

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  
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TOWNSHIP OF WALL  
ZONING BOARD OF ADJUSTMENT MEETING AGENDA  
July 7, 2021  
**Workshop Session & Regular Meeting 7:00 P.M.**  
**(Conference Room B & Municipal Meeting Room)**

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

BOA # [20-2021](#) – Lisa Scurek  
Block(s): 208 Lot(s): 7 Zone: R-10  
Address: 2803 Harrison Street Application Deemed Complete: 3/26/2021  
Application Type: Bulk Variance  
Applicant is seeking to construct storage shed.  
*Carried to 7/21/2021 with noticing required.*

BOA # [7-2021](#) – San Filippo Residence  
Block(s): 269 Lot(s): 6 Zone: RR-6  
Address: 2631 18<sup>th</sup> Avenue Application Deemed Complete: 2/11/2021  
Application Type: Interpretation- Bulk  
Applicant is seeking to maintain a 6-foot-high fence in the front yard, and maintain an oversized shed, and to determine if grazing of farm animals is a pre-existing nonconforming use.  
*Carried to 9/15/2021 with noticing required.*

BOA # [6-2021](#) – The Dorrer Family  
Block(s): 930 Lot(s): 20 & 21 Zone: HB-20  
Address: 1462 Highway 37 & 4908 McGill Road Application Deemed Complete: 2/11/2021  
Application Type: Interpretation  
Applicant is seeking to BOA Interpretation that the lease of U-Haul trailers, and storage of vehicles, buses, and equipment not associated with the garage towing service is a pre-existing nonconforming use.  
*Carried to 9/1/2021 with noticing required.*

BOA # [22-2021](#) – Jon Biondo  
Block(s): 804 Lot(s): 42 Zone: RR-6  
Address: 1980 Campbell Road Application Deemed Complete: 5/13/2021  
Application Type: Bulk Variance  
Applicant is seeking to construct a six-foot high fence along the front property line.

BOA # [25-2021](#) – John Mahoney  
Block(s): 70 Lot(s): 1 Zone: R-10  
Address: 1151 18<sup>th</sup> Ave. Application Deemed Complete: 5/3/2021  
Application Type: Bulk Variance  
Applicant is seeking to replace existing garage that violates the side yard setback requirement .

BOA # [16-2021](#) – MCG Properties, LLC  
Block(s): 274 Lot(s): 14 Zone: R-60  
Address: 1496 Ocean Road Application Deemed Complete: 5/11/2021  
Application Type: Bulk Variance  
Applicant is seeking to construct a pool and cabana with related site improvements.

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BOA # [30-2021](#) – Kyle M Bonner & Kurt F. Morasch

Block(s): 830 Lot(s): 13 Zone: R-20

Address: 22909 Ramshorn Drive

Application Deemed Complete: 5/11/2021

Application Type: Use and Bulk Variances

Applicant is seeking to construct an addition to a home on a lot with two single- family dwellings.

5. Resolutions

BOA # 37-2021 – Eric Olsen

Block(s): 954 Lot(s): 19 Zone: RR

Address: 4170 Atlantic Avenue

Application Deemed Complete: 5/18/2021

Application Type: Bulk Variance

BOA # 18-2021 – Kelly White

Block(s): 865 Lot(s): 1 Zone: R-10

Address: 1611 Holly Blvd

Application Deemed Complete: 3/26/2021

Application Type: Bulk Variance

BOA # 19-2021 – Justin Motzenbecker

Block(s): 324 Lot(s): 26 Zone:

Address: 1121 Minnesink Road

Application Deemed Complete: 5/18/2021

Application Type: Bulk Variance

BOA # 13-2021 – John C. Ross., Jr.

Block(s): 820 Lot(s): 16 Zone: R-6

Address: 2231 Allenwood Road

Application Deemed Complete: 3/17/2021

Application Type: Bulk Variance

BOA # [23-2018](#) – 5005 Realty, LLC

Block(s): 913 Lot(s): 5 & 6 Zone: HB -200

Address: 5011 Route 33 & 34

Application Deemed Complete: 8/16/2018

Application Type: Preliminary and Final Site Plan with Bulk Variances

6. Other Business

7. Minutes to be Adopted 6/16/2021.

8. Adjournment