



**WALL TOWNSHIP PLANNING BOARD
MINUTES – STUDY SESSION
CONFERENCE ROOM B
MINUTES – REGULAR MEETING
MUNICIPAL MEETING ROOM
JANUARY 6th, 2020**

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Chairwoman Coman calls to order the Workshop Meeting of the Wall Township Planning Board at 7:00 p.m. according to the Sunshine Law.

SALUTE THE FLAG

Members present – Chairwoman Coman, Mr. Barlow, Mr. Baumgartner, Deputy Mayor Braun, Committeeman Farrell, Mr. Hall, Lt. O’Halloran, Vice-Chair Thomson, Christine Shanklin Alt #1, Mr. Wonsala, Attorney Jackson, Board Engineer Mr. Savacool and Board Secretary Ms. O’Sullivan.

Members absent – Board Planner Mr. Taylor

WELCOME NEW MEMBERS; APPOINTMENT OF PROFESSIONALS.

Election of Chairman

On a motion from Mr. Wonsala, seconded by Mr. Thomson, Kristin Coman was nominated as Chairwoman of the Wall Township Planning Board for 2020. There were no other nominations. There was a roll call vote with the following members voting in the affirmative; Mr. Thomson, Mr. Wonsala Mr., Barlow, Mr. Baumgartner, Deputy Mayor Braun, Committeeman Farrell, Mr. Hall, Lt O’Halloran, and Mr. Thomson.

Election of Vice-Chairman

On a motion from Mr. Thomson, seconded by Committeeman Farrell, Richard Wonsala was nominated as Vice Chairman of the Wall Township Planning Board for 2020. There were no other nominations.

There was a roll call vote with the following members voting in the affirmative; Mr. Thomson, Committeeman Farrell, Mr. Barlow, Mr. Baumgartner, Deputy Mayor Braun, Mr. Hall, Lt. O’Halloran, and Chairwoman Coman.

Election of Secretary

On a motion from Mr. Thomson, seconded by Mr. Wonsala, Jennifer O’Sullivan was nominated as Secretary of the Wall Township Planning Board for 2020. There were no other nominations. There was a roll call vote with the following members voting in the affirmative; Mr. Thomson, Mr. Wonsala, Mr. Barlow, Mr. Baumgartner, Deputy Mayor Braun, Committeeman Farrell, Mr. Hall, Lt’ O’Halloran and Chairwoman Coman.



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PROFESSIONAL CONSULTANTS FOR 2020.

Appointment of Board Attorney – John Jackson, Esq.

On a motion from Mr. Thomson, seconded by Deputy Mayor Braun, John Jackson -King, Kitrick, Jackson, McWeeney & Wells, LLC. was appointed as Board Attorney for 2020. There was a roll call vote with the following members voting in the affirmative: Mr. Thomson, Deputy Mayor Braun, Mr. Barlow, Mr. Baumgartner, Committeeman Farrell, Mr. Hall, Lt O'Halloran, Mr. Wonsala, and Chairwoman Coman.

Appointment of Special Board Attorney – William Wolf, Esq.

On a motion from Mr. Thomson seconded by Mr. Wonsala, William Wolf of Bathgate, Wegener & Wolf Esq. was appointed as Special Board Attorney for 2020. There was a roll call vote with the following members voting in the affirmative: Mr. Thomson, Mr. Wonsala, Mr. Barlow, Mr. Baumgartner, Deputy Mayor Braun, Committeeman Farrell, Mr. Hall, Lt O'Halloran, and Chairwoman Coman.

Appointment of Engineer-Scott Taylor, P.P., AICP, LLA Leed AP of Taylor Design Group

On a motion from Mr. Thomson, seconded by Committeeman Farrell, Scott Taylor T&M Design Group was appointed as Planning Board Engineer for 2020. There was a roll call vote with the following members voting in the affirmative: Mr. Thomson, Committeeman Farrell, Mr. Barlow, Mr. Baumgartner, Deputy Mayor Braun, Mr. Hall, Lt O'Halloran, Mr. Wonsala, and Chairwoman Coman.

Appointment of Special Board Engineer-Matt Zahorsky

On a motion from Mr. Thomson, seconded by Committeeman Farrell, Matt Zahorsky was appointed Special Board Engineer for 2020. There was a roll call vote with the following members voting in the affirmative: Mr. Thomson, Committeeman Farrell, Mr. Barlow, Mr. Baumgartner, Deputy Mayor Braun, Mr. Hall, Lt. O'Halloran, Mr. Thomson Mr. Wonsala and Chairwoman Coman.

Appointment of Planner-Ray Savacool, PE, PP, CME, CFM T&M Associates

On a motion from Mr. Thomson seconded by Deputy Mayor Braun, Ray Savacool was appointed as Planning Board Engineer for 2020. There was a roll call vote with the following members voting in the affirmative: Mr. Thomson, Deputy Mayor Braun, Mr. Barlow, Mr. Baumgartner, Committeeman Farrell, Mr. Hall, Lt O'Halloran Mr. Wonsala and Chairwoman Coman.



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Appointment of Special Board Planner-Nora Coyne

On a motion from Mr. Thomson, seconded by Mr. Wonsala, Nora Coyne was appointed Special Board Planner for 2020. There was a roll call vote with the following members voting in the affirmative; Mr. Thomson, Mr. Wonsala, Mr. Barlow, Mr. Baumgartner, Deputy Mayor Braun, Committeeman Farrell, Mr. Hall, Lt' O'Halloran and Chairwoman Coman.

Establishment Meeting Schedule for 2020 and setting Reorganization Meeting date for 2021.

On a motion from Mr. Wonsala, seconded by Mr. Thomson, the Board voted to adopt the 2020 Meeting Schedule and setting the 2021 Reorganization meeting date for January 11, 2021.

There was a roll call vote with the following members voting in the affirmative: Mr. Wonsala Mr. Thomson, Mr., Barlow, Mr. Baumgartner, Deputy Mayor Braun, Committeeman Farrell, Mr. Hall, Lt O'Halloran, and Chairwoman Coman.

Chairwoman Coman welcomes the Planning Board's new member: Christine Shanklin Alt#1.

OTHER BUSINESS:

Nora Coyne, Special board planner discussed West Belmar Gateway Redevelopment area the purpose of this report is to identify whether the West Belmar Gateway Redevelopment Area could be amended to include two parcels immediately adjacent to the area. This investigation will study whether the properties at Block 8 Lot 407 (2770 Highway 71) and Block 19 Lot 20 (1607 Highway 71) in the Township of Wall meet the New Jersey statutory criteria to qualify as an area in need of Redevelopment or an area in need of rehabilitation. According to the Local Redevelopment and Housing Law (LRHL) (N.J.S.A. 40A:12A), an area may be determined to be in need of Redevelopment or rehabilitation if it meets at least one of the criteria more thoroughly discussed in the redevelopment criteria of this study. The LRHL also permits the inclusion of additional parcels that do not meet the statutory criteria if they are necessary for the effective redevelopment of the proposed study area. Discussed the timeline of the major points of the West Belmar Gateway Redevelopment area that has led up to the basis of this study from 2000-2019.

Chairwoman Coman asks the board member if they have any questions regarding Ms. Coyne's report-seeing none.

Public Portion open/close

Public Statements/Questions-seeing none

Ms. Coyne states that a resolution was prepared by Mr. Jackson's office to be adopted tonight, On a motion from Mr. Wonsala, seconded by Mr. Thomson, the West Belmar Re-Development resolution is adopted.



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There was a roll call vote with the following members voting in the affirmative: Mr. Wonsala, Mr. Thomson Mr., Barlow, Mr. Baumgartner, Deputy Mayor Braun, Committeeman Farrell, Mr. Hall, Lt O'Halloran, and Chairwoman Coman.

RESOLUTION

PB # 24-2019 – Patricia Dombroski: Block(s): 305, Lot(s): 4 &16,

Address: 1313 New Brunswick Ave & 1312 Pennsylvania Ave

On a motion from Deputy Mayor Braun, seconded by Mr. Barlow, to adopt the resolution for Patricia Dombrowski PB#24-2019. There was a roll call vote with the following members voting in the affirmative; Deputy Mayor Braun, Mr. Barlow, Mr. Baumgartner, Committeeman Farrell, Lt O'Halloran, Mr. Wonsala, and Chairwoman Coman.

PB # 17-2019 – 1902 Route 35, LLC: Block(s): 151, Lot(s): 36.01

Address: 1902 Route 35

On a motion from Mr. Wonsala, seconded by Mr. Barlow, to adopt the resolution for 1902 Route 35 PB#17-2019. There was a roll call vote with the following members voting in the affirmative; Mr. Wonsala, Mr. Barlow, Mr. Baumgartner, Committeeman Farrell Lt. O'Halloran and Chairwoman Coman.

Minutes to be adopted: May 20th, 2019 On a motion from Committeeman Farrell, seconded by Deputy Mayor Braun the minutes from 5/20/19 were approved-All in favor.

There being no further business to come before the Board, a motion was made by Mr. Thomson, seconded by Committeeman Farrell approved to adjourn the meeting at 8:00 p.m.

Respectfully submitted,

Jennifer O'Sullivan
Board Secretary