

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. **Oaths of Office:** 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. **Executive Session:** 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.

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

Variiances – 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