Address/Meeting Location: 818 Lacey Road, Forked River NJ 08731

Office Location: 124 South Main Street, Forked River NJ 08731

NO TESTIMONY WILL BE TAKEN PAST 11:00PM

6:30 PM PUBLIC MEETING: Call to Order & Salute the Flag

A. ROLL CALL OF BOARD MEMBERS:

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

Also Attending:

Stephen Smith, **Board Attorney**
Mark Rohmeyer, PE, PP, CME **Board Engineer**
Irina Gasparyan, **Board Secretary**

B. APPROVAL OF VOUCHERS:

1. Steven Smith-Board Attorney General Invoice of September 6, 2024

C. MINUTES:

1. Regular Meeting Minutes of September 4, 2024

(Members Eligible to vote: Ball, Downing, Scanlon, Tomalo, Mannuzza)

D. RESOLUTIONS:

1. **Amended Resolution of Approval Application # V24-11**

Block: 284 Lot: 1.01
101 N. Main Street, Forked River
Applicant: 101 North Main, LLC

2. **Resolution of Approval Application # V24-09**

Block: 146 Lot: 14
710 Buena Vista, Forked River
Applicant: **Retirement Fund, LLC**

3. **Resolution of Approval Application # V24-12**

Block: 1026 Lot: 7.14
110 Captain Giglio Way, Forked River
Applicant: **Cocco**

4. **Resolution of Approval Application # V24-14**

Block: 1761.01 Lot: 27
731 Hill Street, Forked River
Applicant: **Yasenchock**

E. OLD BUSINESS:

1. **Application # V24-05**

Block: 1582 Lot: 22-31
Lacey Road / North Bayonne Avenue / Alpine Street, Forked River
Single family dwelling with pool & fence

Variances – Use Variance & Bulk Variances
Applicant: **Gravino-Pasqueriello**

F. NEW BUSINESS:

1. Application # V24-10

Block: 180 & 181 Lot: 1 & 13, respectively

1207 Nihau Drive, Forked River

Garage & paver driveway

Variances –Bulk Variances for existing front setback, front setback to new accessory structure, structure in front yard.

Applicant: **Scannapiego**

2. 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**

3. Application # V24-04

Block: 1569 Lot: 21-25

Lacey Road/North Trenton Avenue, Forked River

Digital Billboard Sign

Variances – Use & Bulk Variances for billboard sign

Applicant: **Outfront Media LLC**

4. 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.**

G. ITEMS FOR DISCUSSION:

NONE

H. COMMENTS FROM THE MEMBERS & STAFF; PUBLIC

I. ADJOURNMENT

Respectfully Submitted by: Irina Gasparyan, Secretary to the Boards

Next Regular Meeting Scheduled: MONDAY, NOVEMBER 4, 2024



Township of Lacey Board of Adjustment

REGULAR MEETING AGENDA

Wednesday September 4, 2024 • 6:30pm

Mailing Address/Meeting Location: 818 Lacey Road, Forked River NJ 08731

Office Location: 124 South Main Street, Forked River NJ 08731

NO TESTIMONY WILL BE TAKEN PAST 11:00PM

6:30 PM PUBLIC MEETING: Call to Order & Salute the Flag

A. ROLL CALL OF BOARD MEMBERS:

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

Also Attending:

Stephen Smith, **Board Attorney**
Mark Rohmeyer, PE, PP, CME **Board Engineer**
Irina Gasparyan, **Board Secretary**

B. APPROVAL OF VOUCHERS:

1. Steven Smith-Board Attorney General Invoice August 15, 2024

C. MINUTES:

1. Regular Meeting Minutes of August 5, 2024

(Members Eligible to vote: Ball, Tirella, Decker, Downing, Scanlon, Tomalo, Tronccone, Dos Santos, Mannuzza)

D. RESOLUTIONS:

1. **Resolution of Approval Application # V24-11**
Block: 284 Lot: 1.01
101 N. Main Street, Forked River
Applicant: **101 North Main, LLC**

E. OLD BUSINESS:

None

F. NEW BUSINESS:

1. Application # V24-09

Block: 146 Lot: 14
710 Buena Vista, Forked River
Single family dwelling with porch, garage & driveway
Variances – Minimum Lot Width & Lot Area
Applicant: **Retirement Fund, LLC**

2. Application # V24-05

Block: 1582 Lot: 22-31
Lacey Road / North Bayonne Avenue / Alpine Street, Forked River
Single family dwelling with pool & fence
Variances – Use Variance & Bulk Variances
Applicant: **Gravino-Pasqueriello**

3. Application # V24-12

Block: 1026 Lot: 7.14

110 Captain Giglio Way, Forked River
Above-ground Pool with deck
Variances – Minimum side setback (deck)
Applicant: **Cocco**

4. Application # V24-14

Block: 1761.01 Lot: 27

731 Hill Street, Forked River

In-ground pool

Variances – Minimum Side setback

Applicant: **Yasenchock**

G. ITEMS FOR DISCUSSION:

1. Planning Board comments regarding Cooperative Sober Living Facilities/Rooming Houses

H. COMMENTS FROM THE MEMBERS & STAFF; PUBLIC

I. ADJOURNMENT

Respectfully Submitted by: Irina Gasparyan, Secretary to the Boards

Next Regular Meeting Scheduled: MONDAY, OCTOBER 7, 2024



Township of Lacey Board of Adjustment

REGULAR MEETING AGENDA

Monday August 5, 2024 • 6:30pm

Mailing Address/Meeting Location: 818 Lacey Road, Forked River NJ 08731

Office Location: 124 South Main Street, Forked River NJ 08731

NO TESTIMONY WILL BE TAKEN PAST 11:00PM

6:30 PM PUBLIC MEETING: Call to Order & Salute the Flag

A. ROLL CALL OF BOARD MEMBERS:

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

Also Attending:

Stephen Smith, **Board Attorney**
Mark Rohmeyer, PE, PP, CME **Board Engineer**
Irina Gasparyan, **Board Secretary**

B. APPROVAL OF VOUCHERS:

1. Steven Smith-Board Attorney General Invoice July 15, 2024

C. MINUTES:

1. Regular Meeting Minutes of July 10, 2024

(Members Eligible to vote: Ball, Tirella, Decker, Downing, Scanlon, Tronccone, Dos Santos, Mannuzza)

D. RESOLUTIONS:

1. **Resolution of Approval Application # V24-07**
Block: 846 Lot: 15
1226 Laurel Boulevard, Forked River
Applicant: **Miegs & Rosa**

E. OLD BUSINESS:

1. **Application # V24-04** ***Carried to AUGUST 5, 2024 without further notice-REQUEST TO CARRY**
Block: 1569 Lots: 21-25
1015 Lacey Road, Forked River
Digital multi-message billboard sign
Variances –Use, Min. front and side yard setbacks
Applicant: **Outfront Media LLC**

No Formal Action will be taken on the above

F. NEW BUSINESS:

1. **Application # V24-09**
Block: 146 Lot: 14
710 Buena Vista, Forked River
Single family dwelling with porch, garage & driveway
Variances – Minimum Lot Width & Lot Area
Applicant: **Retirement Fund, LLC**
2. **Application # V24-11**

Block: 284 Lot: 1.01

101 N. Main Street, Forked River

Major Site Plan for Convenience Store & Gas Station

Variances – Conditional Use Variance & Bulk variances for front, side, rear, height, signs, etc.

Applicant: **101 North Main, LLC**

G. ITEMS FOR DISCUSSION:

None

H. COMMENTS FROM THE MEMBERS & STAFF; PUBLIC

I. ADJOURNMENT

Respectfully Submitted by: Irina Gasparyan, Secretary to the Boards

Next Regular Meeting Scheduled: WEDNESDAY, SEPTEMBER 4, 2024



Township of Lacey Board of Adjustment

REGULAR MEETING AGENDA

Wednesday July 10, 2024 • 6:30pm

Mailing Address/Meeting Location: 818 Lacey Road, Forked River NJ 08731

Office Location: 124 South Main Street, Forked River NJ 08731

NO TESTIMONY WILL BE TAKEN PAST 11:00PM

6:30 PM PUBLIC MEETING: Call to Order & Salute the Flag

A. ROLL CALL OF BOARD MEMBERS:

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

Also Attending:

Stephen Smith, **Board Attorney**
Mark Rohmeyer, PE, PP, CME **Board Engineer**
Irina Gasparyan, **Board Secretary**

B. APPROVAL OF VOUCHERS:

1. Steven Smith-Board Attorney General Invoice June 10, 2024

C. MINUTES:

1. Regular Meeting Minutes of June 3, 2024

(Members Eligible to vote: Ball, Tirella, Decker, Downing, Scanlon, Tomalo, Troncone, Dos Santos,)

D. RESOLUTIONS:

1. Resolution of Approval # V24-03

Block: 1859 Lots: 41-44

Newark Avenue North, Forked River

Applicant: **Absolute Gem Development**

2. Resolution of Approval # V24-06

Block: 467 Lot: 7

911 Montauk Drive, Forked River

Applicant: **Yaghan**

E. OLD BUSINESS:

1. **Application # V24-04** *Carried to AUGUST 5, 2024 without further notice

Block: 1569 Lots: 21-25

1015 Lacey Road, Forked River

Digital multi-message billboard sign

Variances –Use, Min. front and side yard setbacks

Applicant: **Outfront Media LLC**

No Formal Action will be taken on the above

F. NEW BUSINESS:

1. **Application # V24-07**

Block: 846 Lot: 15

1226 Laurel Boulevard, Forked River

New Single Family Dwelling, Undersized Lot

Variances –Minimum Lot Area & Lot Width

Applicant: **Miegs & Rosa**

G. ITEMS FOR DISCUSSION:

None

H. COMMENTS FROM THE MEMBERS & STAFF; PUBLIC

I. ADJOURNMENT

Respectfully Submitted by: Irina Gasparyan, Secretary to the Boards

Next Regular Meeting Scheduled: MONDAY, AUGUST 5, 2024



Township of Lacey Board of Adjustment

REGULAR MEETING AGENDA

Monday June 3, 2024 • 6:30pm

Mailing Address/Meeting Location: 818 Lacey Road, Forked River NJ 08731

Office Location: 124 South Main Street, Forked River NJ 08731

NO TESTIMONY WILL BE TAKEN PAST 11:00PM

6:30 PM PUBLIC MEETING: Call to Order & Salute the Flag

A. ROLL CALL OF BOARD MEMBERS:

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

Also Attending:

Stephen Smith, **Board Attorney**
Mark Rohmeyer, PE, PP, CME **Board Engineer**
Irina Gasparyan, **Board Secretary**

B. APPROVAL OF VOUCHERS:

1. Steven Smith-Board Attorney General Invoice May, 2024

C. MINUTES:

1. Regular Meeting Minutes of May 6, 2024

(Members Eligible to vote: Ball, Tirella, Decker, Downing, Tomalo, Tronccone, Dos Santos, Mannuzza)

D. RESOLUTIONS:

NONE

E. NEW BUSINESS:

1. **Application # V24-04** *Applicants request to carry hearing to August 5, 2024

Block: 1569 Lots: 21-25

1015 Lacey Road, Forked River

Digital multi-message billboard sign

Variances –Use, Min. front and side yard setbacks

Applicant: **Outfront Media LLC**

2. **Application # V24-03**

Block: 1859 Lots: 41-44

Newark Avenue North, Forked River

New Single Family Home on undersized lot

Variances –Lot Area, Lot Width

Applicant: **Absolute Gem Development**

3. **Application # V24-06**

Block: 467 Lot: 7

911 Montauk Drive, Forked River

A/C Condenser

Variances –Side yard setback

Applicant: **Yaghan**

F. OLD BUSINESS:

NONE

G. ITEMS FOR DISCUSSION:

H. COMMENTS FROM THE MEMBERS & STAFF; PUBLIC

I. ADJOURNMENT

Respectfully Submitted by: Irina Gasparyan, Secretary to the Boards

Next Regular Meeting Scheduled: WEDNESDAY, JULY 10, 2024



Township of Lacey Board of Adjustment

REGULAR MEETING AGENDA

Monday May 6, 2024 • 6:30pm

Mailing Address/Meeting Location: 818 Lacey Road, Forked River NJ 08731

Office Location: 124 South Main Street, Forked River NJ 08731

NO TESTIMONY WILL BE TAKEN PAST 11:00PM

6:30 PM PUBLIC MEETING: Call to Order & Salute the Flag

A. ROLL CALL OF BOARD MEMBERS:

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

Also Attending:

Stephen Smith, **Board Attorney**
Mark Rohmeyer, PE, PP, CME **Board Engineer**
Irina Gasparyan, **Board Secretary**

B. APPROVAL OF VOUCHERS:

1. Steven Smith-Board Attorney General Invoice April 3, 2024

C. MINUTES:

1. Regular Meeting Minutes of April 1, 2024

(Members Eligible to vote: Ball, Tirella, Decker, Scanlon, Tomalo, Tronccone, Dos Santos)

D. RESOLUTIONS:

1. **Amended Resolution of Approval Application # V23-29**
Block: 373 Lot: 20
820 Spar Drive, Forked River
Applicant: **Spada**
2. **Resolution of Approval Application # V23-30**
Block: 1631.03 Lot: 3
429 Lake Barnegat Drive North, Forked River
Applicant: **Krug**
3. **Resolution of Approval Application # V23-32**
Block: 1618 Lot(s): 25, 43, 44, 45
505 Holmes Ave. North, Forked River
Applicant: **Wollman**
4. **Resolution of Approval Application # V24-02**
Block: 465 Lots: 14, 15
912 Shenandoah Drive, Forked River
Applicant: **Pelliccia**
5. Resolution Authorizing the Appointment of Board Attorney for 2024
6. Resolution Authorizing the Appointment of Conflict Attorney for 2024
7. Resolution Authorizing the Appointment of Board Engineer for 2024
8. Resolution Authorizing the Appointment of Conflict Engineer for 2024
9. Resolution Authorizing the Appointment of Board Secretary for 2024

E. **NEW BUSINESS:**
NONE

F. **OLD BUSINESS:**
NONE

G. **ITEMS FOR DISCUSSION:**
1. Zoning Board Litigation: V23-32 Spada- 820 Spar Dr. Variance

H. **COMMENTS FROM THE MEMBERS & STAFF; PUBLIC**

I. **ADJOURNMENT**

Respectfully Submitted by: Irina Gasparyan, Secretary to the Boards

Next Regular Meeting Scheduled: Monday, JUNE 3, 2024



Township of Lacey Board of Adjustment

REGULAR MEETING AGENDA

Monday April 1, 2024 • 6:30pm

Mailing Address/Meeting Location: 818 Lacey Road, Forked River NJ 08731

Office Location: 124 South Main Street, Forked River NJ 08731

NO TESTIMONY WILL BE TAKEN PAST 11:00PM

6:30 PM PUBLIC MEETING: Call to Order & Salute the Flag

A. ROLL CALL OF BOARD MEMBERS:

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

Also Attending:

Stephen Smith, **Board Attorney**
Jason Worth, PE, PP, **Board/Conflict Engineer**
Irina Gasparyan, **Board Secretary**

B. APPROVAL OF VOUCHERS:

1. Steven Smith-Board Attorney General Invoice March 18, 2024

C. MINUTES:

1. Regular Meeting Minutes of March 4, 2024

(Members Eligible to vote: Ball, Tirella, Downing, Scanlon, Tomalo, Troncone, Mannuzza)

D. RESOLUTIONS:

1. **Resolution of Approval Application # V23-29**
Block: 373 Lot: 20
820 Spar Drive, Forked River
Applicant: **Spada**
2. **Resolution of Approval Application # V23-33**
Block: 837 Lots: 18
1004 Peaksail Point, Forked River
Applicant: **West Tenth LLC**
3. **Resolution of Approval Application # V24-01**
Block: 842 Lots: 1
1135 East Hickory Drive, Forked River
Applicant: **Neto**

E. NEW BUSINESS:

1. **Application # V23-30**
Block: 1631.03 Lot: 3
429 Lake Barnegat Drive North, Forked River
Existing Fence
Variances – Fence in Front yard setback
Applicant: **Krug**
2. **Application # V23-32**
Block: 1618 Lot(s): 25, 43, 44, 45
505 Holmes Ave. North, Forked River

Existing Fence

Variances – Fence in Front yard setback

Applicant: **Wollman**

3. Application # V24-02

Block: 465 Lots: 14, 15

912 Shenandoah Drive, Forked River

In-ground swimming pool & Fence

Variances –Rear/Side yard setback

Applicant: **Pelliccia**

F. OLD BUSINESS:

None

G. ITEMS FOR DISCUSSION:

1. 2023 Zoning Board of Adjustment Annual Report

H. COMMENTS FROM THE MEMBERS & STAFF

I. ADJOURNMENT

Respectfully Submitted by: Irina Gasparyan, Secretary to the Boards

Next Regular Meeting Scheduled: Monday, May 6, 2024



Township of Lacey Board of Adjustment

REGULAR MEETING AGENDA

Monday March 4, 2024 • 6:30pm

Mailing Address/Meeting Location: 818 Lacey Road, Forked River NJ 08731

Office Location: 124 South Main Street, Forked River NJ 08731

NO TESTIMONY WILL BE TAKEN PAST 11:00PM

6:30 PM PUBLIC MEETING: Call to Order & Salute the Flag

A. ROLL CALL OF BOARD MEMBERS:

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

Also Attending:

Stephen Smith, **Board Attorney**
Jason Worth, PE, PP, **Board/Conflict Engineer**
Irina Gasparyan, **Board Secretary**

B. APPROVAL OF VOUCHERS:

1. Steven Smith-Board Attorney General Invoice February 6, 2024

C. MINUTES:

1. Regular Meeting Minutes of February 5, 2024

(Members Eligible to vote: Ball, Downing, Scanlon, Tirella, Tomalo, Troncone, Dos Santos, Mannuzza)

D. RESOLUTIONS:

1. **Resolution of Approval Application # V23-31**
Block: 1664 Lots: 31-35, 61-65
33 Manchester Ave, Forked River
Applicant: **Dunkley**

E. NEW BUSINESS:

1. **Application # V23-29**
Block: 373 Lots: 20
820 Spar Drive, Forked River
Single Family Residence Addition
Variances – *Front & Side yard setback*
Applicant: **Spada**
2. **Application # V23-33**
Block: 837 Lots: 18
1004 Peaksail Point, Forked River
Undersized lot variance
Variances – *lot size, front & rear yard setbacks*
Applicant: **West Tenth LLC**
3. **Application # V24-01**
Block: 842 Lots: 1
1135 East Hickory Drive, Forked River
Above-ground Swim spa
Variances – *accessory rear yard setback*
Applicant: **Neto**

F. OLD BUSINESS:

None

G. COMMENTS FROM THE MEMBERS & STAFF

H. ADJOURNMENT

Respectfully Submitted by: Irina Gasparyan, Secretary to the Boards

Next Regular Meeting Scheduled: Monday, April 1, 2024



Township of Lacey Board of Adjustment

REGULAR MEETING AGENDA

Monday February 5, 2024 • 6:30pm

Mailing Address/Meeting Location: 818 Lacey Road, Forked River NJ 08731

Office Location: 124 South Main Street, Forked River NJ 08731

NO TESTIMONY WILL BE TAKEN PAST 11:00PM

6:30 PM PUBLIC MEETING: Call to Order & Salute the Flag

A. ROLL CALL OF BOARD MEMBERS:

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

Also Attending:

Stephen Smith, **Board Attorney**
Jason Worth, PE, PP, **Board/Conflict Engineer**
Irina Gasparyan, **Board Secretary**

B. APPROVAL OF VOUCHERS:

1. Steven Smith-Board Attorney General Invoice January 22, 2024

C. MINUTES:

1. Re-Organization Special Meeting Minutes of January 10, 2024
2. Executive Session Minutes of January 10, 2024

(Members Eligible to vote: Ball, Downing, Decker, Scanlon, Tirella, Tomalo, Troncone, Dos Santos, Mannuzza)

D. RESOLUTIONS:

1. **Resolution of Approval Application # V23-28**
Block: 2600 Lot: 15.01
2116 Lacey Road, Forked River
Applicant: Work
2. **Resolution of Approval Application # V23-16**
Block: 1655 Lots: 1-21, 26-32
Maxim Drive (Maxim Meadows), Forked River
Applicant: RNL Property Holdings

E. NEW BUSINESS:

1. **Application # V23-31**
Block: 1664 Lots: 31-35, 61-65
33 Manchester Ave, Forked River
In-ground Pool
Variances – accessory rear yard setback
Applicant: **Dunkley**

F. OLD BUSINESS:

None

G. COMMENTS FROM THE MEMBERS & STAFF

H. ADJOURNMENT

Respectfully Submitted by: Irina Gasparyan, Secretary to the Boards

Next Regular Meeting Scheduled: Monday, March 4, 2024



Township of Lacey Board of Adjustment

SPECIAL MEETING AGENDA

Wednesday January 10, 2024 • 6:30pm

Mailing Address/Meeting Location: 818 Lacey Road, Forked River NJ 08731

Office Location: 124 South Main Street, Forked River NJ 08731

NO TESTIMONY WILL BE TAKEN PAST 11:00PM

6:30 PM PUBLIC MEETING: Call to Order & Salute the Flag

A. ROLL CALL OF BOARD MEMBERS:

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

Also Attending:

Stephen Smith, **Board Attorney**
Jason Worth, PE, PP, **Board Engineer**
Irina Gasparyan, **Board Secretary**

B. APPOINTMENT OF BOARD MEMBERS/OATHS OF OFFICE

1. Oath of Office- Michael Dos Santos, Alternate #1
2. Oath of Office- Brian Manuzza, Alternate #2

C. RE-ORGANIZATION CAUCUS / EXECUTIVE SESSION

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

D. ANNUAL RE-ORGANIZATION

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

E. APPROVAL OF VOUCHERS:

1. Steven Smith-Board Attorney General Invoice December 12, 2023

F. MINUTES:

1. Regular Meeting Minutes of December 4, 2023

(Members Eligible to vote: Ball, Downing, Tirella, Troncone, Scanlon)

G. RESOLUTIONS:

1. Resolution of Approval Application # V23-24

Block: 1415 Lots: 23-28

218 Falkenburgh Avenue, Forked River

Applicant: Thompson

2. Resolution of Approval Application # V23-26

Block: 4036 Lot: 2

2413 Good Luck Road, Forked River

Applicant: Gaughran

3. Resolution of Approval Application # V23-27

Block: 226.01 Lots: 5

474 Admiral Road, Forked River

Applicant: Murray

H. NEW BUSINESS:

1. Application # V23-28

Block: 2600 Lot: 15.01

2116 Lacey Road, Forked River

Pole Barn Accessory Structure

Variances – *Minimum Side & Rear Yard setback*

Applicant: **K. Work**

I. OLD BUSINESS:

1. Application # V23-16 (CARRIED FROM DECEMBER 4, 2023 WITHOUT FURTHER NOTICE)

Block: 1655 Lots: 1-21, 26-32

Maxim Drive (Maxim Meadows), Forked River

8-Unit Townhouse with 2 Mixed-use Office/Apartment Units

Variances – *d (use) Variance, bulk variances for front yard, side yard & height*

Applicant: **RNL Property Holdings**

J. COMMENTS FROM THE MEMBERS & STAFF

K. ADJOURNMENT

Respectfully Submitted

Irina Gasparyan, Secretary to the Boards- Lacey Township Zoning/Planning Board

Next Regular Meeting Scheduled: Monday, February 5, 2024