



Township of Lacey Board of Adjustment

REGULAR MEETING AGENDA

Monday December 1, 2025 • 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, Esq. **Board Attorney**
Mark Rohmeyer, PE, PP, CME **Board Engineer**
Irina Gasparyan, **Board Secretary**

B. APPROVAL OF VOUCHERS:

1. Steven Smith-Board Attorney General Invoice 11/13/25

C. MINUTES:

1. Regular Meeting Minutes of November 3, 2025

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

D. RESOLUTIONS:

1. **Resolution #V25-16**
Block: 1634 Lot: 12
46 Haines Street
Applicant: Thomas Moore
2. **Resolution #V25-15/V23-10**
Block 271, Lots 2-8
Block 229, Lot 36
South Main Street and Bay Avenue/Mill Street
Applicant: Riverview Rentals LLC c/o Christopher M. Supsie, Esq.

E. OLD BUSINESS:

None

F. NEW BUSINESS:

1. **Application #V25-17**
Block: 137 Lot: 9
607 Fairview Lane, Forked River
New Single Family Dwelling
Variances –Minimum Lot Area, Lot Width
Applicant: Paul & Donna Quinn, c/o Christopher M. Supsie, Esq.

2. Application #V25-19

Block 134, Lots 9-10

619 Oakwood Drive, Forked River

Detached Accessory Structure

Variances – Rear setback

Applicant: James & Lynn Walker c/o John P. Doyle, Esq.

Formal action may be taken on the above matters

F. ITEMS FOR DISCUSSION:

None

G. COMMENTS FROM THE MEMBERS & STAFF

H. ADJOURNMENT

Respectfully Submitted

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

Next Regular Meeting Scheduled: Monday, January 5, 2026



Township of Lacey Board of Adjustment

REGULAR MEETING AGENDA

Monday November 3, 2025 • 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 10/14/25

C. MINUTES:

1. Regular Meeting Minutes of October 6, 2025

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

D. RESOLUTIONS:

1. Application #V25-10

Block: 185 Lot 8-9
1307 Kauai Drive
Applicant: Kreiser c/o Harvey L. York, Esq.

2. Application #V25-13

Block: 823 Lot 7
1013 Laurel Boulevard
Applicant: Ferguson c/o Gregory J. Hock, Esq.

E. OLD BUSINESS:

None

F. NEW BUSINESS:

1. Application #V25-16

Block: 1634 Lot: 12
46 Haines Street
Variances –Minimum Lot Area, Side Setback
Applicant: Thomas Moore

2. Application #V25-15/V23-10

Block 271, Lots 2-8

Block 229, Lot 36

South Main Street and Bay Avenue/Mill Street

Commercial/Residential Site Plan Amendment

Variances – Use Variance, Conditional Use Variance, Bulk variances

Applicant: Riverview Rentals LLC c/o Christopher M. Supsie, Esq.

Formal action may be taken on the above matters

F. ITEMS FOR DISCUSSION:

None

G. COMMENTS FROM THE MEMBERS & STAFF

H. ADJOURNMENT

Respectfully Submitted

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

Next Regular Meeting Scheduled: Monday, December 1, 2025



Township of Lacey Board of Adjustment

Mailing Address/Meeting Location: 818 Lacey Road, Forked River NJ 08731 Office Location: 124 South Main
Street, Forked River NJ 08731

REGULAR MEETING AGENDA

Monday October 6, 2025 • 6:30pm

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 09/25/25

C. MINUTES:

1. Regular Meeting Minutes of September 10, 2025

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

D. RESOLUTIONS:

1. Resolution of Approval #V25-12

Block: 121 Lot 56
316 Nantucket Rd.
New Single Family Dwelling
Applicant: Soloman c/o Christopher Supsie, Esq.

2. Resolution of Denial #V25-09

Block: 1869 Lot 1-13 & 33-50; Block 1870, Lots 46-50
Bayonne Ave./Lacey Rd. /Bell St., Forked River, NJ
Proposed Self-storage facility use
Applicant: Baker c/o John Novak, Esq.

E. OLD BUSINESS:

None

F. NEW BUSINESS:

1. Application #V25-10

Block: 185 Lot 8-9
1307 Kauai Drive
New Single Family Dwelling
Variiances –Minimum Lot Area, Side Setback (meter)
Applicant: Kreiser c/o Harvey L. York, Esq.

2. Application #V25-13

Block: 823 Lot 7

1013 Laurel Boulevard

New Single Family Dwelling

Variances – *Minimum Lot Area, Lot Width*

Applicant: Ferguson c/o Gregory J. Hock, Esq.

Formal action may be taken on the above matters

F. ITEMS FOR DISCUSSION:

None

G. COMMENTS FROM THE MEMBERS & STAFF

H. ADJOURNMENT

Respectfully Submitted

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

Next Regular Meeting Scheduled: Monday, November 3, 2025



Township of Lacey Board of Adjustment

REGULAR MEETING AGENDA

Wednesday September 10, 2025 • 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 08/12/25

C. MINUTES:

1. Regular Meeting Minutes of August 4, 2025

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

D. RESOLUTIONS:

1. Resolution of Approval #V25-07

Block: 372 Lot 28
828 Wave Drive
Applicant: Browne c/o Brian Clancy, Esq.

2. Resolution of Approval #V25-11

Block: 366 Lot 25
816 Windward Drive
Applicant: Carini c/o John J. Jackson, Esq.

E. OLD BUSINESS:

None

F. NEW BUSINESS:

1. Application #V25-12

Block: 366 Lot 25
816 Windward Drive
New Single Family Dwelling
Variances –Minimum Lot Area, Lot Width
Applicant: Soloman c/o Christopher Supsie, Esq.

2. Application #V25-09

Block: 366 Lot 25

816 Windward Drive

Proposed Self-storage facility use

Variances –Use Variance

Applicant: Baker c/o John Novak, Esq.

Formal action may be taken on the above matters

F. ITEMS FOR DISCUSSION:

1. Resolution 2025-03(a) to amend 2025 Board Engineer to include alternate staff as needed

G. COMMENTS FROM THE MEMBERS & STAFF

H. ADJOURNMENT

Respectfully Submitted

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

Next Regular Meeting Scheduled: Monday, October 6, 2025



Township of Lacey Board of Adjustment

REGULAR MEETING AGENDA

Monday August 4, 2025 • 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 07/15/25

C. MINUTES:

1. Regular Meeting Minutes of July 9, 2025

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

D. RESOLUTIONS:

1. **Resolution of Approval Application # V25-06**
Block: 149.01 Lot: 33
719 Fairview Lane, Forked River
Applicant: David & Maryann Dzibela
1. **Resolution of Approval Application #V25-08**
Block: 176 Lot 56
1231 Beach Boulevard
Applicant: Proctor c/o Gregory Hock, Esq.

E. OLD BUSINESS:

1. **Application #V25-07 (CARRIED FROM July 9, 2025)**
Block: 372 Lot 28
828 Wave Drive
Accessory Structure
Variances –Minimum side & Rear setback
Applicant: Browne c/o Brian Clancy, Esq.

F. NEW BUSINESS:

1. Application #V25-11

Block: 366 Lot 25
816 Windward Drive
Elevation & Additions to existing single family home
Variances –*Minimum front yard setback*
Applicant: Carini c/o John J. Jackson, Esq.

Formal action may be taken on the above matters

2. ITEMS FOR DISCUSSION:

3. COMMENTS FROM THE MEMBERS & STAFF

1. 820 Spar Drive litigation outcome- Stephen Smith
2. 101 N. Main Street litigation outcome

4. ADJOURNMENT

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

Next Regular Meeting Scheduled: Wednesday, September 10, 2025



Township of Lacey Board of Adjustment

REGULAR MEETING AGENDA

Wednesday July 9, 2025 • 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 06/04/25
2. Debra Rumpf-Conflict Board Attorney General Invoice 06/11/25
3. Mark Rohmeyer-Board Engineer General Invoice 05/09/25

C. MINUTES:

1. Regular Meeting Minutes of June 2, 2025

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

D. RESOLUTIONS:

1. **Resolution of Approval Application # V22-04: Extension of Approval**
Block: 409.01 Lot: 12
Applicant: Georgetown Village
2. **Resolution of Approval Application # V25-04**
Block: 1699 Lot: 4.05
76 Maxim Drive, Forked River
Applicant: Anthony Concia
3. **Resolution of Approval Application # V25-05**
Block: 205 Lot: 9
1614 Tamiami Road, Forked River
Single Family Home on Undersized Lot
Variiances –Lot Area, Lot Width, Height.
Applicant: Theodore Urlton c/o Steven Tedeschi, Esq.

E. OLD BUSINESS:

1. **Application # V25-06 (Carried from June 2, 2025 without further notice)**
Block: 149.01 Lot: 33
719 Fairview Lane, Forked River

Addition- Sunroom, deck
Variiances –Front setbacks, building height, Floor Area
Applicant: David & Maryann Dzibela

F. NEW BUSINESS:

1. Application #V25-07 (TO BE CARRIED TO August 4, 2025)

Block: 372 Lot 28
828 Wave Drive
Accessory Structure
Variiances –Minimum side & Rear setback
Applicant: Browne c/o Brian Clancy, Esq.

2. Application #V25-08

Block: 176 Lot 56
1231 Beach Boulevard
New Single Family Dwelling
Variiances –Minimum Lot Area, Lot Width
Applicant: Proctor c/o Gregory Hock, Esq.

Formal action may be taken on the above matters

3. ITEMS FOR DISCUSSION:

None

4. COMMENTS FROM THE MEMBERS & STAFF

5. ADJOURNMENT

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

Next Regular Meeting Scheduled: Monday, August 4, 2025



Township of Lacey Board of Adjustment

REGULAR MEETING AGENDA

Monday June 2, 2025 • 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 05/08/25

C. MINUTES:

1. Regular Meeting Minutes of May 5, 2025

(Members Eligible to vote: Tirella, Scanlon, Tomalo, Tronccone)

D. RESOLUTIONS:

1. **Resolution of Approval Application # V25-03**
BL 1223 Lots 14-15
Earie Way, Forked River
Applicant: **Troy Rivas**

E. OLD BUSINESS:

1. **Application # V22-04: Extension of Approval**
Block: 409.01 Lot: 12
Georgetown Village, Forked River
Extension of Approval for Resolution Compliance
Applicant: **Georgetown Village**
2. **Application # V25-04**
Block: 1699 Lot: 4.05
76 Maxim Drive, Forked River
Garage
Variances –Front setbacks, building height, Floor Area
Applicant: **Anthony Concia**

F. NEW BUSINESS:

1. **Application # V25-05**
Block: 205 Lot: 9
1614 Tamiami Road, Forked River

Single Family Home on Undersized Lot
Variiances –*Lot Area, Lot Width, Height.*
Applicant: Theodore Urlton c/o Steven Tedeschi, Esq.

2. Application # V25-06

Block: 149.01 Lot: 33
719 Fairview Lane, Forked River
Addition- Sunroom, deck
Variiances –*Front setbacks, building height, Floor Area*
Applicant: David & Maryann Dzibela

Formal action may be taken on the above matters

G. ITEMS FOR DISCUSSION:

None

H. COMMENTS FROM THE MEMBERS & STAFF

I. ADJOURNMENT

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

Next Regular Meeting Scheduled: Wednesday, July 9, 2025



Township of Lacey

Board of Adjustment

REGULAR MEETING AGENDA

Monday May 5, 2025 • 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 04/21/25

C. MINUTES:

1. Regular Meeting Minutes of April 7, 2025

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

D. RESOLUTIONS:

1. **Resolution of Approval Application # V24-21**
Block: 1428 Lots: 1-4, 5.01
335 Lacey Rd, Forked River
Applicant: Katsianis Brothers LLC c/o Christopher Supsie, Esq.
2. **Resolution of Approval Application # V24-26**
Block: 469 Lot: 9
907 Indianola Drive, Forked River
Applicant: Mark & Meagan Fortunato
3. **Resolution of Approval Application # V25-02**
Block: 226.08 Lot: 19.01
25 Parkers Point Boulevard, Forked River
Applicant: Tinamarie Gerardi c/o Christopher Supsie, Esq.

E. OLD BUSINESS:

None

F. NEW BUSINESS:

1. **Application # V25-03**
BL 1223 Lots 14-15
Earie Way, **Forked River**
Undersized Lot

Variances –Lot Width, Lot Area

Applicant: **Troy Rivas**

2. Application # V25-04

Block: 1699 Lot: 4.05

76 Maxim Drive, Forked River

Garage

Variances –Front setbacks, building height, Floor Area

Applicant: **Anthony Concia**

G. ITEMS FOR DISCUSSION:

None

H. COMMENTS FROM THE MEMBERS & STAFF

I. ADJOURNMENT

Respectfully Submitted

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

Next Regular Meeting Scheduled: Monday, June 2, 2025



Township of Lacey Board of Adjustment

REGULAR MEETING AGENDA

Monday April 7, 2025 • 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 03/10/25

C. MINUTES:

1. Regular Meeting Minutes of March 3, 2025

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

2. Regular Meeting Minutes of October 7, 2024

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

D. RESOLUTIONS:

1. Resolution of Approval Application # V24-25

Block: 1158 Lots: 49
Olds Street, Forked River
Applicant: PKN DEVELOPMENT, LLC c/o John Jackson, Esq.

2. Resolution of Approval Application # V24-23

Block: 1724.02 Lot: 1.07
139 Heatherington Court, Forked River
Applicant: James Costello

3. Resolution of Approval Application # V25-01

Block: 142 Lot: 1
720 Sandy Hook, Forked River
Applicant: Samuel Moynihan c/o Christopher Supsie, Esq.

E. OLD BUSINESS:

1. Application # V24-21

Block: 1428 Lots: 1-4, 5.01
335 Lacey Rd, Forked River
Variiances –“D” Use variance for residential apartments; minimum front yard setback, side yard setback.

F. NEW BUSINESS:

1. Application # V25-02

Block: 226.08 Lot: 19.01

25 Parkers Point Boulevard, **Forked River**

Shed in side yard

Variances –Side Yard Setback

Applicant: **Tinamarie Gerardi c/o Christopher Supsie, Esq.**

2. Application # V24-26

Block: 469 Lot: 9

907 Indianola Drive, Forked River

Single Family Home Addition & porch

Variances –Front & Rear setbacks, height.

Applicant: **Mark & Meagan Fortunato**

G. ITEMS FOR DISCUSSION:

None

H. COMMENTS FROM THE MEMBERS & STAFF

I. ADJOURNMENT

Respectfully Submitted

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

Next Regular Meeting Scheduled: Monday, May 5, 2025



Township of Lacey Board of Adjustment

REGULAR MEETING AGENDA

Monday March 3, 2025 • 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. RESOLUTIONS:

1. Resolution of Approval Application # V24-24

Block: 1501 Lot: 14

Baldwin & Williams Street, Forked River

Applicant: **PKN DEVELOPMENT, LLC c/o John Jackson, Esq.**

2. Resolution of Approval Application # V24-22

Block: 3500 Lots: 2.08, 2.10, 2.12

2011 W. Lacey Road, Forked River

Applicant: **Ocean View Solar Farm, LLC c/o Steven P. Gouin, Esq.**

C. APPROVAL OF VOUCHERS:

1. Steven Smith-Board Attorney General Invoice 02/10/25

D. MINUTES:

1. Regular Meeting Minutes of February 3, 2025

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

E. OLD BUSINESS:

1. Application # V24-25

Block: 1158 Lots: 49

Olds Street, Forked River

Undersized Lot

Variances –Lot Area, Lot Width, Front Yard Setback & Fence

Applicant: **PKN DEVELOPMENT, LLC c/o John Jackson, Esq.**

F. NEW BUSINESS:

1. Application # V24-23

Block: 1724.02 Lot: 1.07

139 Heatherington Court, **Forked River**
Shed in side yard
Variances –Side Yard Setback
Applicant: **James Costello**

2. Application # V24-21

Block: 1428 Lots: 1-4, 5.01

335 Lacey Rd, **Forked River**

Variances –“D” Use variance for residential apartments; minimum front yard setback, side yard setback.

Applicant: **Katsianis Brothers LLC c/o Christopher Supsie, Esq.**

3. Application # V25-01

Block: 142 Lot: 1

720 Sandy Hook, **Forked River**

Garage in Front yard area

Variances –Accessory building in front yard, height of accessory building.

Applicant: **Samuel Moynihan c/o Christopher Supsie, Esq.**

G. ITEMS FOR DISCUSSION:

1. 2024 Zoning Board Annual Report

H. COMMENTS FROM THE MEMBERS & STAFF

I. ADJOURNMENT

Respectfully Submitted

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

Next Regular Meeting Scheduled: Monday, April 7, 2025



Township of Lacey Board of Adjustment

REGULAR MEETING AGENDA

Monday February 3, 2025 • 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. EXECUTIVE SESSION

A resolution will be adopted during the meeting should the Board enter into executive session to discuss appointing special legal Counsel for legal matters currently before the Board.

C. RESOLUTIONS:

- 1. Resolution #2025-SC-01** appointing special legal counsel for the Zoning Board of Adjustment related to litigation matters of V24-11, 101 North Main LLC
- 2. Resolution #2025-01** Memorializing The Election Of Officers For The Year 2025
- 3. Resolution #2025-02** Memorializing the Appointment of Board Attorney for 2025
- 4. Resolution #2025-03** Memorializing the Appointment of Board Engineer for 2025
- 5. Resolution #2025-04** Memorializing the Appointment of Conflict Attorney for 2025
- 6. Resolution #2025-05** Memorializing the Appointment of Conflict Engineer for 2025
- 7. Resolution of Approval Application # V24-17**
Block: 1700 Lot: 16
109 Manchester Avenue, Forked River
Applicant: Farnsworth
- 8. Resolution of Approval Application # V24-20**
Block: 1472 Lots: 14, 15-19
539 Windsor Street, Forked River
Applicant: Roehrich

D. APPROVAL OF VOUCHERS:

NONE

E. MINUTES:

1. Regular Meeting Minutes of January 8, 2025

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

F. NEW BUSINESS:

1. Application # V24-24

Block: 1501 Lot: 14

Baldwin & Williams Street, Forked River

Undersized Lot

VariANCES –Lot Area, Lot Width, & Fence

Applicant: **PKN DEVELOPMENT, LLC**

2. Application # V24-25

Block: 1158 Lots: 49

Olds Street, Forked River

Undersized Lot

VariANCES –Lot Area, Lot Width, Front Yard Setback & Fence

Applicant: **PKN DEVELOPMENT, LLC**

3. Application # V24-22

Block: 3500 Lots: 2.08, 2.10, 2.12

2011 W. Lacey Road, Forked River

Solar Array

VariANCES – Use Variance

Applicant: **Ocean View Solar Farm, LLC c/o Steven P. Gouin, Esq.**

G. OLD BUSINESS:

None

H. COMMENTS FROM THE MEMBERS & STAFF

1. **2024 Zoning Board Annual Report-** Discussion of information the Board would like to include in the report.

I. ADJOURNMENT

Respectfully Submitted

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

Next Regular Meeting Scheduled: Monday, March 3, 2025



Township of Lacey Board of Adjustment

RE-ORGANIZATION MEETING AGENDA

Wednesday January 8, 2025 • 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. APPOINTMENT OF BOARD MEMBERS/OATHS OF OFFICE

1. Oath of Office- John Downing, Regular Member
2. Oath of Office- Kathleen Decker, Regular Member
3. Oath of Office- Michael Dos Santos, Alternate #1

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 2025
2. Nominations for Zoning Board Vice-Chairman for the year 2025
3. Nominations for Zoning Board Secretary for the year 2025
4. Nominations for Zoning Board Attorney for the year 2025
5. Nominations for Zoning Board Conflict Attorney for the year 2025
6. Nominations for Zoning Board Engineer for the year 2025
7. Nominations for Zoning Board Conflict Engineer for the year 2025
8. Official Newspaper(s) of the Zoning Board for the year 2025:
The Asbury Park Press and The Beacon
9. Adoption of official meeting dates for the year 2025

E. APPROVAL OF VOUCHERS:

1. Steven Smith-Board Attorney General Invoice 12/18/24

F. MINUTES:

1. Regular Meeting Minutes of December 2, 2024

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

2. Regular Meeting Minutes of November 4, 2024

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

G. RESOLUTIONS:

1. Resolution of Approval #V24-16

Block: 477 Lots: 43

986 Capstan, Forked River

Applicant: **Walsh**

2. Resolution of Approval Application #V24-18

Block: 364 Lots: 6

806 Cable Drive, Forked River

Applicant: **Papaianni**

3. Resolution of Approval Application #V24-19

Block: 184 Lots: 4.03

1317 Molokai, Forked River

1. Applicant: **Martin**

H. NEW BUSINESS:

1. Application # V24-17

Block: 1700 Lot: 16

109 Manchester Avenue, Forked River

Pool & Shed

Variances – Accessory structures abutting a street

Applicant: **Farnsworth**

2. Application # V24-20

Block: 1472 Lots: 14, 15-19

539 Windsor Street, Forked River

Pole Barn

Variances – Maximum Allowable Building Footprint for Accessory Building

Applicant: **Roehrich**

I. OLD BUSINESS:

None

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 3, 2025



Township of Lacey RE-ORG EXECUTIVE SESSION MEETING AGENDA

Board of Adjustment

Wednesday January 8, 2025 • 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. RE-ORGANIZATION CAUCUS / EXECUTIVE SESSION

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

1. Nominations for Zoning Board Chairman for the year 2025
2. Nominations for Zoning Board Vice-Chairman for the year 2025
3. Nominations for Zoning Board Secretary for the year 2025
4. Nominations for Zoning Board Attorney for the year 2025
5. Nominations for Zoning Board Conflict Attorney for the year 2025
6. Nominations for Zoning Board Engineer for the year 2025
7. Nominations for Zoning Board Conflict Engineer for the year 2025
8. Official Newspaper(s) of the Zoning Board for the year 2025:
The Asbury Park Press and The Beacon
9. Adoption of official meeting dates for the year 2025