



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 Tronccone
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, Tronccone, 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

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Craig Tomalo
Michael Tronccone
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, Tronccone, 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

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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**
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, Tronccone, 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 Tronccone
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, Tronccone, 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