



RECEIVED

JAN 11 2023

Lisa Monbleau <lmonbleau@laceytownship.org>

LACEY TOWNSHIP

Fwd: OPRA request - Documentation for 1206 Spoonbill Ct, Block 101.12 Lot 169

1 message

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

Wed, Jan 11, 2023 at 7:26 AM

Log # 18
Date Due 1-20

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

From: **Elizabeth Griggs** <opra+request-38943-fdd61ec9@requests.opramachine.com>
Date: Wed, Jan 11, 2023 at 7:15 AM
Subject: OPRA request - Documentation for 1206 Spoonbill Ct, Block 101.12 Lot 169
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:



For 1206 Spoonbill Ct, Forked River, NJ, Block 101.12 Lot 169

History of all permits (opened and closed) since 1997
List of any Building and Zoning Violations (pending and closed)
List of any open liens/violations
Current Property tax amount and amount outstanding, if any
Elevation Certificate and Documentation
Survey
Plot Plans
Blueprints of house
Certificate of Occupancy and/or Letter of No Interest and supporting/submitted documentation
Bulkhead permits
Evidence of well
Confirmation of any UST on the property

✓ Bldg
✓ Zoning
✓ Code
✓ Collector

Yours faithfully,

Elizabeth Griggs

I emailed this
Lm
1-12-23

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-38943-fdd61ec9@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/documentation_for_1206_spoonbill

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



Township of Lacey

Office of the Tax Collector

818 West Lacey Road
Forked River, NJ 08731
www.laceytownship.org

Office Hours: 8:30 AM – 4:30 PM

EMAIL: lacey.taxcollector@laceytownship.org

PHONE: (609) 693-1100 Ext. 2210

January 12, 2023

RE: OPRA Request – Log #18

Regarding the property located at Block 101.12 Lot 169 commonly known as 1206 Spoonbill Ct, Forked River NJ 08731. There are no liens open or property taxes due at this time. The next payment due is in the amount of \$2,537.41 on February 1, 2023.

Alison Varrelmann

Tax Collector

Township of Lacey

818 W. Lacey Road

Forked River, NJ 08731



Gmail

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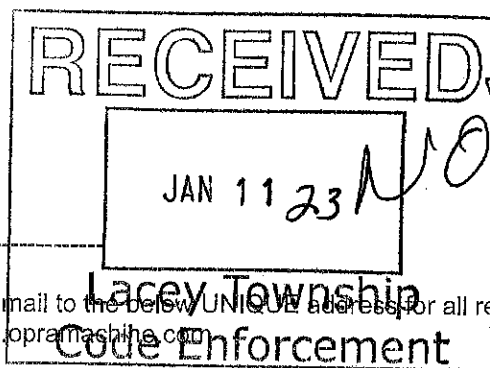
* For 1206 Spoonbill Ct, Forked River, NJ, Block 101.12 Lot 169

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 Elevation Certificate and Documentation
 Survey
 Plot Plans
 Blueprints of house
 Certificate of Occupancy and/or Letter of No Interest and supporting/submitted documentation
 Bulkhead permits
 Evidence of well
 Confirmation of any UST on the property

Bldg
 Zoning
 Code
 Collector

Yours faithfully,

Elizabeth Griggs



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History of all permits (opened and closed) since 1997
List of any Building and Zoning Violations (pending and closed) - none
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Elevation Certificate and Documentation -
Survey
Plot Plans
Blueprints of house - none
Certificate of Occupancy and/or Letter of No Interest and supporting/submitted documentation
Bulkhead permits - DEP
Evidence of well
Confirmation of any UST on the property

Bldg
Zoning
Code
Collector

Must fill out
form + pay \$50.00
fee

Yours faithfully,

Elizabeth Griggs

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LandUsePro

Property Summary

[Portal](#) | [Refresh](#) | [Open All](#)
[Close All](#)

Owner: ULAKI, MICHAEL S & BARBARA A
 Location: 1206 SPOONBILL COURT
 Block: 101.12
 Lot: 169
 Lead Parcel: Yes
 Qualifier:

▼ About the Owner...

▼ About the Property...

▼ About the Taxes...

▼ Construction...

▼ Pet...

▼ Complaints...

▲ Land Use...

Zoning Applications...

<u>Application Date</u>	<u>Application Number</u>	<u>Applicant Name</u>	<u>Permit Number</u>	<u>Zone</u>	<u>Use</u>	<u>Decision</u>	<u>Decision Date</u>	<u>Work</u>
3/4/1997	3230		19970115	R-75	R-75 RESIDENCE ZONE	Approved	3/11/1997	-Single Family Dwelling

Would you like to add another application to this parcel? [Yes](#)

Open Space

There is no application data for the selected parcel.

Would you like to add an application to this parcel? [Yes](#)

Zoning Board of Adjustment Applications...

<u>Application Date</u>	<u>Application Number</u>	<u>Applicant Name</u>	<u>Application Type</u>	<u>Zone</u>	<u>Decision</u>	<u>Decision Number</u>	<u>Decision Date</u>	<u>Add. Comments</u>
1/31/2018	96-35	Michael & Barbara Ulaki			Approved			

Would you like to add another application to this parcel? [Yes](#)

Planning Board Applications...

There is no application data for the selected parcel.

Would you like to add an application to this parcel? [Yes](#)

Historic Board Applications...

There is no application data for the selected parcel.

Would you like to add an application to this parcel? [Yes](#)

Zoning Inspections...

There is no zoning inspections data for the selected parcel.
Would you like to add a zoning inspection to this parcel? Yes

Zoning Violations...

There is no zoning violation data for the selected parcel.
Would you like to add a zoning violation to this parcel? Yes

COAH...

There is no COAH data for the selected parcel.

-
- ▼ **Engineering...**
 - ▼ **Code Enforcement...**
 - ▼ **Health Pro...**
 - ▼ **Fire Prevention...**
 - ▼ **Public Works...**
 - ▼ **Attachments...**
 - ▼ **Comments...**



Construction

Property Summary		Portal Refresh Open All Close All
Owner:	ULAKI, MICHAEL S & BARBARA A	
Location:	1206 SPOONBILL COURT	
Block:	101.12	
Lot:	169	
Lead Parcel:	Yes	
Qualifier:		

▼ **About the Owner...**

▼ **About the Property...**

▼ **About the Taxes...**

▲ **Construction...**

Applications... [Expand](#)

<u>Permit Issue Date</u>	<u>Control Number</u>	<u>Permit Number</u>	<u>Work Type</u>	<u>Subcodes</u>	<u>Status</u>	<u>Close Date</u>	<u>Certificates</u>	<u>Total Cost</u>	<u>Agent</u>
7/16/2008	42004	20080717	Alteration	B	CA and Close Date Issued	10/24/2008	CA	\$15,000	DENNIS J ROE BUILDER
SIDING									

Would you like to add a application to this parcel? [Yes](#)

Inspections... [Expand](#)

<u>Date</u>	<u>Control Number</u>	<u>Permit Number</u>	<u>Subcode</u>	<u>Type</u>	<u>Inspector</u>	<u>Result</u>	<u>Comment</u>	<u>Result Comment</u>
10/23/2008	42004	20080717	Building	Final	RA	Pass	Inspection: Inspection Type 1: Final Date Requested: 10/23/2008 Date Inspected: 10/23/2008 Requested by: Requested by Phone: Inspector: RA Entered By: Admin Special Instructions: Comments:	

Violations...

There is no violation data for the selected parcel.

Would you like to add an violation to this parcel? [Yes](#)

Ongoing Applications...

There is no application data for the selected parcel.

Would you like to add an application to this parcel? Yes

▼ **Pet...**

▼ **Complaints...**

▲ **Land Use...**

Zoning Applications...

<u>Application Date</u>	<u>Application Number</u>	<u>Applicant Name</u>	<u>Permit Number</u>	<u>Zone</u>	<u>Use</u>	<u>Decision</u>	<u>Decision Date</u>	<u>Work</u>
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Open Space

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Zoning Board of Adjustment Applications...

<u>Application Date</u>	<u>Application Number</u>	<u>Applicant Name</u>	<u>Application Type</u>	<u>Zone</u>	<u>Decision</u>	<u>Decision Number</u>	<u>Decision Date</u>	<u>Add. Comments</u>
1/31/2018	96-35	Michael & Barbara Ulaki			Approved			

Planning Board Applications...

There is no application data for the selected parcel.

Historic Board Applications...

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There is no zoning inspections data for the selected parcel.

Zoning Violations...

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COAH...

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▼ **Engineering...**

▼ **Code Enforcement...**

▼ **Health Pro...**

▼ **Fire Prevention...**

▼ **Public Works...**

▼ **Attachments...**

▼ **Comments...**



CONSTRUCTION PERMIT

Date Issued 7/16/2008
Control # 42004
Permit # 20080717

IDENTIFICATION Block: 101.12 Lot: 169 Qualifier
Work Site Location: 1206 SPOONBILL COURT FORKED RIVER, NJ Contractor DENNIS J ROE BUILDER
Address 1198 SILVERTON ROAD TOMS RIVER NJ 08753
Owner in Fee ULAKI, MICHAEL S & BARBARA A
809 SPRINGFIELD AVENUE CRANFORD NJ Telephone: (732) 240-4477
07016 Lic. No. or Bldrs. Reg. No.
Telephone: (609) 693-8008 Federal Employee No.

Is hereby granted permission to perform the following work:

- ☒ BUILDING ☐ PLUMBING ☐ LEAD HAZARD ABATEMENT
☐ ELECTRICAL ☐ FIRE PROTECTION ☐ DEMOLITION
☐ ELEVATOR DEVICES ☐ ASBESTOS ABATEMENT (Subchapter 8 only) ☐ OTHER

DESCRIPTION OF WORK:

SIDING

Note: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$15,000

PAYMENTS (Office Use Only)	
Building	\$46
Electrical	\$0
Plumbing	\$0
Fire Protection	\$0
Elevator Devices	\$0
Other	\$0.00
DCA Training Fee	\$20
CO Fee	
Other	\$0
Total	\$66
Check No.	5184
Cash	\$0
Credit	\$0
Collected By	EM

Construction Official

7/16/2008
Date

U.C.C. F170
equiv (rev 1/04)

1 WHITE - INSPECTOR

2 CANARY - OFFICE

3 PINK - TAX ASSESSOR

4 GOLD - APPLICANT

REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that the work installed conforms with the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval granted.

- ☒ Required inspections for all subcodes for one- and two-family dwellings are as follows:
1. The bottom of footing trenches before placement of footings, except that in cases of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
 2. Foundations and all walls up to grade level prior to back filling.
 3. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
 4. Installation of all finished materials, sealings of exterior joints, plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.

☐ Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:

☒ A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provision of the adopted subcodes, Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5:23-3.5, "Posting structures".

☒ A complete copy of released plans must be kept on the job site.

If you do not understand any of this information, please ask.

View Important Coronavirus Updates

TAX BOARD

Tax List Details - Current Year			
Municipality:	Lacey	Deed date:	7/11/1983
Owner:	ULAKI, MICHAEL S & BARBARA A	Block:	101.12
Mailing address:	1206 SPOONBILL COURT	Lot:	169
City/State:	FORKED RIVER NJ 08731	Qual:	
Location:	1206 SPOONBILL COURT		
Prop class:	2	Land val:	237,300
Bldg desc:	1SF-R-2AG 1935	Improvement val:	233,000
Land desc:	IRR	Exemption 1:	
Addtl lots:		Exemption 2:	
Zone:	R-75	Exemption 3:	
Map:	3.04	Exemption 4:	
Year blt:	1997	Net value:	470,300
Book/page:	4134/624	Last yr taxes:	10642.89
Sale price:	42,000	Prev block:	00101 L
Nonusable code:		Prev lot:	00169
Spcl tax codes:		Prev qual:	
Exmt Prop Code	000	Init/Fur file date	NA / NA
Statue:		Facility:	

Assessment History				
Year	Prop cls	Land Value	Imprv Val	Net Val
2022	2	237,300	233,000	470,300
2021	2	237,300	233,000	470,300
2020	2	237,300	233,000	470,300
2019	2	237,300	233,000	470,300

Cama Details			
Type/use:	ONE FAMILY	Story hgt:	1 STORY
Design:	RANCH	Roof type:	GABLE
Roof mtrl:	ASPH SHNGL	Ext Finish:	ALUM/VINYL
Foundation:	BLK/CONCRT	Basement:	0
Heating src:	GAS	Heat system:	FORCED AIR
Electric:	ADEQUATE	A/C:	ALL SEPARATE
Plumbing:	4FIX BATH, 3FIX BATH, JACUZZI		
Fireplace:	GAS FP	SFLA:	1935
Attic area:	1935	Unf area:	0
# bedrooms:	3	# bathrooms:	3
Altchd items:	ATT. GAR., OPEN PORCH, WOOD DECK	Detchd items:	BULKHEAD WOOD, DOCK

Sr1a Details			
Prop loc:	1206 SPOONBILL COURT		
Book/page:	4134/624	Deed date:	7/11/1983
Sales price:	42,000	Year built	1997

**RESOLUTION OF THE
LACEY TOWNSHIP BOARD OF ADJUSTMENT
Appeal #96-35**

WHEREAS, Michael and Barbara Ulaki, 1206 Spoonbill Court, Forked River, New Jersey has applied for relief pursuant to N.J.S.A. 40:55D-70(c) effecting premises located at Block 101.12, Lot 169 as shown on Tax Map 3.04 of the Township of Lacey; and

WHEREAS, such proof of services as may be required by the New Jersey Statutory Law and Township ordinance requirements upon appropriate property owners and governmental bodies has been duly furnished; and

WHEREAS, a Public Hearing was held on said application on October 7, 1996, in the Municipal Building of the Township of Lacey and testimony and exhibits were presented on behalf of the applicant and all interested parties have been heard; and

WHEREAS, said Board having considered said application, testimony and exhibits submitted and inspection of the site, if any, makes the following findings:

1. The applicant is requesting a "c" type variance to construct a single family dwelling with a front yard setback encroachment. The minimal front yard setback at the line for a cul-de-sac is 30 feet and the applicant proposes 24.1 feet.

2. The applicants presented testimony on their own behalf as follows:

a. The applicants are the owners of the property and will reside year round in the dwelling to be constructed thereon.

b. The applicants testified that the only portion of the proposed dwelling that will encroach into the front yard setback only in the area of the garage.

c. The applicants submitted evidence [Exhibit A] of house plans prepared by E.D. Wright and Associates dated August 2, 1996.

3. The applicant testified that the proposed construction was compatible with the surrounding neighborhood and would have no detrimental or negative impact on any of the existing homes. The dwelling would permit adequate light and air to the

surrounding homes.

4. Based on the foregoing evidence, the application, exhibits and representations submitted, the Board found as follows:

- a. The applicant, through her testimony, has satisfied the statutory criteria and a "c" type variance can be granted to allow for the construction of a single family dwelling.
- b. The Board finds that the positive criteria outweighs the negative impact, if any, on the adjoining properties.

THEREFORE, BE IT RESOLVED, by the said Board that on this 7th day of October, 1996 based on the findings herein above stated, the application is hereby granted subject to the following conditions and stipulations of the applicant:

1. The applicant shall strictly adhere to representations and exhibits with regard to the construction and layout of the addition.
2. In the event there is any deviation from any of the plan submitted or stipulations, the applicant shall re-submit the entire application.
3. The applicant shall secure any and all necessary applications, permits or approvals as may be required by any other appropriate governmental agencies.
4. The applicant shall install any and all improvements as required in accordance with the Township Ordinances.
5. The proposed deck will have a maximum elevation of 2 feet as required by the Township Ordinances.

MOVED BY: Gudgeon

SECONDED BY: Fenton

ROLL CALL

Those in Favor: Gudgeon, Fenton, Koukos, McDonald, Nick, J. Moore

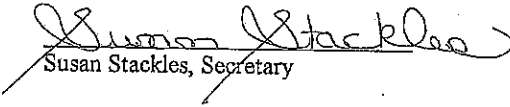
Those Opposed:

Those Absent:

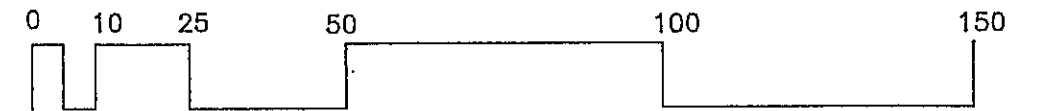
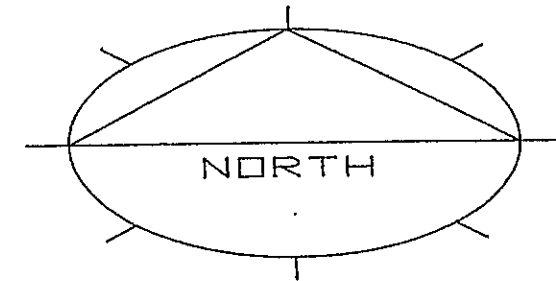
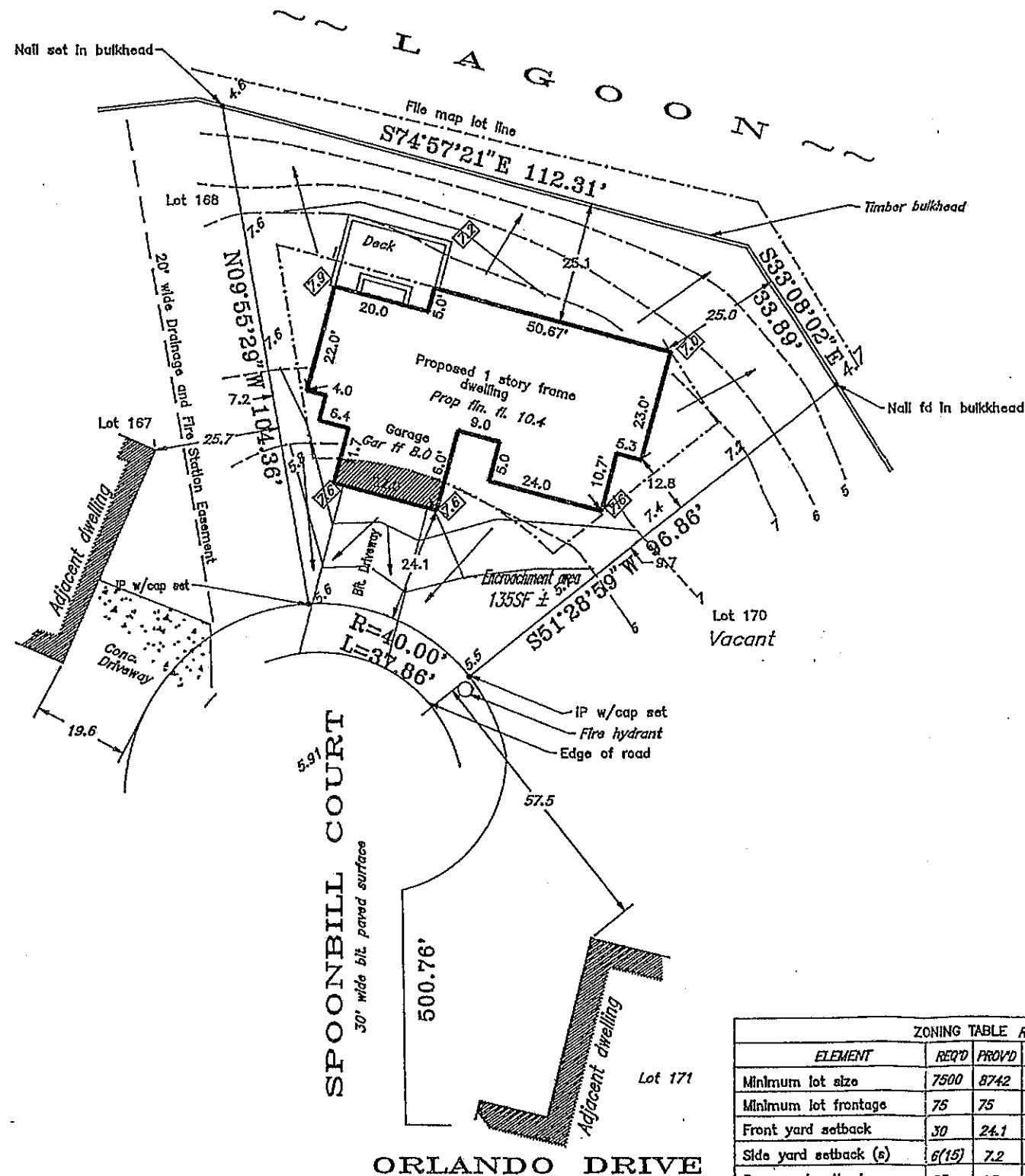
Those Not Voting:

The foregoing is a memorialization of a Resolution adopted by said Board at its meeting of November 4, 1996 as copied from the minutes of said meeting.

Dated: November 8, 1996


Susan Stackles, Secretary

APPLICATION FOR A VARIANCE



Graphic Scale

Property known as Lot 169, Block 101-L
BAYSIDE BEACH, Southernly Section, Section 4
filed 3/5/71 As Map No. E-610

Contains 8,742.3 S.F. (0.201 Acres)

Owner: Mr. & Mrs. Michael Ulaki
809 Springfield Avenue, Cranford, NJ 07016

Elevations are USCGS Datum NAD 83

Property situate within FEMA zone A5, requiring a minimum
finish first floor of 7.0 as shown on Community Panel 340376A
H&I 09.

There are no wetlands on the property, either Coastal or Freshwater.

Entire property to be cleared consistent with adjacent lands.

ZONING TABLE R-75 Zone			
ELEMENT	REQ'D	PROVD	REMARKS
Minimum lot size	7500	8742	
Minimum lot frontage	75	75	at setback line
Front yard setback	30	24.1	Typ standard 20'
Side yard setback (s)	6(15)	7.2	Exceeds minimums
Rear yard setback	25	25	
Maximum lot coverage	30%	25%	

Plot plan for
MICHAEL & BARBARA ULAKI
Tax Map Lot 169 Block 101.12, Spoonbill Court
Township of Lacey, Ocean County, New Jersey



VanSant Consulting

25 BAYBERRY DRIVE LANOKA HARBOR, NJ 08734
(609) 242-0333 FAX (609) 971-7317

George A. VanSant
George A. VanSant, PP PLS LS# 23914
Professional Land Surveyor, Professional Planner

sheet 1	of 1	date 7/19/96	scale 1"=30'	drawn by RVS	file no. 96105
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