Township of Lacey Zoning Board of Adjustment REGULAR MEETING MINUTES- ANNUAL REORGANIZATION MEETING JANUARY 8, 2025

PRESENT:

Thomas Ball, Jr, Chairman Scott Tirella, Vice-Chairman Edward Scanlon Kathleen Decker John Downing Michael Dos Santos, Alternate #1 Brian Mannuzza, Alternate #2 ALSO PRESENT:

Stephen Smith, **Board Attorney** Mathew Wilder, PE, **acting Board Engineer** Irina Gasparyan, **Board Secretary**

ABSENT:

Craig Tomalo
Michael Troncone

Chairman Ball called the meeting to order and requested that all rise and salute the Flag.

The Chairman announced that the Lacey Township Zoning Board of Adjustment operates under the "Open Public Meeting Act" also known as the "Sunshine Law". Proper notice for this evening's meeting has been given in the Asbury Park Press on the 15th day of January and in The Beacon on the 18th day of January 2024. The times and dates of the Board of Adjustment meetings for the year 2024 have also been posted on the official bulletin boards of the Municipality, filed with the Municipal Clerk and posted on the Township website.

- 1. <u>Oaths of Office:</u> The Board Attorney, Mr. Smith, administered the oath of office to the following members: John Downing, Regular Member, Kathleen Decker, Regular Member and Michael Dos Santos, Alternate #1
- 2. <u>Executive Session</u>: The Board opted not to enter into Executive Session as all professional appointments were to remain unchanged for the year 2025.

A. ANNUAL RE-ORGANIZATION:

BOARD OF ADJUSTMENT CHAIRMAN – Mr. Tirella made a motion to nominate **Thomas Ball, Jr.** as Chairman. This motion was seconded by Mr. Downing and unanimously carried by the membership present.

BOARD OF ADJUSTMENT VICE-CHAIRMAN – Mr. Downing made a motion to nominate **Scott Tirella** as Vice-Chairman. This motion was seconded by Ms. Decker and unanimously carried by the membership present.

BOARD OF ADJUSTMENT ATTORNEY – Vice Chairman Tirella made a motion to nominate **Stephen Smith, Esq.** as Board Attorney. This motion was seconded by Mr. Downing and unanimously carried by the membership present.

BOARD OF ADJUSTMENT CONFLICT ATTORNEY: - Vice Chairman Tirella made a motion to nominate **Debra Rumpf, Esq.** with the firm of **Rumpf Law** as Conflict Attorney. This motion was seconded by Mr. Downing and unanimously carried by the membership present.

BOARD OF ADJUSTMENT ENGINEER – Mr. Downing made a motion to nominate the firm of **Morgan Engineering, Mark Rohmeyer, PE, PP, CME** as Board Engineer. This motion was seconded by Ms. Decker and unanimously carried by the membership present.

BOARD OF ADJUSTMENT CONFLICT ENGINEER- Vice Chairman Tirella made a motion to nominate **Millis Looney** of the firm of **Van Cleef Engineering Associates, LLC** as Conflict Engineer. This motion was seconded Ms. Decker and unanimously carried by the membership present.

BOARD OF ADJUSTMENT SECRETARY – Vice Chairman Tirella made a motion to nominate **Irina Gasparyan** as Board Secretary. This motion was seconded by Mr. Downing and unanimously carried by the membership present.

BOARD OF ADJUSTMENT OFFICIAL NEWSPAPER – Vice Chairman Tirella made a motion to nominate The **Asbury Park Press and The Beacon** as the Official Newspapers of the Board. This motion was seconded by Mr. Downing and unanimously carried by the membership present

BOARD OF ADJUSTMENT MEETING DATES FOR THE YEAR 2024 –

Vice Chairman Tirella made a motion to approve the regular Meeting Dates for the Year 2025 with one change to the Reorganization meeting date of January 2026 to January 5, 2026. This motion was seconded by Mr. Downing and unanimously carried by the membership present.

This concluded the annual reorganization and the Chairman called the meeting to order.

B. VOUCHERS:

Chairman Ball asked for a motion to approve the invoices as submitted.

Motion by: Ms. Decker Seconded by: Vice Chair Tirella

The motion was unanimously carried by all the members present.

C. MINUTES:

1. Regular Meeting Minutes of December 2, 2024

Chairman Ball asked for a motion to approve the regular meeting minutes. Those members eligible to vote: Ball, Tirella, Scanlon, Tomalo, Troncone, Dos Santos, Mannuzza.

Motion by: Mr. Tirella Seconded by: Mr. Scanlon

Roll Call Vote:

For: Tirella, Scanlon, Dos Santos, Mannuzza, Ball

Against: None Abstain: None

Not Voting: Decker, Downing Absent: Tomalo, Troncone

2. Regular Meeting Minutes of November 4, 2024

Chairman Ball asked for a motion to approve the regular meeting minutes. Those members eligible to vote: Ball, Tirella, Downing, Scanlon, Tomalo, Troncone, Dos Santos, Mannuzza.

Motion by: Mr. Downing Seconded by: Vice Chair Tirella

Roll Call Vote:

For: Downing, Tirella, Scanlon, Dos Santos, Mannuzza, Ball

Abstain: None Not Voting: Decker

Absent: Tomalo, Troncone

D. RESOLUTIONS:

1. Resolution of Approval #V24-16

Block: 477 Lots: 43 986 Capstan, Forked River

Motion by: Mr. Scanlon Seconded by: Mr. Dos Santos

Roll Call Vote:

For: Scanlon, Dos Santos, Mannuzza, Ball

Against: Tirella, Troncone

Applicant: Walsh

Abstain: None

Not Voting: Decker, Downing

Absent: Tomalo

2. Resolution of Approval Application #V24-18

Block: 364 Lots: 6

806 Cable Drive, Forked River

Applicant: Papaianni

Motion by: Mr. Tirella Seconded by: Mr. Scanlon

Roll Call Vote:

For: Tirella, Scanlon, Dos Santos, Mannuzza, Ball

Against: None Abstain: None

Not Voting: Downing, Decker Absent: Tomalo, Troncone

3. Resolution of Approval Application #V24-19

Block: 184 Lots: 4.03

1317 Molokai, Forked River

Applicant: Martin

Motion by: Mr. Tirella Seconded by: Chairman Ball

Roll Call Vote:

For: Tirella, Ball, Scanlon, Dos Santos, Mannuzza

Against: None Abstain: None

Not Voting: Downing, Decker Absent: Tomalo, Troncone

E. OLD BUSINESS:

None

F. NEW BUSINESS:

Let the record show that Vice Chairman Tirella left the meeting at 6:48pm

1. Application # V24-17

Block: 1700 Lot: 16

109 Manchester Avenue, Forked River

Pool & Shed

Variances – Accessory structures abutting a street

Applicant: Farnsworth

Mr. Farnsworth, applicant, 109 Manchester, was sworn in. He described application, need for variance.

Marciano: no available land, isolated lot. No architecturals- waiver- selling lot, eventual owner will build to suit.

Ball: Is there a fence all the way around?

Smith: not blocking any views? Nothing behind your property?

Farnsworth: no, nothing behind so not blocking.

Open to Public Comments/Questions

Steven Post, 105 Manchester, sworn in- concern is water runoff, live 2 doors down, most people have pool's we don't. a lot of runoff problems, Any hard scape? Plans don't show.

Wilder: seeking setback relief- they are going to have to submit a plot plan showing any all hardscape to get a zoning permit.

With no further public, the public portion of the meeting was closed.

Downing: Twp. requires to have an as-built reviewed by the Twp Engineer.

Smith: grading plan and as-built as part of permit requirements

Motion to approve the application by: Mr. Downing Seconded by: Ms. Decker

Roll Call Vote:

For: Downing, Decker, Scanlon, Dos Santos, Mannuzza, Ball

Against: None Abstain: None Not Voting: None

Absent: Tomalo, Troncone, Tirella

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

Mr. Nicholas Roehrich, applicant, 539 Windsor, was sworn in. He described application, need for variance.

Garage outdated, dilapidated, plenty of room for pole barn.

Wilder: what is to be stored inside? Roehrich: Quads, equipment.

Wilder: property oversized, think can easily handle the request. Also installing drywell. Smith: only variance is for footprint, correct? In fact, meeting or exceeding setbacks.

Scanlon: existing garage not keeping?

Open to Public comments/questions

No public present Public portion closed

Motion to approve the application by: Mr. Downing Seconded by: Mr. Scanlon

Roll Call Vote:

For: Downing, Scanlon, Decker, Dos Santos, Mannuzza, Ball

Against: None Abstain: None Not Voting: None

Absent: Tomalo, Troncone, Tirella

G. ITEMS FOR DISCUSSION:

None

H. COMMENTS FROM BOARD/STAFF/PUBLIC:

With no public present to make comment, this portion of the meeting was closed.

I. ADJOURNMENT:

There being no further business to be acted upon, the meeting was unanimously adjourned by the membership present at 7:06pm.

Motion By: Ms. Decker Seconded By: Mr. Downing

Respectfully submitted,

Irina Gasparyan, Lacey Township Board of Adjustment Secretary