

**Township of Lacey Zoning Board of Adjustment**  
**REGULAR MEETING MINUTES**  
**FEBRUARY 2, 2026**

**PRESENT:**

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 PRESENT:**

Stephen Smith, **Board Attorney**  
Mark Rohmeyer, PE, PP, CME **Board Engineer**  
Irina Gasparyan, **Board Secretary**

**ABSENT:** none

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 15<sup>th</sup> day of January and in The Beacon on the 18th day of January 2026. The times and dates of the Board of Adjustment meetings for the year 2026 have also been posted on the official bulletin boards of the Municipality, filed with the Municipal Clerk and posted on the Township website.

**A. VOUCHERS:**

1. Steven Smith-Board Attorney General Invoice 1/15/26

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

Motion by: Mr. Downing                      Seconded by: Mr. Tomalo

The motion was unanimously carried by all the members present.

**B. MINUTES:**

1. *Regular Meeting Minutes of January 5, 2026*
2. *Executive Session Meeting Minutes of January 5, 2026*

(Members Eligible to vote: ALL)

Chairman Ball asked for a motion to approve both meeting minutes.

Motion by: Mr. Downing                      Seconded by: Mr. Tomalo

**Roll Call Vote:**

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

Against: None

Abstain: None

Not Voting: None

Absent: Decker, Tronccone

**C. RESOLUTIONS:**

1. **Resolution of Approval #V25-18**

Block: 101.12 Lot: 63  
1112 Albatross, Forked River  
Applicant: C-----

MOVED BY: Mr. Tirella

SECONDED BY: Mr. Tronccone

**ROLL CALL**

Those in Favor: Tirella, Tronccone, Decker, Scanlon, Tomalo, Mannuzza, Ball.

Those Opposed: none

Those Absent: none

Those Not Voting: Dos Santos, Downing.

2. **Resolution of Approval #V25-20**

Block 927, Lot 4  
845 Sandpiper Drive, Forked River

Applicant: c/o John J. Jackson, Esq.

MOVED BY: Mr. Tirella

SECONDED BY: Mr. Troncone

ROLL CALL

Those in Favor: Tirella, Troncone, Decker, Scanlon, Tomalo, Mannuzza, Ball.

Those Opposed: none

Those Absent: none

Those Not Voting: Dos Santos, Downing.

**3. Resolution of Approval #V25-21**

Block 1636, Lot 3.06

12 Emerald Court, Forked River

Applicant: c/o Christopher M. Supsie, Esq.

MOVED BY: Mr. Tirella

SECONDED BY: Mr. Troncone

ROLL CALL

Those in Favor: Tirella, Troncone, Decker, Scanlon, Tomalo, Mannuzza, Ball.

Those Opposed: none

Those Absent: none

Those Not Voting: Dos Santos, Downing.

**4. Resolution of Approval #V25-23**

Block 374, Lot 27.01

827 Ensign Drive, Forked River

Applicant: c/o Lynn Dunn, Esq.

MOVED BY: Mr. Tirella

SECONDED BY: Mr. Troncone

ROLL CALL

Those in Favor: Tirella, Troncone, Decker, Scanlon, Tomalo, Mannuzza, Ball.

Those Opposed: none

Those Absent: none

Those Not Voting: Dos Santos, Downing.

**D. OLD BUSINESS:**

None

**E. NEW BUSINESS:**

**1. Application #V25-25**

Block: 101.12 Lot: 169.01

1206 Spoonbill Court, Forked River

Inground pool, accessory structures

Variances –Minimum lot Width & rear yard setbacks

Applicant: c/o Christopher M. Supsie, Esq.

Christopher Supsie, Esq., attorney for applicant, appeared. He described application, variances, location, introduced Mr. Rob Harrington, PE.

Mr. Robert Harrington, PE, PP, sworn in and credentials accepted. Described the lot in question and surrounding neighborhood, reviewed engineering letter.

Exhibit A-1: photo booklet

Exhibit A-2: architectural rendering of pool & deck

Downing: a lot of impervious surface, on Left side of pool, is drainage going to be ok there? Don't want it to pool there.

Harrington: top of bulkhead is .5 so everything slopes to lagoon. Could place a yard inlet there.

Supsie: Mr. Harrington can work with Board engineer on drainage

Anderson: reiterated variances, regarding steps next to pool- will they meet building code?

Harrington: we can put a smooth landing there to address.

Open to Public Comments/Questions

No public appeared

Motion to approve the application by: Mr. Tomalo

Seconded by: Mr. Downing

**Roll Call Vote:**

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

Against: None

Abstain: None

Not Voting: None

Absent: Decker, Troncone

**2. Application #V25-26 (REQUEST TO BE CARRIED TO MARCH 2, 2026)**

Block 183, Lot 4

1211 Maui Drive, Forked River

Shed

*Variances – Min. Lot Area/Width, Side & Rear setbacks, Accessory structure in front yard, etc.*

Applicant: c/o Christopher M. Supsie, Esq.

Motion to carry the application to March 2, 2026 without further notice by: Vice Chair Tirella

Seconded by: Mr. Tomalo

**Roll Call Vote:**

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

Against: None

Abstain: None

Not Voting: None

Absent: Decker, Troncone

**3. Application #V25-27**

Block 314, Lot 18

202 North Main Street, Forked River

Group Home Residence

*Variances – Use variance, Min. lot width/lot area, Rear yard, Side Yard, Front yard setbacks.*

Applicant: c/o Nicholas Whittaker, Esq.

Nicholas Whitaker, Esq., attorney for applicant, appeared. He described application, variances, only to occupy as group home for disabled individuals.

Diane D’Razio, state director for Community Options, sworn in. Described facility, what they do. Site used to be company offices and want to change to group home. Staffed 24 hours by trained staff. 164 group homes across the state.

Mr. Douglas Clelland, PE, PP, sworn in and credentials accepted. Described the lot in question and surrounding neighborhood, referenced architectural floor plans. ADA compliance change to site plan. Meet all parking requirements according to SFR and nursing home uses. Refuse similar to SFR, reviewed lighting and signage- none proposed so it looks like a house. Described exhibit

Exhibit A-1: colorized rendering of site plan

Clelland: reviewed engineering letter, design waivers and variances.

Anderson: 30’ required for access off route 9, could driveway be enlarged to accommodate?

Tirella: widen next to house as much as possible& widen front yard area.

Whittaker: can work with board professionals to make driveway wider. Any trailer would be removed, no pods or outdoor storage proposed.

Anderson: no light spillage, no drainage issues?

Rohmeyer: defined D variance required, inherent beneficial use, defined by state in definitions of beneficial use.  
Scanlon: give idea of traffic, visitors & what kind of traffic with the van?  
D’Razio: will be 2 staff on at all times, change of shifts, sometimes residents will have visitors, but usually take them out.

Tirella: parking in front of garage, come up with plan with board engineer for 6 spaces.

Open to Public Comments/Questions

No public appeared

Conditions: letter from Fire dept., wider drive aisle between house, widen driveway in front, signage & striping for driveway, increase parking to 6 spaces.

Motion to approve the application by: Mr. Downing

Seconded by: Vice Chair Tirella

**Roll Call Vote:**

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

Against: None

Abstain: None

Not Voting: None

Absent: Decker, Troncone

**F. ITEMS FOR DISCUSSION:**

**G. COMMENTS FROM BOARD/STAFF/PUBLIC:**

Public:

Jacqueline Moore, 46 Haines Street. Son obtained variance for addition, asking to review, hardship to install sidewalk. No other house adjacent with sidewalks.

Tirella: past reconsideration period, resolution already past.

Smith: its common for board to put conditions on a variance approval.

Tomalo: got to township engineer and get lower quotes, go back to Twp to see if can pay into fund.

Staff:

Rohmeyer: most towns looking into new flood ordinances, we are looking at previous application and putting together a summary for the board.

**H. ADJOURNMENT:**

There being no further business to be acted upon, the meeting was unanimously adjourned by the membership present at 8:10pm.

Motion By: Mr. Tomalo

Seconded By: Mr. Tirella

Respectfully submitted,

Irina Gasparyan, Lacey Township Board of Adjustment Secretary

**Township of Lacey Zoning Board of Adjustment**  
**REGULAR MEETING MINUTES- ANNUAL REORGANIZATION MEETING**  
**JANUARY 5, 2026**

**PRESENT:**

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 PRESENT:**

Stephen Smith, **Board Attorney**  
Mark Rohmeyer, PE, PP, CME **Board Engineer**  
Irina Gasparyan, **Board Secretary**

**ABSENT:** none

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 15<sup>th</sup> 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: Scott Tirella, Regular Member; Craig Tomalo, Regular Member; and Brian Mannuzza, Alternate #2
2. **Executive Session:** The Board voted to enter into Executive Session and a resolution was passed.  
Motion to enter into executive session by: Mr. Tirella                      Seconded by: Ms. Decker  
The board reconvened and roll call was taken.  
Motion to come out of executive session by: Ms. Decker              Seconded by: Mr. Tirella

**A. ANNUAL RE-ORGANIZATION:**

**BOARD OF ADJUSTMENT CHAIRMAN** – Mr. Downing made a motion to nominate **Thomas Ball, Jr.** as Chairman. This motion was seconded by Ms. Decker 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** – Mr. Downing made a motion to nominate **Stephen Smith, Esq.** as Board Attorney. This motion was seconded by Ms. Decker and unanimously carried by the membership present.

**BOARD OF ADJUSTMENT CONFLICT ATTORNEY:** - Mr. Downing made a motion to nominate **Debra Rumpf, Esq.** with the firm of **Rumpf Law** as Conflict Attorney. This motion was seconded by Ms. Decker 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 and Zachary Anderson, PE** as Board Engineers. This motion was seconded by Ms. Decker and unanimously carried by the membership present. Mr. Tirella abstained from voting on this item.

**BOARD OF ADJUSTMENT CONFLICT ENGINEER-** Mr. Downing made a motion to nominate 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** – Mr. Downing made a motion to nominate **Irina Gasparyan** as Board Secretary. This motion was seconded by Ms. Decker and unanimously carried by the membership present.

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

**BOARD OF ADJUSTMENT MEETING DATES FOR THE YEAR 2026 –**

Mr. Downing made a motion to approve the amended regular **Meeting Dates** for the **Year 2025 with changes to the Reorganization meeting dates for April 2026 to April 6, 2026 and January 2027 to January 4, 2027**. This motion was seconded by Ms. Decker 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: Vice Chair Tirella                      Seconded by: Mr. Downing

The motion was unanimously carried by all the members present.

**C. MINUTES:**

1. Regular Meeting Minutes of December 1, 2025

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

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

**Roll Call Vote:**

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

Against: None

Abstain: None

Not Voting: Downing, Dos Santos

Absent:

**D. RESOLUTIONS:**

1. **Resolution of Approval #V25-17**

Block: 137 Lot: 9

607 Fairview Lane, Forked River

Applicant: c/o Christopher M. Supsie, Esq.

MOVED BY: Mr. Tirella

SECONDED BY: Mr. Troncone

ROLL CALL

Those in Favor: Tirella, Troncone, Decker, Scanlon, Tomalo, Mannuzza, Ball.

Those Opposed: none

Those Absent: none

Those Not Voting: Dos Santos, Downing.

2. **Resolution of Approval Application #V25-19**

Block 134, Lots 9-10

619 Oakwood Drive, Forked River

Applicant: c/o John P. Doyle, Esq.

MOVED BY: Mr. Tirella

SECONDED BY: Ms. Decker

ROLL CALL

Those in Favor: Tirella, Decker, Scanlon, Tomalo, Troncone, Mannuzza, Ball.

Those Opposed: None

Those Absent: None

Those Not Voting: Downing, Dos Santos.

**E. OLD BUSINESS:**

None

**F. NEW BUSINESS:**

**1. Application #V25-18**

Block: 101.12 Lot: 63

1112 Albatross, Forked River

Legalize existing sheds

VariANCES –Minimum side & rear setbacks, accessory in front yard

Applicant: C-----

*\*Mr. Tirella stepped down from the application as he realized he had a conflict with the application. He left the meeting room.*

Mr. C, applicant, 1112 Albatross, was sworn in. He described application, need for variance after recent purchase of property.

Exhibit A-1: photo packet

Rohmeyer: What is shed used for? Survey accurate?

Mr. C: used for pool/lawn equipment. Nowhere else to put it

Rohmeyer: drainage easement- defer to applicant to get a letter from the twp to allow it there. Able to maintain area around shed?

Mr. C: yes.

Rohmeyer: pool encroaches on setback- board can either acknowledge existing non-conformity, grant variance or deny it.

Ball: does shed block any neighbor views?

Mr. C: no only blocks mine.

Open to Public Comments/Questions

No public appeared

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

**Roll Call Vote:**

For: Tomalo, Decker, Downing, Scanlon, Troncone, Dos Santos, Ball

Against: None

Abstain: Tirella

Not Voting: Mannuzza

Absent: none

*\*Mr. Tirella rejoined the meeting*

**2. Application #V25-20**

Block 927, Lot 4

845 Sandpiper Drive, Forked River

New Single family residence on undersized lot, existing

VariANCES – Min. Lot Area/Width, Side, Front, Rear setbacks, etc.

Applicant: c/o John J. Jackson, Esq.

John J. Jackson, Esq., attorney for applicant, appeared. He described application, need for variance after recent purchase of property.

Exhibit A-1: powerpoint presentation with photos by Mr. Jackson

Exhibit A-2: buy/sell letters

Mr. Jason Marciano, PE, PP, sworn in and credentials accepted. Described the lot in question and surrounding neighborhood

Exhibit A-3: photo packet by East Coast Engineering: described photos, related photos to survey

Marciano: provided variances needed for porch, side setback, lot coverage. Provided planning testimony.

Rohmeyer: are these similar to other decks in area?

Marciano: yes, very similar

Tirella: proposed generator on right side?

Rohmeyer: triggers another variance for 6' side setback.

Open to Public Comments/Questions

No public appeared

Motion to approve the application by: Mr. Tomalo

Seconded by: Vice Chair Tirella

**Roll Call Vote:**

For: Tomalo, Tirella, Decker, Downing, Scanlon, Troncone, Ball

Against: None

Abstain: None

Not Voting: Dos Santos, Mannuzza

Absent: none

**3. Application #V25-21**

Block 1636, Lot 3.06

12 Emerald Court, Forked River

Covered patio, existing pool house

Variances – Side Yard, Floor Area

Applicant: c/o Christopher M. Supsie, Esq.

Christopher Supsie, Esq., attorney for applicant, appeared. He described application, need for variances.

Mr. Robert Harrington, PE, PP, sworn in and credentials accepted. Described the lot in question and surrounding neighborhood

Exhibit A-1: recent photos of pool/deck

Harrington: reviewed engineering letter, not aware of any drainage issues. Pool house used as outdoor entertaining space. Drywells proposed, not changing anything. Provided planning testimony, c2 variance.

Rohmeyer: requirement for only 1 variance. Have no issues from planning standpoint.

Tirella: don't have to worry about runoff from roof?

Rohmeyer: is it appropriate to require drywells?

Harrington: yes, existing runoff goes to pavers.

Rohmeyer: can we set the timeline for building permits to get CO?

Open to Public Comments/Questions

No public appeared

Tirella: want downspouts tied into recharge

Motion to approve the application by: Vice Chair Tirella

Seconded by: Mr. Downing

**Roll Call Vote:**

For: Tirella, Downing, Decker, Scanlon, Tomalo, Troncone, Ball

Against: None

Abstain: None

Not Voting: Dos Santos, Mannuzza

Absent: none

**4. Application #V25-23**

Block 374, Lot 27.01

827 Ensign Drive, Forked River

In-ground pool & fence

*Variiances – Minimum rear yard setback, Accessory in front yard, solid fence.*

Applicant: c/o Lynn Dunn, Esq.

Lynn Dunn, Esq., attorney for applicant, appeared. She described application, need for variances.

Mr. Robert Burdick, PE, PP, sworn in and credentials accepted. Described the lot in question and surrounding neighborhood. Pool complies with CAFRA permit by rule. Drainage- existing to north. Provided planning testimony- unique open lot

Exhibit A-1: revised plot plan

Rohmeyer: what changes were made to the plot plan?

Burdick: topography, street no. zoning table.

Rohmeyer: noticed pool equipment in front yard, any other location for it?

Burdick: will work w/ Mr. Rohmeyer to put something around it to cover under 4’ tall. If board would grant, can put 4’ solid fence around

Rohmeyer: variance required for 4’ solid fence in front yard area

Open to Public Comments/Questions

Lisa Lapsley, 820 ensign, sworn in: spoke in support of application

With no other public comments, the public portion was closed.

Motion to approve the application by: Vice Chair Tirella Seconded by: Ms. Decker

**Roll Call Vote:**

For: Tirella, Decker, Downing, Scanlon, Tomalo, Troncone, Ball

Against: None

Abstain: None

Not Voting: Dos Santos, Mannuzza

Absent: none

**G. ITEMS FOR DISCUSSION:**

1. 2025 annual report discussion:

Tirella: put in the same comment about sober living facilities.

**H. COMMENTS FROM BOARD/STAFF/PUBLIC:**

Comments from Staff:

Downing: any updates on Quickcheck? Get update from attorney.

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 8:51pm.

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

Respectfully submitted,  
Irina Gasparyan, Lacey Township Board of Adjustment Secretary

**Executive Session Minutes**

**Township of Lacey Zoning Board of Adjustment**

**JANUARY 5, 2026**

**PRESENT:**

Thomas Ball, Jr  
Scott Tirella  
Kathleen Decker  
John Downing  
Edward Scanlon  
Craig Tomalo  
Michael Troncone  
Michael Dos Santos, Alternate #1  
Brian Mannuzza, Alternate #2

**ALSO PRESENT:**

Irina Gasparyan, **Board Secretary**

**ABSENT:** none

1. Nominations & Vote for Zoning Board Chairman for the year 2026
2. Nominations & Vote for Zoning Board Vice-Chairman for the year 2026
3. Nominations & Vote for Zoning Board Secretary for the year 2026
4. Nominations & Vote for Zoning Board Attorney for the year 2026
5. Nominations & Vote for Zoning Board Conflict Attorney for the year 2026
6. Nominations & Vote for Zoning Board Engineer for the year 2026  
*Mr. Tirella abstained from this discussion & stated he would be happy to step out of the room for the board to discuss; the board members denied and agreed that they would re-nominate the same engineers.*
7. Nominations & Vote for Zoning Board Conflict Engineer for the year 2026

*Mr. Downing: think we can keep 1-7 nominations the same. Motion carried by all members present.*

*The Board agreed that the rate of pay will remain the same as last year for all the professionals appointed.*

*Tirella: look @ attorney issue next year due to appeals and lawsuits.*

*Have discussion in Sept. meeting for executive session to allow for enough time.*

**8. Official Newspaper(s) of the Zoning Board for the year 2026:**

*The Asbury Park Press and The Beacon*

*Ms. Gasparyan indicated that the newspapers were same as the Twp, we could do away with the Beacons.*

*Mr. Troncone suggested that many people still subscribe to this paper.*

*The board members agreed to leave the 2 papers as is.*

**9. Adoption of official meeting dates for the year 2026**

*Downing: looks @ 2026 schedule- I think all dates should be regular meeting dates.*

*Ms. Gasparyan pointed out that the only changes to dates were due to holidays, except for 2027 reorg meeting, she would not be able to attend. Mr. Downing asked if Mr. Reid could cover. Also asked that April date be changed to 1<sup>st</sup> Monday; most of members can attend and not a spring break conflict.*

With no further business to discuss, the Board left the conference room at 6:47 pm and returned to the Courtroom to reconvene to the public portion of the meeting.

Respectfully submitted,  
Irina Gasparyan, Lacey Township Board of Adjustment Secretary