

**TOWNSHIP OF LACEY PLANNING BOARD**  
**REGULAR MEETING MINUTES**  
**Monday January 13, 2025 6:30pm**

This regular and Reorganization 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**  
Gary Quinn, **Vice-Chairman**  
Steven Kennis, **Committeeman**  
Robert Laureigh, **Committeeman**  
Karen MacArthur  
Neal Marine  
Christopher Reid  
James Le Tellier  
Joseph Branciforte, **Alternate #1**  
Stacy Perrine Krause, **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. Oaths of Office:** The Board Attorney, Mr. Brady, administered the oath of office to the following members: Robert Laureigh, Class III member, Steven Kennis, Class I Mayor's Designee, Christopher Reid, Class II member, Gary Quinn, Karen MacArthur, James LeTellier, Joseph Branciforte, Alternate #1 and Stacy Perrine Krause, Alternate #2.
- D. Executive Session:** Mr. Cortese asked for a motion to enter into Executive Session to discuss annual nominations and appointments. This motion was made by Mr. Quinn and seconded by Mr. LeTellier and unanimously carried by the membership present. The Board left the courtroom at 6:34pm 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 6:46pm. Motion to come out of executive session was made by Mr. Laureigh and seconded by Mr. Kennis and unanimously carried by the membership present.

**E. ANNUAL RE-ORGANIZATION:**

- 1. PLANNING BOARD CHAIRMAN** – Mr. Laureigh made a motion to nominate Dan Cortese as Chairman. The motion was seconded by Mr. Le Tellier and unanimously carried by the membership present.
- 2. PLANNING BOARD VICE-CHAIRMAN** – Mr. Laureigh made a motion to nominate Gary Quinn as Vice-Chairman. The motion was seconded by Mr. Le Tellier and unanimously carried by the membership present.
- 3. PLANNING BOARD ATTORNEY** – Mr. Laureigh made a motion to nominate Terry Brady, Esq. of Brady & Kunz as Board Attorney. The motion was seconded by Mr. Le Tellier and unanimously carried by the membership present.
- 4. PLANNING BOARD CONFLICT ATTORNEY:** There were no applicants for conflict attorney.
- 5. PLANNING BOARD ENGINEER** – Mr. Laureigh made a motion to nominate Bruce Jacobs of the firm of Gravatt Consulting, as Board Engineer. The motion was seconded by Mr. Le Tellier and unanimously carried by the membership present.
- 6. PLANNING BOARD CONFLICT ENGINEER-** Mr. Laureigh made a motion to nominate Millis Looney of the firm Van Cleef Engineering Associates LLC, as Conflict Engineer. The motion was seconded by Mr. Le Tellier and unanimously carried by the membership present.

7. **PLANNING BOARD SECRETARY** – Mr. Laureigh made a motion to nominate **Irina Gasparyan** as Board Secretary. The motion was seconded by Mr. Le Tellier and unanimously carried by the membership present.
8. **PLANNING BOARD OFFICIAL NEWSPAPERS**– Mr. Laureigh made a motion to nominate The **Asbury Park Press and The Beacon** as the Official Newspapers of the Board. The motion was seconded by Mr. Le Tellier and unanimously carried by the membership present.
9. **PLANNING BOARD MEETING DATES FOR THE YEAR 2025** – Mr. Laureigh made a motion to approve the regular Meeting Dates for the Year 2025. The motion was seconded by Mr. Le Tellier and unanimously carried by the membership present.

The Planning Board concluded its Reorganization and proceeded with the general Board matters scheduled for this meeting with Chairman Cortese presiding.

#### **F. VOUCHERS:**

Chairman Cortese asked for a motion to approve the vouchers of Mr. Brady dated 1/2/25 submitted to the Board.  
Motion By: Mr. Kennis                               Seconded by: Mr. Quinn  
Motion carried by all members present

#### **G. MINUTES:**

1. Regular Meeting Minutes of December 9, 2024  
Chairman Cortese asked for a motion to approve the minutes  
Motion By: Mr. Le Tellier                               Seconded by: Ms. MacArthur

#### **Roll Call Vote:**

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

#### **H. RESOLUTIONS:**

##### **1. 24-MnS-04 Resolution of Approval**

Block: 1701 Lot: 63.01  
Manchester Avenue, Forked River  
Submitted by PKN Development, LLC/Applicant

**Moved by:** Mr. Laureigh   **Seconded by:** Mr. Kennis

#### **ROLL CALL**

Those in favor : Laureigh, Kennis, MacArthur, Marine, Quinn, Reid, Cortese  
Those opposed : none  
Those absent : Nappi  
Those not voting : LeTellier, Branciforte

#### **I. APPLICATION FOR SITE PLAN WAIVERS/ADMINISTRATIVE APPROVAL**

**NONE**

#### **J. OLD BUSINESS:**

**NONE**

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

##### **1. 24-MnS-05**

Minor Subdivision- 2 lots  
Block: 166 Lot: 14-15  
1016 Inland Avenue, Forked River  
Submitted by Edgaras Lenkauskas/Applicant c/o Christopher Supsie, Esq.  
Mr. Jacobs introduced the application and summarized the location, subdivision & variances requested.

Mr. Supsie introduced himself and introduced his witness, Mr. Jason Marciano, PE, PP, CME. Mr. Marciano was sworn in and the Board accepted his credentials.

Exhibit A-1: Photo packet of subject Property

Exhibit A-2: 200' radius map

Marciano: described exhibit A-1 photos of surrounding homes. Very common to see 50x80 lots, many homes in radius. All lots developed, most are 50' wide. Exhibit A-2- orange lots all 50x80, green 50x100. More than 60% of homes in 200' area are 50x100. Propose to subdivide along original lot lines. New lot will have a SFR, all conforming. Relocate existing shed to more conforming location.

Supsie: would you say SFR on this lot in area is appropriate?

Marciano: Very appropriate for neighborhood, appropriate density, adequate air, light, open space

Supsie: 1 other variance to existing house FAR an existing condition. Waivers for curbs & sidewalks. Supsie- typo on plans about an overhead wire

Marciano: will correct maps if approved.

Le Tellier: shows vinyl fence protrudes into next lot, can that be fixed?

Supsie: applicant indicated can make as condition of approval.

**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.

Conditions: Parking, Fence, revise plans.

**Moved by:** Vice Chair Quinn      **Seconded by:** Mr. Le Tellier

**ROLL CALL**

Those in favor : Quinn, LeTellier, Laureigh, Kennis, MacArthur, Marine, Reid, Branciforte, Cortese

Those opposed : none

Those absent : Nappi

Those not voting : Krause

**2. 24-MnS-06**

Minor Subdivision- 2 lots

Block: 1189 Lot: 29.01, 45-48

Earie/ Leguene, Forked River

Submitted by Kathy Lenox/Applicant c/o Timothy Petrin, Esq.

Mr. Jacobs introduced the application and summarized the location, subdivision & variances requested.

Mr. Petrin introduced himself and introduced his witness, Mr. Jason Marciano, PE, PP, CME. Mr. Marciano was sworn in and the Board had already accepted his credentials.

Marciano: Property on Leguene go back to 1932 change shape of the lots currently odd triangle.

Petrin: waiver/exception for curbs and sidewalks

Marciano: some curbs but landscaping

Laureigh: is other homeowner here?

**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.

**Moved by:** Mr. Laureigh      **Seconded by:** Mr. Le Tellier

**ROLL CALL**

Those in favor : Laureigh, LeTellier, Kennis, MacArthur, Marine, Reid, Branciforte, Quinn, Cortese

Those opposed : none

Those absent : Nappi

Those not voting : Krause

### 3. 24-MnS-07

Minor Subdivision- 2 lots

Block: 1464 Lot: 31-36

Alpine Street, Forked River

Submitted by Callaco Properties, LLC/Applicant c/o Michael York, Esq.

Mr. Kennis recused himself from the application.

Mr. Jacobs introduced the application and summarized the location, subdivision & variances requested.

Mr. Michael York introduced himself and introduced his witness, Mr. Brian Murphy, PE. Of FWA Associates.

Mr. Murphy was sworn in and the Board accepted his credentials.

Exhibit A-1: Google Earth aerial of subject Property

Exhibit A-2: Tax map

Murphy: comply with all elements of engineering letter. Will notify neighbor to move fence.

Laureigh: mix of lot sizes in Pines, 80% of lots are conforming. Said 27% are undersized. Making lots 75 & 45' wide doesn't make sense.

York: Can split in ½ if more palatable

Quinn: Think would make better send to have 60' lots

**Public Questions:** The meeting was opened to the public for questions.

Mr. Joseph Difeo: How many lots under 50'? Agree 45' is not best.

Murphy: out of 126, 24 undersized.

With no further Questions, the Public Q portion was closed.

**Public Comment:** The meeting was opened to the public for comment.

Joseph Difeo, 428 Alpine, sworn in: lot size small, previous approval for 6 lots, property sat vacant for 24 years. I have 80', neighbors too.

Laureigh: 7.5' side setback is conforming, no matter what size the lots are

Marine: what is objection? Against two 60' lots?

With no further comments, the Public comment portion was closed.

Laureigh: require in resolution that there be adequate parking

Quinn: ask to put 24' driveway to accommodate more cars

Murphy: agree

Conditions: change to 60' wide lots, 24' driveway, move fence

**Moved by:** Mr. Quinn      **Seconded by:** Mr. Le Tellier

#### **ROLL CALL**

Those in favor : Quinn, Laureigh, MacArthur, Marine, Reid, LeTellier, Branciforte, Krause, Cortese

Those opposed : none

Those absent : Nappi

Those not voting : Kennis

### 4. 24-MnS-08

Minor Subdivision- 2 lots

Block: 117 Lot: 33, 17, 53, 55

731 S River Road, Forked River

Submitted by Vincent Simonelli/Applicant

Mr. Kennis rejoined the meeting.

Mr. Brady: Notice not required for this. Want to make sure that this property is owned by personal individually, not as entity.

Reid: who owns lots 47 & 55

Brady: If 47 & 55 owned by separate entity. Only attorney can represent, matter of technicality.

Reid: Personally don't think you should be heard

Cortese: will have to come back, next meeting

A motion was made to carry the application to the next meeting for Mr. Simonelli to find representation.

**Moved by:** Mr. Reid                      **Seconded by:** Mr. Kennis

The motion was carried by all members present.

**5. 24-SP-09 \*REQUEST TO ADJOURN TO FEBRUARY 10, 2025 MEETING**

Preliminary and Final Major Site Plan, Conditional Use- mixed use building and addition

Block: 276 Lot: 33.17, 47 & 55

8 Station Drive, Forked River

Submitted by Greg Barcalow/Applicant c/o Christopher Supsie, Esq.

Motion to carry the application to the next meeting on February 10, 2025 without further notice

The public was informed that the application was being carried

**Moved by:** Mr. Reid                      **Seconded by:** Mr. Laureigh

**ROLL CALL**

Those in favor : Reid, LeTellier, Laureigh, Kennis, MacArthur, Marine, Branciforte, Quinn, Cortese

Those opposed : none

Those absent : Nappi

Those not voting : Krause

**L. ITEMS FOR DISCUSSION/CONCEPT PLAN**

NONE

**M. GENERAL LAND USE MATTERS**

NONE

**N. COMMENTS/DISCUSSION FROM BOARD MEMBERS/PROFESSIONALS**

- 1. Public Notice for Minor Subdivision applications without variances-** The Board secretary reported that Mr. Brady had already advised that applicants do not need to notice if lot line adjustment or no variances.

**O. PUBLIC COMMENT:**

**The meeting was opened to public for general comments**

There were no public comments, so this portion of the meeting was closed

**P. ADJOURNMENT:**

With no additional business, the meeting was adjourned at 8:01pm 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*

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

**MEETING OF:** Monday, January 13, 2025 – 6:34pm  
**SUBJECT MATTER:** Reorganization – 2025 Annual Professional Appointments  
**PRESENT:** Cortese, Lareigh, Kennis, Quinn, MacArthur, Marine, Reid,  
LeTellier, Branciforte , Krause.  
  
**ALSO PRESENT:** Irina Gasparyan, Board Secretary

The Board Secretary reviewed the list of nominations as follows and passed out a memo outlining and summarizing all the Request for Proposal responses that were received by the Planning Board.

The Board welcomed Mrs. Krause as new member to the Board.

Chairman Cortese discussed the nominations as follows. Ms. Gasparyan asked that if everyone was in agreement, one person make a motion and second for all nominations during the public meeting as was done in the previous year:

2025 CHAIRMAN NOMINATIONS

2025 VICE-CHAIRMAN NOMINATIONS

2025 BOARD ATTORNEY

2025 BOARD ENGINEER

2025 CONFLICT ENGINEER

2025 BOARD SECRETARY

2025 OFFICIAL NEWSPAPERS

2025 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