

Lisa Monbleau <lmonbleau@laceytownship.org>

Log # 543

Fwd: OPRA request - 106 parker ave Forked River

1 message

Date Due 9-1

Veronica Laureigh <lanceyclerk@laceytownship.org>
To: Lisa Monbleau <lmonbleau@laceytownship.org>

Mon, Aug 23, 2021 at 7:09 PM

----- Forwarded message -----

From: **Jared Tamasco** <opra+request-25573-5f39f81b@requests.opramachine.com>

Date: Mon, Aug 23, 2021, 6:40 PM

Subject: OPRA request - 106 parker ave Forked River

To: OPRA requests at Lacey Township <lanceyclerk@laceytownship.org>

Dear Lacey Township,



This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

106 Parker Ave., FR

1. open and closed permits.
2. updated tax card.
3. violations on property
4. evidence of well and underground oil tank.
5. Zoning and legality of rear unit on property. Is it grandfathered in. Is it zoned for just family?

Yours faithfully,

Jared Tamasco

✓ Bldg
✓ Zoning
✓ Assessor

Please use deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-25573-5f39f81b@requests.opramachine.com

Is laceyclerk@laceytownship.org the wrong address for OPRA requests to Lacey Township? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=lacey_township

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

<https://opramachine.com/help/officers>

View this OPRA request & responses online:

https://opramachine.com/request/106_parker_ave_forked_river

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

I emailed this. Jm



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
101 SOUTH BROAD STREET
PO Box 804
TRENTON, NJ 08625-0804

PHILIP D. MURPHY
Governor

LT. GOVERNOR SHEILA Y. OLIVER
Commissioner

October 7, 2019

Via Regular Mail

Mr. Douglas S. Donohue
Construction Official
818 Lacey Road
Forked River, New Jersey 08731

Re: 106 Parker Ave
Forked River, NJ

Control No: 1512-0014

Dear Construction Official:

Please be advised the Department of Community Affairs, Bureau of Rooming and Boarding House Standards (DCA) has received an application from the Owner in Fee, of the above captioned premises seeking to obtain a License to Own/Operate a Class F Rooming House expressly for Cooperative Sober Living Residences in accordance with the Regulations Governing Rooming and Boarding Houses (NJAC 5:27-1 et seq).

Pursuant to NJAC 5:23-3.11(k) of the Uniform Construction Code (as amended), DCA is the sole enforcing agency of the subject premises with respect to the Uniform Construction Code and Regulations Governing Rooming and Boarding Houses. The Office of Regulatory Affairs, NJ Department of Community Affairs will visit your office to retrieve the municipal property file.

In the event you have any questions, concerns, and/or comments regarding this matter please feel free to call me at (609) 984-1704 or contact me via email at bernard.raywood@dca.nj.gov.

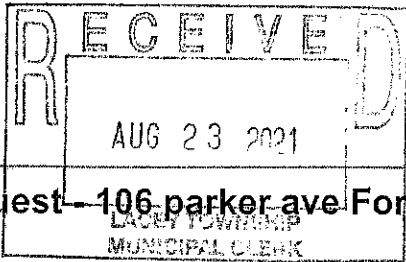
Very truly yours,

Bernard A. Raywood, Chief
Bureau of Rooming and
Boarding House Standards

Cc: Terence Luckie, Construction Official, Office of Regulatory Affairs

280/8





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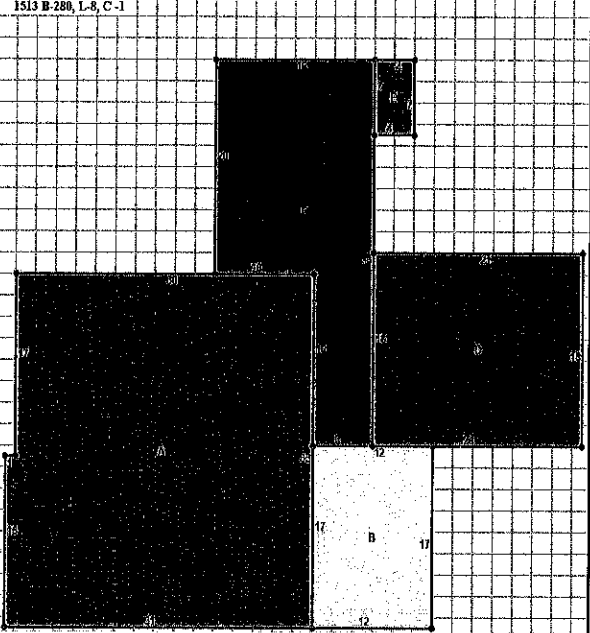
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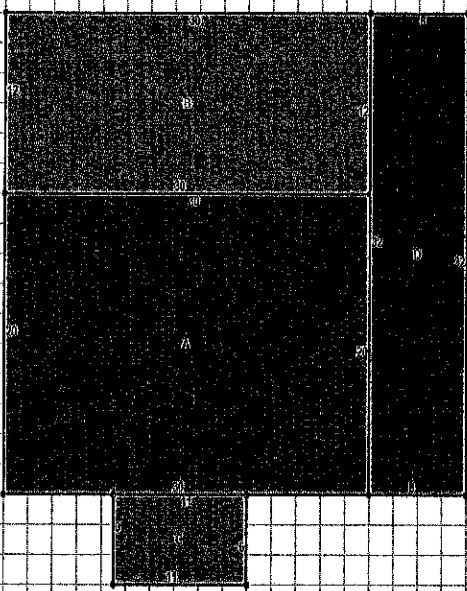
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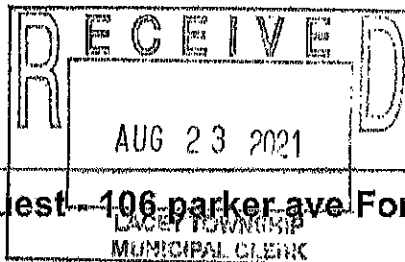
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Lisa Monbleau <lmonbleau@laceytownship.org>

Log # 543

Fwd: OPRA request - 106 parker ave Forked River

1 message

Date Due 9-1

Veronica Laureigh <laceyclerk@laceytownship.org>

To: Lisa Monbleau <lmonbleau@laceytownship.org>

Mon, Aug 23, 2021 at 7:09 PM

----- Forwarded message -----

From: Jared Tamasco <opra+request-25573-5f39f81b@requests.opramachine.com>

Date: Mon, Aug 23, 2021, 6:40 PM

Subject: OPRA request - 106 parker ave Forked River

To: OPRA requests at Lacey Township <laceyclerk@laceytownship.org>

on 9/1/21
* see attached
documents

Dear Lacey Township,



This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

106 Parker Ave., FR

1. open and closed permits.
2. updated tax card.
3. violations on property
4. evidence of well and underground oil tank.
5. Zoning and legality of rear unit on property. Is it grandfathered in. Is it zoned for just family?

Bldg
Zoning
Assessor

Yours faithfully,

Jared Tamasco

Please use deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-25573-5f39f81b@requests.opramachine.com

Is laceyclerk@laceytownship.org the wrong address for OPRA requests to Lacey Township? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=lacey_township

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

<https://opramachine.com/help/officers>

View this OPRA request & responses online:

https://opramachine.com/request/106_parker_ave_forked_river

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.



Lacey Township
124 SOUTH MAIN ST
FORKED RIVER, NJ 08731
(609) 693-1100

Date Issued:	8/15/2005
Application Number:	13155
Application Date:	8/2/2005
Project Number:	
Permit Number:	20050736
Fee:	\$0.00

Zoning Permit

Worksite: **106 PARKER AVENUE**
Location: **FORKED RIVER, NJ**

Owner: **GREENE, KATHY L &**
Address: **106 PARKER AVENUE**
FORKED RIVER, NJ 08731

Applicant: **GREENE, KATHY L**
Address: _____

Block: 280 Lot: 8 Qualifier: TM-18 Zone: R-75

This Certifies that an application for the issuance of a Zoning Permit has been examined.

Present Use: R-75 RESIDENCE ZONE

☐ Non Conforming Use ☐ Non Conforming Structure
Proposed Use: (None)

Work Description:

- 30' X 32' TWO STORY ADDITION ATTACHED TO REAR OF DWELLING BY MEANS OF A BREEZEWAY. 40' X 35' X 8' "L" SHAPED DECK ATTACHED TO REAR AND SIDE OF PROPOSED ADDITION. 6' X 12' SECOND STORY DECK ATTACHED TO SIDE OF ADDITION. 6' SOLID FENCE IN SIDE YARD ENCLOSING SHARED COURT YARD. HOME OCCUPATION FOR PSYCHOTHERAPY OFFICE, BY APPOINTMENT ONLY.

Application Approved Date: 8/15/2005

Upon review it was determined that the Zoning Permit:

- ☒ Permitted by Ordinance
☐ Permitted by Variance approved on: _____
☐ Approved with Conditions
☐ Valid Nonconforming Use/Structure is established by
☐ Zoning Board of Adjustment ☐ Zoning Officer

LORETTA RULE, ZONING OFFICER

8/30/2021

Date



Lacey Township
124 SOUTH MAIN ST
FORKED RIVER, NJ 08731
(609) 693-1100

Date Issued:	3/6/2000
Application Number:	6228
Application Date:	2/22/2000
Project Number:	
Permit Number:	20000113
Fee:	\$0.00

Zoning Permit

Worksite **106 Parker Avenue**
Location: **Forked River, NJ**

Owner: **Greene Kathy**
Address: **106 Parker Ave**
Forked River, NJ 08731

Applicant:
Address:

Block: 280 Lot: 8 Qualifier: _____ Zone: _____

This Certifies that an application for the issuance of a Zoning Permit has been examined.

Present Use: (None)

☐ Non Conforming Use

☐ Non Conforming Structure

Proposed Use: (None)

Work Description:

- 6' SOLID VINYL FENCE INSIDE AND REAR YARDS

Application Approved Date: 3/6/2000

Upon review it was determined that the Zoning Permit:

☒ Permitted by Ordinance

☐ Permitted by Variance approved on: _____

☐ Approved with Conditions

☐ Valid Nonconforming Use/Structure is established by

☐ Zoning Board of Adjustment

☐ Zoning Officer

LORETTA RULE, ZONING OFFICER

8/30/2021

Date



Lacey Township
124 SOUTH MAIN ST
FORKED RIVER, NJ 08731
(609) 693-1100

Date Issued:	7/23/1999
Application Number:	5506
Application Date:	7/19/1999
Project Number:	
Permit Number:	19990635
Fee:	\$0.00

Zoning Permit

Worksite **106 Parker Avenue**
Location: **Forked River, NJ**

Owner: **Greene**
Address: **106 Parker Avenue**
Forked River, NJ 08731

Applicant:
Address:

Block: 280 Lot: 8 Qualifier: _____ Zone: _____

This Certifies that an application for the issuance of a Zoning Permit has been examined.

Present Use: **(None)**

☐ Non Conforming Use

☐ Non Conforming Structure

Proposed Use: **(None)**

Work Description:

- 16' X 36' INGROUND POOL IN REAR YARD

Application Approved Date: 7/23/1999

Upon review it was determined that the Zoning Permit:

- ☒ Permitted by Ordinance
☐ Permitted by Variance approved on: _____
☐ Approved with Conditions
☐ Valid Nonconforming Use/Structure is established by
☐ Zoning Board of Adjustment ☐ Zoning Officer

LORETTA RULE, ZONING OFFICER

8/30/2021

Date



Lacey Township
124 SOUTH MAIN ST
FORKED RIVER, NJ 08731
(609) 693-1100

Date Issued:	3/3/1997
Application Number:	3212
Application Date:	2/18/1997
Project Number:	
Permit Number:	19970097
Fee:	\$0.00

Zoning Permit

Worksite **106 Parker Avenue**
Location: **Forked River, NJ**

Owner: **Reene Walter**
Address: **106 Parker Avenue**
Forked River, NJ 08731

Applicant:
Address:

Block: **280** Lot: **8** Qualifier: Zone: **C-150**

This Certifies that an application for the issuance of a Zoning Permit has been examined.

Present Use: **C-150 HIGHWAY BUSINESS ZONE**

☐ Non Conforming Use
Proposed Use: **(None)**

☐ Non Conforming Structure

Work Description:

- 16' X 20' BED AND BATH ADDITION TO REAR

Application Approved Date: **3/3/1997**

Upon review it was determined that the Zoning Permit:

- ☒ Permitted by Ordinance
☐ Permitted by Variance approved on: _____
☐ Approved with Conditions
☐ Valid Nonconforming Use/Structure is established by
☐ Zoning Board of Adjustment ☐ Zoning Officer

LORETTA RULE, ZONING OFFICER

8/30/2021

Date

Township of Lacey, NJ
Wednesday, September 1, 2021

Chapter 335. Zoning

Article IX. Zone Regulations

§ 335-60. C-150 Highway Business Zone.

- A. Permitted uses. Within the C-150 Highway Business Zone, no premises, lot, land area, building or structure shall be used and no building or structure shall be erected or altered to be used, in whole or in part, unless it complies with the schedule of general regulations and the regulations of this chapter and is used wholly for one or more of the following uses:
- (1) Retail establishments where goods are sold or personal services are rendered to the general public and which, by reason of the size of the establishment, the nature of the goods sold or services rendered and the scale, nature and character of the activity and facility, clearly relate to serving the convenience of the local community; examples: bank, bakeshop, bookstore, pharmacy, gift shop, clothing and accessories shop, yard goods shop, delicatessen, barber- or beauty shop, lawyer's office, income tax service, snack shop, dry-cleaning store and other such uses.
[Amended 12-8-1983 by Ord. No. 33-83]
 - (2) Offices of public utilities and dial or switching equipment buildings.
 - (3) Municipal buildings and other governmental and/or public uses, but not including warehouses, workshops, garages or other such uses or activities.
 - (4) ^[1]Shopping centers and multiple structures.
[Added 7-24-1997 by Ord. No. 97-30]
[1] *Editor's Note: Former Subsection A(4), dealing with detached one-family dwellings, was repealed 5-11-1995 by Ord. No. 95-20.*
 - (5) Office buildings of professional persons, such as but not limited to physicians, dentists, engineers, lawyers, realtors, accountants and architects.
 - (6) Contractors' and builders' offices.
 - (7) Clubs, lodges, association buildings and meeting rooms and halls.
 - (8) Commercial advertising structures subject to the Township ordinance regulating signs within the Township.
 - (9) Miniature golf and archery ranges.
 - (10) Commercial uses, including accessory uses similar in character to the above-described uses, provided the commercial uses are conducted entirely within a structure and no outside storage is associated therewith.
[Amended 7-24-1997 by Ord. No. 97-30]

- (11) Restaurants.
[Added 12-26-1996 by Ord. No. 96-63]
- (12) Churches and other places of worship, Sunday school buildings and parish houses for the presbyter and ministerial staff, provided that such use constitutes a tax-exempt organization duly recognized as such pursuant to Section 501(d) of the United States Internal Revenue Code of 1954^[2] or any such future corresponding provisions of the United States Code as may hereinafter be duly enacted.
[Added 7-13-2017 by Ord. No. 2017-18]
[2] *Editor's Note: See 26 U.S.C. § 501(d).*
- (13) Public schools and parochial schools.
[Added 7-13-2017 by Ord. No. 2017-18]
- (14) Public recreational and community center buildings and grounds.
[Added 7-13-2017 by Ord. No. 2017-18]
- (15) Private, nonprofit recreational and community buildings, clubs and activities of quasi-public, social, fraternal or recreational character, such as golf and tennis clubs, camps and veterans' or fraternal organizations which are not of a commercial character.
[Added 7-13-2017 by Ord. No. 2017-18]
- (16) Nursery schools and day-care centers.
[Added 7-13-2017 by Ord. No. 2017-18]
- (17) Public recreational and community center buildings and grounds.
[Added 7-13-2017 by Ord. No. 2017-18]
- (18) Public libraries and museums.
[Added 7-13-2017 by Ord. No. 2017-18]

- B. Conditional uses by permit. In addition to the above-described permitted uses for the C-150 Highway Business Zone, there shall be permitted in this zone commercial uses of the following nature or necessary accessories to the above-described permitted uses upon obtaining a conditional use permit from the Planning Board subject to the standards and regulations set forth in § **335-78** of this chapter:
[Amended 12-8-1983 by Ord. No. 33-83; 9-13-1984 by Ord. No. 45-84; 12-26-1996 by Ord. No. 96-63; 7-24-1997 by Ord. No. 97-30]

- (1) Commercial uses similar in character to the above-described permitted uses, but which propose outdoor storage.
- (2) Motor vehicle repair garages.
- (3) Motor vehicle service stations.
- (4) Automobile body shops.
- (5) Motels.

- C. Prohibited uses. Residential structures are generally prohibited uses within the C-150 Highway Business Zone unless specifically permitted under the terms of this section. Residential structures lawfully existing within the C-150 Highway Business Zone on the date of the adoption of this chapter shall be permitted to continue as nonconforming uses. Expansion of residential structures covered by this subsection shall be permitted within the C-150 Highway Business Zone without variance relief, provided that said expansion will not extend the structure

into a setback area. For the purposes of this section only, the setbacks governing such preexisting nonconformities shall be those of the R-75 Zone.
[Added 5-11-1995 by Ord. No. 95-20; 9-12-2013 by Ord. No. 2013-26]

D. Types of housing permitted and conditions thereon.
[Added 9-12-2013 by Ord. No. 2013-26]

(1) As an accessory use:

(a) Dwelling units in mixed-use buildings and accessory buildings.

- [1] Any building containing both residential and nonresidential uses shall have a secured entrance for the residential uses.
- [2] No dwelling unit shall be permitted on the same floor level as a nonresidential use.
- [3] Dwelling units shall be permitted only in buildings in which the ground floor is devoted to retail sales, professional office or personal service uses.
- [4] Dwelling units shall be no less than 700 square feet in area.
- [5] A maximum of two apartments shall be permitted unless age-restricted.

(2) As a conditional use:

- (a) Townhouses.
- (b) Condominiums.

(3) Location restrictions. Multifamily residential buildings shall be permitted no closer than 500 feet from the right-of-way of Lacey Road.

(4) Permitted density. The maximum permitted density shall be 10 units per gross acre.

(5) Area and size requirements.

- (a) The minimum tract size shall be 45,000 square feet.
- (b) The maximum building coverage shall be 30% of the gross tract area.
- (c) The minimum open space shall be 30% of the gross tract area. Natural features shall be preserved to the maximum extent. Open space may include recreational amenities.
- (d) No fewer than four dwelling units shall be allowed in any project.

(6) Bulk requirements (principal structures):

- (a) The minimum setbacks for buildings from an exterior roadway shall be 50 feet, except that the minimum setback from Route 9 shall be 100 feet. Buildings shall not front on an exterior roadway without the provision of either an intervening parking area or a vegetated screening buffer a minimum of 50 feet in width.
- (b) The minimum setbacks for buildings facing interior roadways or circulation driveways shall be 20 feet, which shall be increased to 25 feet for dwellings with garages.
- (c) The minimum setbacks for buildings from interior parking lots shall be 20 feet.

- (d) The minimum distances between buildings shall be as follows:
 - [1] For attached unit buildings oriented essentially at 90° to each other, the minimum distance between same shall be 90 feet.
 - [2] For attached unit buildings oriented essentially side-to-side to each other, the minimum distance between shall be 50 feet.
 - [3] For attached unit buildings oriented essentially with parallel axis facing each other, the minimum distance between same shall be 50 feet.
- (e) The maximum height of buildings shall be 45 feet, but a maximum of three stories.
- (f) The minimum distance from any lot line that is adjacent to a residential zone shall be 50 feet.
- (g) The minimum rear or side yard setback from any exterior lot line shall be 50 feet.
- (7) Bulk requirements (accessory structures):
 - (a) The minimum rear or side yard setback from any exterior lot line shall be 50 feet.
 - (b) The minimum rear or side yard setback shall be 20 feet.
 - (c) The maximum height of accessory buildings shall be 16 feet.
- (8) Minimum parking requirements:
 - (a) The minimum number required parking spaces shall be 2.0 spaces per unit.
 - (b) Additional spaces shall be provided for sales, rental and administrative offices at the rate of one space per 200 square feet of gross floor area.
 - (c) A private driveway to a unit with capacity for off-street parking of one automobile shall be deemed to constitute one parking space.
- (9) Buffer requirements. Buffer requirements shall be provided in accordance with the requirements for planned residential developments, as contained in § 335-48B(2), except that the minimum required buffer of 50 feet may include required yard areas, stormwater management areas, underground utilities and other site plan elements such as parking areas.
- (10) Additional requirements:
 - (a) All units that have an attached garage that is used to meet the required parking demand under the residential site improvement standards are prohibited from being converted to living space.
 - (b) All first-floor units shall be constructed to be barrier-free adaptable.
 - (c) Ownership, preservation and maintenance of open space. The developer shall make provisions which ensure that common areas and open space shall continue as such be properly maintained in perpetuity. The developer shall utilize such methods as approved by the Planning Board and Township Committee in ensuring the preservation and maintenance of common areas and open space.