

TOWNSHIP OF WALL



Timothy J. Farrell, Mayor  
Dan Becht, Deputy Mayor  
Kevin P. Orender, Committeeman  
Thomas M. Kingman, Committeeman  
Erin M. Mangan, Committeewoman

2700 Allaire Road  
P.O. Box 1168  
Wall, NJ 07719-1168  
[www.wallnj.com](http://www.wallnj.com)

Jennifer O'Sullivan  
Planning Coordinator  
(732) 449-8444 Ext. 2243  
(732)449-8995 Fax  
[josullivan@townshipofwall.com](mailto:josullivan@townshipofwall.com)

TOWNSHIP OF WALL  
PLANNING BOARD MEETING AGENDA  
June 14, 2021  
<https://wallnj.com/zoom/pb>

REMOTE MEETING Please be advised that while Townhall is closed to the public, the Planning Board will be conducting its workshop session and regular meeting beginning at 7:00 PM by remote access in accordance with the stipulations made by the State of New Jersey. The meeting will be accessible via phone or by computer. To access the meeting and for instructions, please visit the following link <https://wallnj.com/zoom/pb>

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1. Sunshine Law
2. Salute to the Flag
3. Roll Call
4. New and Carried Applications

PB # [10-2019](#) – Ramshorn Drive, LLC  
Block(s): 893 Lot(s): 108.01 Zone: OP-10  
Address: 2691-2697 Highway 70 Application Deemed Complete: 5/10/2019  
Application Type: Major Final Site Plan  
Applicant is seeking to erect two medical office buildings.  
*Carried to 7/26/2021 with noticing required.*

PB # [2-2021](#) – 1837 Old Mill Road  
Block(s): 270 Lot(s): 25.01 Zone: HB-80  
Address: 1837 Old Mill Rd Application Deemed Complete: 1/19/2021  
Application Type: Preliminary and Final Major Site Plan  
Applicant is seeking to construct a new multi-tenant commercial building.  
*Carried to 8/9/2021 with noticing required.*

PB # [6-2021](#) – K. Hovnanian at Wall Quail Ridge, LLC  
Block(s): 942 Lot(s): 65,67,79 & 132 Zone: AH4  
Address: 4130 W. Hurley Pond Road, 4150-4151 Dunroamin Road, 1770 Hwy 34  
Application Deemed Complete: 3/2/2021  
Application Type: Major Preliminary and Final Site Plan & Major Preliminary and Final Subdivision  
Applicant is seeking to construct 100 townhomes with associated site improvements.  
*Adjourned on 5/10/2021 – no further noticing required.*

5. Resolutions:

[Designating the time and place of meetings, other regulations of the Board and the official newspapers, etc.](#)

PB # [4-2021](#) – Jessica Siciliano  
Block(s): 171 Lot(s): 10 Zone: R 7.5  
Address: 2127 Locust Road Application Deemed Complete: 2/8/2021  
Application Type: Minor Subdivision with Variances

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PB # [7-2021](#) – Mega Land Wall II & II  
Block(s): 271 Lot(s): 20.01 Zone: HB-20  
Address: 1919 Highway 35 Application Deemed Complete: 2/25/2021  
Application Type: Major Preliminary and Final Site Plan

6. Other Business

ORDINANCE [NO. 12-2021](#) -ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL CREATING THE AFFORDABLE HOUSING AH8 ZONE AND AMENDING THE ZONING MAP WITHIN CHAPTER 140 OF THE CODE OF THE TOWNSHIP OF WALL ENTITLED LAND USE AND DEVELOPMENT REGULATIONS TO REZONE BLOCK 874, LOTS 4, 4B01 FROM OP-10 TO AH8.

ORDINANCE [NO. 13-2021](#)-AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL TO AMEND THE ZONING MAP TO CREATE AN OVERLAY ZONE FOR PORTIONS OF BLOCK 930 LOTS 18 AND 19.

7. Minutes to be Adopted.

4/12/2021 and 4/26/2021  
**Carried to 7/12/2021.**

8. Adjournment

**\*\*Agenda schedule is subject to change at the discretion of the Chairperson\*\***