



**WALL TOWNSHIP BOARD OF ADJUSTMENT
MINUTES – STUDY SESSION
CONFERENCE ROOM B
MINUTES – REGULAR MEETING
MUNICIPAL MEETING ROOM
JANUARY 8th, 2020**

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Chairwoman Desarno calls to order the Workshop Meeting of the Board of Adjustment at 7:00 p.m. according to the Sunshine Law.

Members present–Chairwoman Desarno, Mr. Addonizio Mr. Dorrer, Mr. Gray, Ms. Hearn Mr. McBarron, Mr. Morris, Ms. Morrissey, Attorney Cramer, Mr. Gerken, Board Engineer, Scott Taylor Board Planner, Mr. Zahorsky Special Board, Board Special Planner Ms. Coyne and Ms. O’Sullivan, Board Secretary.

Members absent –. None

SALUTE TO THE FLAG

Attorney Cramer announced that all requirements under the Open Public Meetings Act had been complied with for this meeting and read the purposes of the Board of Adjustment.

Chairwoman DeSarno stated that if anyone is present for the case BOA#23-2019 and BOA #21-2019 those application has been carried and will not be heard tonight.

CARRIED APPLICATIONS:

BOA # 23-2019 – Howell Cousins, LLC.

Block(s): 910 Lot(s): 2 Zone: HB-200

Address: 4806 Highway 33 Application Deemed Complete: 8/16/2019

Application Type: Major Preliminary Site Plan with Use Variance Applicant is seeking to construct a two-story addition and site work construction office, training facility and warehouse. Carried to 2/19/2020 with no re-noticing required.

BOA # 21-2019 – John Catanio

Block(s): 932 Lot(s): 37 Zone: R-60

Address: 1422 Schoolhouse Road Application Deemed Complete: 8/1/2019

Application Type: Bulk Variance Applicant is seeking to install a storage shed, generator, and rear porch.

Carried to 2/19/2020 with no re-noticing required.

RESOLUTION

BOA # 27-2019 Tracey A. Chinery: Block(s): 805 Lot(s): 26,

Address: 2023 Bailey’s Corner Rd

On a motion from Mr. Addonizio, seconded by Ms. Morrissey, There was a roll call vote with the following members voting in the affirmative: Mr. Addonizio, Ms. Morrissey, Mr. Dorrer, Mr. Gray, Ms. Hearn, Mr. McBarron, and Chairwoman Desarno.



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BOA # 28-2019 – Guaranteed Service.com: Block(s): 893 Lot(s): 65,
Address: 2675 Highway 70

On a motion from Mr. Dorrer, seconded by Mr. Addonizio, There was a roll call vote with the following members voting in the affirmative: Mr. Addonizio, Mr. Dorrer, Ms. Hearn, Ms. Morrissey, Mr. Addonizio, Mr. Dorrer, Mr. Gray, Mr. McBarron and Chairwoman Desarno

Chairwoman Desarno turns the meeting over to Attorney Cramer for the appointees of professionals.

WELCOME NEW MEMBERS; APPOINTMENT OF PROFESSIONALS.

Election of Chairman

On a motion from Ms. Morrissey, seconded by Mr. Dorrer, Ms. Mary Desarno was nominated as Chairman of the Wall Township Board of Adjustment for 2020. There were no other nominations.

There was a roll call vote with the following members voting in the affirmative: Ms. Morrissey, Mr. Dorrer, Mr. Addonizio, Mr. Gray, Ms. Hearn, Mr. McBarron and Mr. Morris.

Election of Vice-Chairman

On a motion from Chairwoman Desarno, seconded by Ms. Hearn, Wilma Morrissey was nominated as Vice Chairman of the Wall Township Board of Adjustment for 2020. There were no other nominations.

There was a roll call vote with the following members voting in the affirmative: Chairwoman Desarno, Ms. Hearn, Mr. Addonizio, Mr. Dorrer, Mr. Gray, Mr. McBarron and Mr. Morris

Election of Secretary

On a motion from Chairwoman Desarno, seconded by Mr. Addonizio, Jennifer O'Sullivan was nominated as Secretary of the Wall Township Board of Adjustment for 2020. There were no other nominations.

There was a roll call vote with the following members voting in the affirmative: Chairwoman Desarno, Mr. Addonizio, Mr. Dorrer, Mr. Gray, Ms. Hearn, Mr. McBarron, Ms. Morrissey and Mr. Morris.



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PROFESSIONAL CONSULTANTS FOR 2020.

Appointment of Board Attorney – Geoff Cramer, Esq.

On a motion from Chairwoman Desarno, seconded by Ms. Morrissey, Geoffrey S. Cramer Esq. was appointed as Board Attorney for 2020. There was a roll call vote with the following members voting in the affirmative: Chairwoman Desarno, Mr. Morrissey, Mr. Addonizio, Mr. Dorrer, Mr. Gray, Ms. Hearn, Mr. McBarron, and Mr. Morris.

Appointment of Planner-Glenn Gerken, P.E., PP., C.M.E, C.F.M of T&M Associates

On a motion from Chairwoman Desarno, seconded by Mr. Addonizio, Glenn Gerken was appointed as Planning Board, Engineer for 2020. There was a roll call vote with the following members voting in the affirmative: Chairwoman Desarno, Mr. Addonizio, Mr. Dorrer, Mr. Gray, Ms. Hearn, Mr. McBarron and Mr. Morris.

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

On a motion from Chairwoman Desarno, seconded by Mr. Dorrer, Scott Taylor was appointed as Board of Adjustment Engineer for 2020. There was a roll call vote with the following members voting in the affirmative: Chairwoman Desarno, Mr. Dorrer, Mr. Addonizio, Mr. Gray, Ms. Hearn, Mr. McBarron and Mr. Morris

Appointment of Special Board Attorney – Thomas J. Catley, Esq.

On a motion from Mr. Addonizio, seconded by Ms. Morrissey, Thomas J. Catley Esq. was appointed as Board Attorney for 2020. There was a roll call vote with the following members voting in the affirmative: Mr. Addonizio, Ms. Morrissey, Mr. Dorrer, Mr. Gray, Ms. Hearn, Mr. McBarron, Mr. Morris and Chairwoman Desarno.

Appointment of Special Board Attorney – Ben Montenegro

On a motion from Mr. Addonizio, seconded by Ms. Morrissey, Ben A. Montenegro Esq. was appointed as Board Attorney for 2020. There was a roll call vote with the following members voting in the affirmative: Mr. Addonizio, Ms. Morrissey, Mr. Dorrer, Mr. Gray, Ms. Hearn, Mr. McBarron, Mr. Morris and Chairwoman Desarno.

Appointment of Special Board Engineer-Matt Zahorsky P.E

On a motion from Addonizio, seconded by Mr. Dorrer, Matt Zahorsky was appointed as Planning Board, Special Board Engineer for 2020. There was a roll call vote with the following members voting in the affirmative: Mr. Addonizio, Mr. Dorrer, Mr. Gray, Ms. Hearn, Mr. McBarron Ms. Morrissey Mr. Morris. and Chairwoman Desarno.



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Appointment of Special Board Planner-Nora Coyne, P.P, AICP

On a motion from Ms. Morrissey seconded by Mr. Addonizio, Nora Coyne was appointed as Planning Board, Special Board Planner for 2020. There was a roll call vote with the following members voting in the affirmative: Ms. Morrissey, Mr. Addonizio, Mr. Dorrer, Mr. Gray, Ms. Hearn, Mr. McBarron, Mr. Morris and Chairwoman Desarno

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

On a motion from Mr. Gray, seconded by Mr. Dorrer, the Board voted to adopt the 2020 Meeting Schedule and setting the 2021 Reorganization meeting date for January 13th, 2021. There was a roll call vote with the following members voting in the affirmative: Mr. Gray, Mr. Addonizio, Mr. Dorrer, Ms. Hearn, Mr. McBarron, Ms. Morrissey, Mr. Morris, and Chairwoman Desarno.

APPLICATIONS:

BOA # 24-2019 – Wall 34 Developer, LLC

Block(s): 816.01 Lot(s): 1 Zone: OP-10

Address: 1441 Lakewood Road Application Deemed Complete: 9/5/2019

Application Type: Major Preliminary and Final Site Plan with Bulk and Use Variances

The applicant is seeking to construct a WAWA food market 8 fueling stations with associated site amenities.

The subject site is located at 1442 Lakewood Road, at the intersection of NJ State Highway Route 34 and Lakewood Road, in the OP-10 Zone. The existing parcel is known as Block 816.01; Lot 1, which is a .97 acre parcel The Applicant intends to acquire approximately 1.83 acres of the Route 18 and Route 34 rights-of-way from the State of New Jersey, creating a new parcel of 2.81 The site currently contains the former Harvest Exchange Garden Center

Attorney John Reilly appears for William Wolf of Bathgate, Wegner & Wolff, PC- Attorney for the Township Committee makes his presence known as an objector to this application. States- The Township attorney of the Township's governing body opposes Wall 34's application. The Township contended it had standing because the proposed development was near (but not within 200 feet) of municipal property, on a local road maintained by the Township and because of an agreement with the New Jersey Department of Transportation (NJDOT) for a bicycle path in that area. In light of the undersigned's objection that the Township lacked standing to appear through its counsel to object. Mr. Reilly requests that the briefing is done before proceeding with the hearing.

Attorney Jennifer Krimko for the applicant puts on the record her objection to Mr. Reilly's request. The applicant submitted a letter brief, which makes clear that the Township has no



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standing, under the statute, case law, or otherwise, to appear and object to Wall 34's application before the Board. Ms. Krimko would like Mr. Reilly to hold off on his comments until the conclusion of their presentation and the public portion of the meeting. Ms. Krimko is not looking to preclude Mr. Reilly.

Attorney Cramer suggests a briefing from Mr. Reilly and Ms. Krimko by March 5, 2020.

Ms. Krimko enters new exhibits:

A-39	Dynamic response Letter 12.27.19
A-40	Dynamic Site Plan Exhibit Dated: 1.8.20
A-41	Dynamic Site Plan Rendering Exhibit Dated: 1.8.20
A-42	Dynamic Site Plan Impervious Comparison Exhibit Dated: 1.2.20
A-43	Dynamic Route 34 & Wyckoff Road Site Comparison Dated: 1.8.20
A-44	Dynamic 3D- Perspective-Lakewood Road West Bound Exhibit dated 1.8.20
A-45	Monmouth County Planning Board Conditional Approval 12.3.19
A-46	Department of Public Works & Engineering Letter Dated: 12.3.19

New Board exhibits:

BOA-8	1 st Mott McDonald Review Prepared by: Kyle smith Dated: 11.6.19
BOA-9	3 rd Planning Review Prepared By: Scott Taylor Dated: 1.3.20
BOA-10	3 rd Fire Review Prepared by: Mike Clayton Dated: 1.3.20



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Testimony of Matt Sharo PE, PP of Dynamic Engineering for the applicant:

Per discussions with the Zoning Board of Adjustment at its November 6, 2019 Hearing, adjustments were made to the proposed project layout to address various concerns of the Board and its professional staff. These adjustments are reflected in the enclosed “Site Plan Exhibit” and are offered to the Board for its consideration and further comment/discussion at our anticipated attendance at the Board’s January 8, 2020 Hearing.

Itemized summary of the items addressed by the enclosed plan:

Reduced Impervious Coverage – The amount of proposed impervious coverage has been reduced from 63.2% (77,219 SF) to 59.9% (73,284 SF). This was primarily achieved by reducing the number of proposed passenger vehicle parking stalls from sixty-six (66) to fifty-seven (57), and reducing the number proposed of large vehicle parking stalls from six (6) to four (4).

Parking Lot Landscape/Safety Islands – Landscape/safety islands have been provided at the southeast and southwest corners of the building. With this addition, landscape/safety islands are now provided at the ends of all parking rows.

Foundation Plantings – Foundation planting beds have been added along the northern façade of the building.

Mr. Sharo goes over the infiltration basin details. The Proposal is a benefit to the stormwater system. Gives testimony about the existing WAWA (Wyckoff Rd) to the proposed WAWA project compares the percentages.

Mr. Addonizio wants a comparison in acres from other WAWA sites. Building Size? States- So it’s bigger a building on a smaller piece of land with decreased parking. Mr. Sharo confirms that it is. This site is closer in comparison to the Neptune WAWA then the one on Wyckoff. He concerned with traffic and truck loading and unloading. Wants to know how many WAWA Mr. Sharo has been involved in developing. Mr. Sharo could only think of Brick town (as a previous project that he was involved in) and will answer that question at the next meeting.

Chairwoman Desarno wants to know where the tracker trailer will park on the exhibit and would like the addresses to the WAWA’s that do not allow tracker trailer parking.

Ms. Hearn asks about the canopies/awnings and their locations. Goes over the proposed landscape area.



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Ms. Krimko goes over lightening and how it will not have an impact, what's proposed reduces the light glare and will not have an impact on the neighbors. Light will not spill off the property. Mr. Sharo confirms her statement.

Mr. Taylor states based on the lighting design the applicant's testimony on the lighting is that there will be no impact. Wants to know if the applicant is aware of the differences between glare and lightening trespass? Mr. Sharo is not aware. Mr. Taylor compares the lighting to a typical diner to a WAWA. I would like to know the foot-candle capacity for the next meeting.

Mr. Taylor wants clarification from Mr. Sharo on the impervious coverage reduction. The number of parking spaces and large parking spaces that have reduced. Parking lot landscape/safety islands that have been added to the southeast and southwest corners of the building. Foundation planting beds that have been added to the north side of the building.

Public Portion open/close
Public Questions-

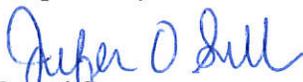
Daniel Highland-Previous owner of the Harvest Exchange for 24 years- The 4 oversized parking stalls are not highway business. Mr. Sharo replies that convenience stores and fast food is permitted. Is there sufficient oversized parking?

Joseph Sparto- Regarding the site plan if the land is so small- Have they tried to lease additional land from the Dot. Mr. Sharo can not confirm. Mr. Sparto lives in a three-story condo that will be affected by the lightening. Ms. Krimko confirms that a lighting expert will be at the next hearing to testify.

Application is being adjourned to March 18th, 2020 with no further re-noticing required.

There being no further business to come before the Board, a motion was made, seconded and unanimously approved to adjourn the meeting at 9:30 p.m.

Respectfully submitted,


Board Secretary