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LACEY TOWNSHIP
MUNICIPAL CLERK

TOWNSHIP OF LACEY

OPEN PUBLIC RECORDS ACT REQUEST FORM

818 West Lacey Road, Forked River, NJ 08731

1-609-693-1100, ext. 2200 / Fax: 1-609-693-0526

laceyclerk@laceytownship.org
Veronica Laureigh - Municipal Clerk

LOG#

689

Date Due:

1-8-19

Important Notice

The last page of this form contains important information related to your rights concerning government records. Please read it carefully.

Requestor Information - Please Print

First Name Joshua MI _____ Last Name Forteder
E-mail Address Josh.hsbuilder@gmail.com
Mailing Address 20 Ocean Ave Suite 1B
City Lakewood State NJ Zip 08701
Telephone 732-660-9944 FAX 732-660-9092
Preferred Delivery: Pick Up ☒ US Mail _____ On-Site Inspect _____ Fax _____ E-mail _____
If you are requesting records containing personal information, please circle one: Under penalty of N.J.S.A. 2C:28-3, I certify that I HAVE / HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.
Signature [Signature] Date 12/31/

Payment Information

Maximum Authorization Cost \$ _____
Select Payment Method
Cash ☐ Check ☐ Money Order ☐
Fees: Letter size pages - \$0.05 per page
Legal size pages - \$0.07 per page
Other materials (CD, DVD, etc) - actual cost of material
Delivery: Delivery / postage fees additional depending upon delivery type.
Extras: Special service charge dependent upon request.

Record Request Information: Please be as specific as possible in describing the records being requested. Also, please note that your preferred method of delivery will only be accommodated if the custodian has the technological means and the integrity of the records will not be jeopardized by such method of delivery.

Review BOA file #04-34

Copy of Review letter

Sue

AGENCY USE ONLY

Est. Document Cost _____
Est. Delivery Cost _____
Est. Extras Cost _____
Total Est. Cost _____
Deposit Amount _____
Estimated Balance _____
Deposit Date _____

AGENCY USE ONLY

Disposition Notes
Custodian: If any part of request cannot be delivered in seven business days, detail reasons here.

In Progress - Open _____
Denied - Closed _____
Filled - Closed _____
Partial - Closed _____

AGENCY USE ONLY

Tracking Information	Final Cost
Tracking # _____	Total _____
Rec'd Date <u>12-31</u>	Deposit _____
Ready Date <u>1-8</u>	Balance Due _____
Total Pages <u>12</u>	Balance Paid _____

Records Provided

I emailed this.
LMO

1-8-19

Custodian Signature

Date

To the best of my knowledge, the following Utilities service properties in Lacey Township.

Comcast Cable
P.O. Box 847
Toms River, NJ 08754

AT&T
295 North Maple Avenue
Basking Ridge, NJ 07920

New Jersey Natural Gas
P.O. Box 1464
Wall, NJ 07719

Jersey Central Power & Light
300 Madison Avenue
Morristown, NJ 07962-1911

Verizon
540 Broad Street
Newark, NJ 07101

New Jersey DEP
1510 Hooper Avenue
Toms River, NJ 08753

Lacey Twp MUA
P. O. Box 205
Forked River, NJ 08731

Ocean County MUA
P.O. Box "P"
Bayville, NJ 08721

New Jersey DOT
CN 600
Trenton, NJ 08625

Garden State Parkway
Woodbridge, NJ 07095



GRAVATT GELLER ■ Consulting Engineers ■ Surveyors ■ Planners

July 29, 2004

Lacey Township Board of Adjustment

818 West Lacey Road
Forked River, New Jersey 08731

Re: **Technical Completeness Review # 2 & Review for Public Hearing**
Appeal #04-34 - Variance Application for Colleen Wagner
Proposed New Construction on Currently Vacant Undersized Lot
Lot 4, Block 937 - 952 Mallard Drive; Lanoka Harbor
Owner / Applicant: Colleen Wagner
GGA File #5902.04008

Dear Board Members:

The above referenced application was deemed **technically incomplete** by the Board at the Work Session of July 7, 2004, but approved to be listed for public hearing subject to a technically complete submission. To date, the following items have been received and reviewed; **bold-faced type** indicates those items received since my technical review of July 2, 2004:

- Survey of Property w/ Topography & Plot Plan w/ Grading, prepared by Ronald W. Post Surveying, Inc., Ronald W. Post, P.L.S., P.P., dated 5/19/2004, **last revised 7/20/2004.**
- Survey of Property / Plot Plan, prepared by Ronald W. Post Surveying, Inc., Ronald W. Post, P.L.S., P.P., dated 5/19/2004.
- Application and Submission Requirements Checklist, completed by Christopher M. Supsie, Esq. on 6/9/04.
- Certified List of Property Owners, prepared by Theresa A Poznanski, CTA, Lacey Tax Assessor, dated June 11, 2004.
- Flood Elevation Certificate for the Proposed Dwelling, prepared by Ronald W. Post, P.L.S., dated May 19, 2004.
- Architectural Plans (6 Sheets) for a "Proposed Dwelling for Mrs. Colleen Wagner", prepared by The Lepley Design Group, A.I.A., P.C., Scott Cameron Lepley, dated 3/24/04.
- Letter to Christopher M. Supsie, Esq. from Pegasus Title Agency, LLC, Charles R. McPartland, Managing Member, dated June 16, 2004, supplemented by deed search data, for the subject property and adjoining lots.

Technical Completeness Recommendation:

As currently submitted, the application is recommended to be deemed **technically complete for public hearing.**

Corporate
Headquarters
30 Broad Street
Freehold, NJ
07728-0810
T 732 482 8333
F 732 482 7333

1044 Lacey Road
P.O. Box 1007
Forked River, NJ
08731-1007
T 609 693 6126
F 609 971 7776
www.gga-inc.com



S H A P I N G T H E F U T U R E

The property is located on the southeasterly side of Mallard Drive, approximately 620 feet east of its intersection with Seagull Drive in the Lanoka Harbor section of Lacey Township, and is situated in the R-75 Residential Zone. The waterfront site is vacant, not wooded and currently **not** bulkheaded, fronting on a man-made lagoon; situated in the A5 Flood Zone, according to the Flood Insurance Rate Maps, with a 100-Year Base Flood Elevation of 7.0 M.S.L. The property is situated on a radius, has 50 feet of frontage on the street, expands to 62.39 feet at the rear line, and is an average of approximately 92.7 feet in depth, with the rear lot line being depicted on the survey as both waterward and landward of a "proposed bulkhead." The area of the property is noted on the plot plan as 5,159 square feet (whereas, a minimum of 7,500 square feet is required for interior lots in the R-75 Zone). The property is abutted on the east by Lot 3, which is occupied by a one-story dwelling (#951), and on the west by Lot 5, which is also vacant.

The plot plan depicts a proposed two-story dwelling on a crawl space and with an attached one-car garage; with dimensions depicted as 34 feet in width and 45 feet in depth (a gross first floor area of 1,471± square feet), for a lot coverage of approximately 28.5±%. The plot plan also shows the previously mentioned proposed bulkhead and a proposed "paver" driveway, 12 feet in width.

I offer the following comments:

A. Variances Required:

1. Minimum Lot Area: 7,500 square feet required; less than 5,159 square feet provided. *(The provided lot area should be "upland" lot area for both the existing and proposed conditions, as required by Ordinance. **Testimony should be provided clarifying the upland area for both conditions.**)*
2. Minimum Lot Width: 75 feet required; 50+ feet provided.

(The Applicant must present the required proofs for granting of these variances, addressing the positive and negative criteria, including acquiring any available adjacent land to make the property conforming.)

B. Waivers Required:

1. Checklist Item #'s C(3)(a) & (b): Design Waivers are required from the Stormwater Management Design, Calculation and Submission Requirements.

*In support of this waiver request, a soil boring was conducted on July 9, 2004, and is depicted on the plot plan. This boring establishes a water table elevation at 40" from the surface (which is probably lower than the estimated seasonal high water table). Moreover, the first four feet of soil are a compacted layer of silty sands, organic silts and organic clays, and peat from depths of four feet to ten feet. **In light of the submitted soil boring, revealing constrictive layers of organic soils & clays and a relatively shallow water table, typical stormwater recharge is not feasible for this site; and there is no technical objection to the required design waiver.***



C. Checklist Deficiencies:

[Any remaining deficiencies are minor and included in this review under General Comments - Plot Plan Plat Details.]

D. General Comments:

1. The undersized lot variance application should adequately address the required proofs for variance relief. Lot areas should be "upland" areas, indicated to the mean high water line for the existing condition and the proposed bulkhead line for the proposed condition; **these areas should be clarified for the record.** *With the bulkhead line a "proposed" line, there is the possibility that the bulkhead may extend further into the property when a permit is issued by N.J.D.E.P., which would affect the proposed lot area and the required 25-foot rear yard setback line (which would affect the proposed dwelling and possibly require additional variance relief). **It is recommended that any approval be conditioned upon any change to the approved lot area or any proposed setback that would result in a variance condition would require Board approval.***
2. The Board should confirm with the Applicant that adequate storage room is being provided by the proposed dwelling.
3. The location of the proposed bulkhead is subject to N.J.D.E.P. approval. *The proposed top-of-bulkhead elevation should be specified. **A minimum elevation of 5.0 is required, which will also necessitate the revision of proposed grading in the rear yard. Also, the construction of the bulkhead should be a condition of any Board approval, and completed prior to the issuance of any certificate-of-occupancy.***
4. The sufficiency of the number of off-street parking spaces should be affirmed with respect to the number of bedrooms in the proposed dwelling. *With a five-bedroom dwelling proposed, a minimum of three off-street parking spaces is required and not currently proposed. **The provision of an additional off-street parking space is recommended.***
5. A roof drainage plan is required for down spouts from the front of the dwelling, leading to the rear of the lot. *(Pipe locations, lengths, types, slopes, invert elevations, etc. are required to be detailed on the plot plan.) **Additionally, a detail is required on the plot plan, depicting the overland flow relief via a wye at the surface of the down spout leading to the subsurface.***
6. Plot Plan Plat Details:
 - a. The zoning schedule requires the following corrections / additions:
 - "Maximum Lot Coverage" should be "Maximum Lot Coverage by Principal Building".
 - "Minimum Floor Area" should be "**Minimum Gross First Floor Area**" (minimum 864 square feet required).

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
937 1	949 MALLARD DRIVE	2	CIANCI, ALFRED S & MARION 949 MALLARD DRIVE LANOKA HARBOR NJ 08734
937 3	951 MALLARD DRIVE LOT 2	2	MARINI, ROSARIO & NAOMI 951 MALLARD DRIVE LANOKA HARBOR NJ 08734
937 5	MALLARD DRIVE	1	ZUPPA, ROBERT 123 TREETOP CIR FREEHOLD NJ 07728
937 6	954 MALLARD DRIVE LOT 7	2	SERAFINI, DIANA S 17 LAFAYETTE DRIVE CEDAR GROVE, NJ 07009
937 8	956 MALLARD DRIVE	2	MALCUIT, JOHN M & MARY C/O MALCUIT, D 140 COLONY AVENUE PARK RIDGE, NJ 07656
937 9	958 MALLARD DRIVE LOT 10	2	LAWTON, MARIE R 958 MALLARD DRIVE LANOKA HARBOR, NJ 08734
938 8	943 MALLARD DRIVE	2	HANCZARYK, PETER & ALDOUS, ANN Y 133 CHESTNUT DRIVE WAYNE, NJ 07470
938 9	944 MALLARD DRIVE	2	PATIRE, EDWARD N & BARBARA A 944 MALLARD DR LANOKA HARBOR NJ 08734
938 10	945 MALLARD DRIVE	2	DI CESARE, JOHN & KATHLEEN 945 MALLARD DRIVE LANOKA HARBOR NJ 08734
938 11	946 MALLARD DRIVE	2	MORTON, STEVEN & CAROL 946 MALLARD DRIVE LANOKA HARBOR, NJ 08734
938 12	947 MALLARD DRIVE	2	PUTZ, CAROL J 947 MALLARD DRIVE LANOKA HARBOR NJ 08734
938 13	948 MALLARD DRIVE	2	CASTELLITTO, MICHAEL J & ANN 948 MALLARD DRIVE LANOKA HARBOR NJ 08734
943 7	916 MEADOW LARK DRIVE	2	ZOTOLLO, THOMAS A & JOAN 916 MEADOW LARK DRIVE LANOKA HARBOR NJ 08734
943 8	917 MEADOW LARK DRIVE	2	MELNIK, WAYNE & LOUX, NANCY C/O CANNON 243 TORREY PINES DRIVE TOMS RIVER NJ 08757
943 9	918 MEADOW LARK DRIVE	2	PICCO, JAMES & WALDER, SHARON 545 NEPTUNE AVE., APT 16F BROOKLYN NY 11224
943 10	919 MEADOW LARK DRIVE	2	CHIRICK, STELLA M ET ALS 4 ROSEDALE AVENUE MILLBURN NJ 07041
944 1	920 MEADOW LARK DRIVE	2	AUSTIN PARIS FAMILY LTD PARTNERSHIP 18 SHREWSBURY DRIVE LIVINGSTON NJ 07039
944 2	921 MEADOW LARK DRIVE	2	SANSEVERE, ANNA E & SANSEVERE, D T SR 99 THIRD STRET WOOD-RIDGE NJ 07075

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
944 3	922 MEADOW LARK DRIVE	2	PORCARO, LUIGI & FRANCESCA 71 JEFFERSON ROAD PRINCETON NJ 08540
944 4	923 MEADOW LARK DRIVE	2	DECKER, PATRICIA A 923 MEADOW LARK DRIVE LANOKA HARBOR NJ 08734
944 5	924 MEADOW LARK DRIVE	2	TEER, LOUIS P & PALLAS Z 31 WAIN ROAD RR2 YARDVILLE NJ 08620

LACEY TOWNSHIP APPLICATION FOR DEVELOPMENT APPROVAL

PROFESSIONALS

ENGINEER _____

ADDRESS _____

CITY _____

STATE _____

ZIP CODE _____

TELEPHONE NUMBER _____

FAX NUMBER _____

ATTORNEY

Christopher M. Supsie, Esq.

ADDRESS

1041 West Lacey Road

CITY

Forked River

STATE

NJ

ZIP CODE

08731

TELEPHONE NUMBER

(609) 693-6200

FAX NUMBER

(609) 693-0121

ARCHITECT

Scott Hepley

ADDRESS

124a North Main Street

CITY

Forked River

STATE

NJ

ZIP CODE

98731

TELEPHONE NUMBER

(609) 693-9191

FAX NUMBER

(609) 971-1999

SURVEYOR

Ronald W. Post, P.L.S., P.P.

ADDRESS

1792 Hinds Road

CITY

Toms River

STATE

NJ

ZIP CODE

08753

TELEPHONE NUMBER

(732) 255-9050

FAX NUMBER

(732) 255-9196

CERTIFICATION

I (WE) Colleen Wagner

HEREBY CERTIFY THAT THE PROPOSED WORK THAT IS THE SUBJECT OF THIS APPLICATION IS AUTHORIZED BY THE OWNER OF RECORD AND THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

X

Colleen Wagner

SIGNATURE OF OWNER, CONTRACT PURCHASER OR OWNER'S AUTHORIZED AGENT

+ FOR BOARD SECRETARY'S USE ONLY +

7760004647# V04-34

APPLICATION NUMBER

E-14-56-856-153

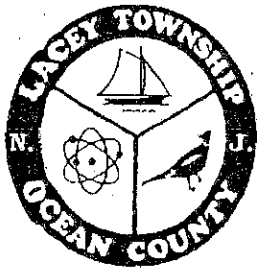
ESCROW ACCOUNT NUMBER

APPLICATION FEE

\$ 100.00

ESCROW FEE

\$ 800.00OFFICE COPY (WHITE) - FILE COPY (GREEN) - APPLICANT COPY (GOLDENROD) - CHIEF FINANCIAL OFFICER (PINK)
PLANNING BOARD, B.C.A. ATTORNEY (CANARY) - PLANNING BOARD, B.C.A. ENGINEER (BLUE)



Township of Lacey
Assessor's Office

818 LACEY ROAD, FORKED RIVER, N.J. 08731

(609) 693-1100 Ext. 242 • Fax (609) 693-4803

Web Site: www.Lacey.NJPublic.com

e-mail address: Lacey.TaxAssessor@NJPublic.com

June 11, 2004

#2004-76

REQUESTED LIST OF OWNERS OF PROPERTY IN LACEY TOWNSHIP THAT
ARE WITHIN 200 FEET OF BLOCK 937, LOT(S) 4, LACEY TOWNSHIP
TAX MAP PAGE(S) 51.

OWNER: WAGNER, COLLEEN
6 STRAHAN CT
PERRINEVILLE NJ 08535

I hereby certify that the attached is a correct list of names and addresses
of owners of property within a 200 foot radius of Block 937, Lot(s) 4, Lacey
Township tax map page(s) 51.

Theresa A. Poznanski

Theresa A. Poznanski, CTA
Tax Assessor

TAP:cm

LACEY TOWNSHIP BOARD OF ADJUSTMENT

VARIANCE APPEAL #04-34

E-14-287-56-856-153

NAME: Colleen Wagner

DEEMED COMPLETE:

120 DAY DECISION:

PROPERTY ADDRESS: 952 Mallard Drive, Lanoka Harbor

BLOCK: 937

LOT: 4

TAX MAP: 51

PROPOSED DEVELOPMENT

Single Family Dwelling

ZONE: R-75 <u>VARIANCES REQUIRED</u>		<u>PROPOSED</u>	<u>REQUIRED</u>
X	LOT AREA	5,159 SF	7,500 SF
X	LOT WIDTH	50 FT	75 FT
	FRONT SETBACK		
	TOTAL SIDE YARD SETBACK		
	SIDE YARD SETBACK ABUTTING A STREET		
	REAR YARD SETBACK		
	REAR YARD SETBACK		
	DISTANCE BETWEEN BUILDINGS		
	LOT COVERAGE		
	HEIGHT		
	MINIMUM HABITABLE 1 ST FLOOR AREA		
	PROHIBITED USE		
	EXPANSION OF NON-CONFORMING USE		
	DEVIATION FROM CONDITIONAL USE		
	INCREASE IN DENSITY		
	USE VARIANCE		
	OTHER:		

LACEY TOWNSHIP APPLICATION FOR DEVELOPMENT APPROVAL

PLANNING BOARD _____

BOARD OF ADJUSTMENT X

APPLICATION MUST BE FILED FIFTEEN (15) WORKING DAYS PRIOR TO THE SCHEDULED PUBLIC HEARING. THE REQUIRED NUMBER OF PLANS AND FEES MUST BE SUBMITTED WITH A COMPLETE APPLICATION PACKAGE TO THE BOARD SECRETARY PRIOR TO BEING PLACED ON THE HEARING AGENDA.

APPLICANT PLEASE CHECK ONE: OWNER X CONTRACT PURCHASER _____ AGENT _____

APPLICANT NAME Colleen Wagner

CONTACT PERSON _____

STREET ADDRESS 6 Strahan CourtCITY PerrinevilleSTATE NJZIP CODE 08535WORK PHONE # _____ HOME PHONE # (609) 918-0522 FAX # _____FED ID # _____ SOC. SEC. # 150-54-1562

OWNER OF THE PROPERTY _____

DEVELOPMENT SUBJECT OF THIS HEARING

PRIMARY BLOCK 937 PRIMARY LOT 4 TAX MAP Lacey TownshipADDITIONAL BLOCKS AND LOTS: N/ACURRENT ZONE R-75 PROJECT NAME N/APROJECT LOCATION Mallard Drive, Lanoka HarborPROJECT DESCRIPTION Variance approval on undersized lot to allow construction of single family home

CLASSIFICATION

NUMBER OF ACRES 0.12 NUMBER OF LOTS 1 NUMBER OF DWELLINGS 1

- | | |
|--|--|
| ☐ CONCEPT PLAN | ☐ MAJOR SITE PLAN PRELIMINARY |
| ☐ MINOR SUBDIVISION | ☐ MAJOR SITE PLAN FINAL |
| ☐ MAJOR SUBDIVISION PRELIMINARY | ☐ GENERAL DEVELOPMENT PLAN |
| ☐ MAJOR SUBDIVISION FINAL | ☐ STATUTORY EXTENSION |
| ☐ SITE PLAN PRELIMINARY | ☐ STREET VACATION |
| ☐ SITE PLAN FINAL | ☐ AMENDED SITE PLAN |
| ☐ CONDITIONAL USE | ☐ ZONE CHANGE REQUEST |
| ☐ MINOR SITE PLAN | ☐ MISCELLANEOUS _____ |
| ☐ DESIGN WAIVER FOR ROAD IMPROVEMENT PLAN | |
| ☐ APPEAL OF DECISION OF THE ADMINISTRATIVE OR ZONING OFFICER | |
| ☐ INTERPRETATION OF ZONING MAP/ORDINANCE | |
| ☐ VARIANCE FOR BUILDING LOT NOT FRONTING ON AN IMPROVED STREET | |
| ☒ BULK VARIANCE: DESCRIBE TYPE: <u>Variances for Lot size and Lot width.</u> | |
| ☐ USE VARIANCE: DESCRIBE TYPE: _____ | |
| PREVIOUS VARIANCE AT THIS LOCATION: YES _____ NO <u>X</u> IF YES, YEAR _____ | |
| TYPE OF VARIANCE APPLIED FOR _____ | APPROVED _____ DISAPPROVED _____ |

- Provision should be added for "Minimum Habitable First Floor Area"; with a minimum required of 720 Square Feet, and the provided area also noted.
- b. The following certification is required on the plot plan in accordance with Ordinance Section 215-21D:

"Prior to the issuance of any certificate of occupancy to any dwelling, the developer or holder of the building permit shall cause to have the lot grading and stormwater management plan certified by a New Jersey licensed professional engineer that the final as-built grading and construction on the lot is in compliance with the approved plan."
- c. The proposed driveway should be noted as "concrete paver driveway".
- d. Proposed water and sewer connections are typically separated by a distance of 10 feet, and should be revised.

E. Outside Agency Approvals:

1. N.J.D.E.P. CAFRA General Permit for Proposed Dwelling and Bulkhead Construction on a **non-bulkheaded** lot situated on a man-made lagoon.
2. Lacey MUA - Statement of Utility Services for Water & Sewer Connections. (It is also noted that the proposed connections will require Street Excavation Permits from the Department of Public Works.)

This review does not encompass administrative or legal completeness requirements.

If there are any questions regarding this matter, please advise.

Very truly yours,

Grayatt Geller & Associates, Inc.



Michael Geller, P.E., P.P., C.M.E.
Board Engineer

cc: Tom Gannon, Esq. - Board Attorney
Colleen Wagner
Christopher M. Supsie, Esq.
Ronald W. Post, P.L.S., P.P.

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