



# Township of Lacey Planning Board

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

REGULAR MEETING AGENDA

Monday, April 8, 2024 • 6:30pm

**NO TESTIMONY WILL BE TAKEN PAST 11:00PM**

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

### **ROLL CALL OF BOARD MEMBERS:**

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

### **Also Attending:**

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

### **A. APPROVAL OF VOUCHERS:**

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

### **B. MINUTES TO BE VOTED UPON:**

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

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

### **C. RESOLUTIONS:**

#### **1. #23-MnS-06**

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

#### **2. #24-MnS-01**

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

#### **3. #24-MnS-02**

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

#### **4. 24-ADM-01**

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

### **D. APPLICATIONS FOR ADMINISTRATIVE APPROVAL /SITE PLAN WAIVER:**

NONE

**E. ITEMS FOR DISCUSSION/CONCEPT PLAN REVIEW:**

**1. 24-CP-02**

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

*No formal action will be taken on the above*

**F. APPLICATIONS FOR PUBLIC HEARING:**

NONE

**G. GENERAL LAND USE MATTERS:**

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

**H. COMMENTS/DISCUSSION FROM MEMBERS & STAFF**

**I. ADJOURNMENT**

Respectfully Submitted  
Irina Gasparyan, Secretary to the Boards

***Next Regular Meeting Scheduled: MONDAY, MAY 13, 2024***



# Township of Lacey Planning Board

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

REGULAR MEETING AGENDA

Monday, March 11, 2024 • 6:30pm

**NO TESTIMONY WILL BE TAKEN PAST 11:00PM**

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

### ROLL CALL OF BOARD MEMBERS:

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

### Also Attending:

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

### **A. APPOINTMENT OF BOARD PROFESSIONALS**

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

### **B. APPROVAL OF VOUCHERS:**

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

### **C. MINUTES TO BE VOTED UPON:**

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

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

### **D. RESOLUTIONS:** NONE

### **E. APPLICATIONS FOR PUBLIC HEARING:**

#### **1. #24-MnS-02**

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

#### **2. #23-MnS-06**

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

#### **3. #24-MnS-01**

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

**F. GENERAL LAND USE MATTERS:**

**G. ITEMS FOR DISCUSSION/CONCEPT PLAN REVIEW: NONE**

**H. APPLICATIONS FOR ADMINISTRATIVE APPROVAL /SITE PLAN WAIVER:**

**1. 24-SP-01**

Modifications to gatehouse structure

Block: 1901.17 Lot: 196

35 Ambermist Way, Forked River

Submitted by Seabreeze Community Association /Applicant

**I. COMMENTS/DISCUSSION FROM MEMBERS & STAFF:**

1. Board member mandatory MS4 Stormwater training

**J. ADJOURNMENT**

Respectfully Submitted  
Irina Gasparyan, Secretary to the Boards

***Next Regular Meeting Scheduled: MONDAY, APRIL 8, 2024***



# Township of Lacey Planning Board

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

REGULAR MEETING AGENDA

Tuesday, February 6, 2024 • 6:30pm

**NO TESTIMONY WILL BE TAKEN PAST 11:00PM**

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

### **ROLL CALL OF BOARD MEMBERS:**

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

### **Also Attending:**

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

### **A. APPOINTMENT OF BOARD PROFESSIONALS**

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

### **B. APPROVAL OF VOUCHERS:**

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

### **C. MINUTES TO BE VOTED UPON:**

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

### **D. RESOLUTIONS:**

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

**E. APPLICATIONS FOR PUBLIC HEARING:** NONE

**F. GENERAL LAND USE MATTERS:**

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

**G. ITEMS FOR DISCUSSION/CONCEPT PLAN REVIEW:**

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

**H. APPLICATIONS FOR ADMINISTRATIVE APPROVAL /SITE PLAN WAIVER:**

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

**I. COMMENTS/DISCUSSION FROM MEMBERS & STAFF:**

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

**J. ADJOURNMENT**

Respectfully Submitted  
Irina Gasparyan, Secretary to the Boards

***Next Regular Meeting Scheduled: MONDAY, MARCH 11, 2024***



# Township of Lacey Planning Board

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

REGULAR MEETING AGENDA

Monday, January 8, 2024 • 6:30pm

Annual Reorganization Meeting

**NO TESTIMONY WILL BE TAKEN PAST 11:00PM**

## **ANNUAL RE-ORGANIZATION MEETING AGENDA**

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

### **ROLL CALL OF BOARD MEMBERS:**

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

### **Also Attending:**

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

### **A. RE-ORGANIZATION CAUCUS / EXECUTIVE SESSION**

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

### **B. APPOINTMENT OF BOARD MEMBERS/OATHS OF OFFICE**

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

### **C. ANNUAL RE-ORGANIZATION**

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

9. Adoption of official meeting dates for the year 2024

**D. APPROVAL OF VOUCHERS:**

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

**E. MINUTES TO BE VOTED UPON:**

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

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

**F. RESOLUTIONS:**

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

**G. APPLICATIONS FOR ADMINISTRATIVE APPROVAL /SITE PLAN WAIVER:**

1. **23-ADM-04**

ATM/Card machine located on dock

**Block 887 Lot 47**

888 Bay Way, Lanoka Harbor

Submitted by **Henriques Properties LLC**/Applicant

**H. APPLICATIONS FOR TECHNICAL COMPLETENESS:**

NONE

**I. APPLICATIONS FOR PUBLIC HEARING:**

1. **#23-MnS-04**

Minor Subdivision to consolidate and subdivide 2 lots

Block: 1228, Lots:19-22

1515 Whitcomb Road, Forked River

Submitted by Mathew Mione/Applicant

2. **#23-MnS-05**

Minor Subdivision to consolidate and subdivide 2 lots

Block: 1477, Lots: 28-35

610 & 614 Lakeside Drive North, Forked River

Submitted by Lester A. Keenan/ Applicant

*Formal action may be taken on the matters above*

**J. ITEMS FOR DISCUSSION/CONCEPT PLAN REVIEW:**

NONE



**K. GENERAL LAND USE MATTERS:**

NONE

**L. COMMENTS FROM MEMBERS & STAFF:**

1. Elimination of Workshop Hearings/Work Sessions

**M. ADJOURNMENT**

Respectfully Submitted  
Irina Gasparyan, Secretary to the Boards

***Next Regular Meeting Scheduled: TUESDAY, February 6, 2024***