

TOWNSHIP OF WALL



George K. Newberry, Mayor
Carl Braun, Deputy Mayor
Timothy J. Farrell
Kevin P. Orender
Thomas M. Kingman

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TOWNSHIP OF WALL
PLANNING BOARD MEETING MINUTES
2/19/2020
WORKSHOP SESSION 7:00 PM
CONFERENCE ROOM B

TIME Chairwoman DeSarno called to order the Workshop Meeting of the Wall Township Planning Board according to the Sunshine Law.

Members:

Chairwoman DeSarno	Present	Ms. Hearn	Present
Vice Chairwoman Morrissey	Present	Mr. Morris	Present
Mr. Addonizio	Absent	Mr. Dorrer (Alt. #1)	Present
Mr. Gray	Present	Mr. McBarron (Alt. #2)	Absent

Board Professionals:

Thomas Catley, Esq.	Absent	Ben Montenegro, Esq.	Present
Conflict Attorney		Conflict Attorney	
Nora Coyne, P.P., AICP	Present	Jennifer O’Sullivan	Present
Special Board Planner		Board Secretary	
Geoffrey Cramer, Esq.	Present	Scott Taylor	Absent
Board Attorney		Board Planner	
Glenn Gerken P.E.	Absent	Matthew Zahorsky, P.E., C.M.E.	Absent
Board Engineer		Special Board Engineer	

New and Carried Applications

7:00 PM 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 construct a storage shed, generator and rear porch.
• **Carried to 3/4/2020 with no re-noticing required.**

7:08
PM
BOA # 2-2019 – BJ3 Properties
Block(s): 829 Lot(s): 23 Zone: R-30
Address: 3009 ½ Atlantic Ave Application Deemed Complete: 2/6/2019
Application Type: Bulk Variance

- **Carried to 4/15/2020 with no re-noticing required.**

7:15
PM
BOA # 29-2019 – Lawrence De Bello, Jr.
Block(s): 227 Lot(s): 6 Zone: R-10
Address: 2900 Garfield Street Application Deemed Complete: 11/27/2019
Application Type: Bulk Variance
Applicant is seeking to construct an addition and in-ground pool to an existing single family residential property.

BOA # 23-2019 – Howell Cousins, LLC
Block(s): 910 Lot(s): 2 Zone: HB-200
Address: 4806 Hwy 33 Application Deemed Complete: 8/16/2019
Application Type: Major Preliminary Site Plan with Use Variance
Applicant is seeking a use variance for a two story addition and site work for construction office training facility and ware house.

Resolutions

7:18
PM
• [Annual Report](#) together with [Appendix "A"](#)

Other Business

Minutes to be Adopted

7:25
PM
1/8/2020

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TOWNSHIP OF WALL
PLANNING BOARD MEETING MINUTES
2/19/2020
REGULAR MEETING 7:30 PM
MUNICIPAL MEETING ROOM

Chairwoman Coman called to order the Workshop Meeting of the Wall Township Planning Board at according to the Sunshine Law.

Roll Call

Members:

Chairwoman DeSarno	Present	Ms. Hearn	Present
Vice Chairwoman Morrissey	Present	Mr. Morris	Present
Mr. Addonizio	Absent	Mr. Dorrer (Alt. #1)Mr.	Present
Mr. Gray	Present	Mr. McBarron (Alt. #2)	Absent

Board Professionals:

Thomas Catley, Esq.	Absent	Ben Montenegro, Esq.	Present
Conflict Attorney		Conflict Attorney	
Nora Coyne, P.P., AICP	Present	Jennifer O’Sullivan	Present
Special Board Planner		Board Secretary	
Geoffrey Cramer, Esq.	Present	Scott Taylor	Present
Board Attorney		Board Planner	
Glenn Gerken P.E.	Absent	Matthew Zahorsky, P.E., C.M.E.	Absent
Board Engineer		Special Board Engineer	

New and Carried Applications

7:36 PM **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 construct a storage shed, generator and rear porch.
• **Carried to 3/4/2020 with no re-noticing required.**

Chairwoman Desarno requests that conflict Attorney Ben Montenegro step up to the dais

BOA # 2-2019 – BJ3 Properties

Block(s): 829 Lot(s): 23 Zone: R-30

Address: 3009 ½ Atlantic Ave Application Deemed Complete: 2/6/2019

Application Type: Bulk Variance

- **Carried to 3/4/2020 with no re-noticing required.**

For the Applicant

- **Tim Middleton Attorney for the applicant**
- **Joseph Kociuba PE, PP:**

From the Public

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- Summary
- Mr. Middleton stated that after listening to the boards comments he would like to bring in a Title Survey company to testify and would like the application carried, the applicant is willing to reduce the size of the home. Carried to 4/1/2020 with no re-noticing required
- Conflict Attorney Montenegro makes the announcement that the application will be carried with no further notification. Mr. Montenegro changes the carried date to 4/15/2020 with no additional noticing and revised plans will be submitted

BOA # 29-2019 – Lawrence De Bello, Jr.

Block(s): 227 Lot(s): 6 Zone: R-10

Address: 2900 Garfield Street Application Deemed Complete: 11/27/2019

Application Type: Bulk Variance

Applicant is seeking to construct an addition and in-ground pool to an existing single family residential property.

For the Applicant

- **Tim Middleton Attorney for the applicant**
- **Joseph Kociuba**

From the Public

- Mr. Slocum confirms that there was never a problem with the location of an inground pool at the site at which it was previously located

Summary

- Attorney Tim Middleton states that the applicant proposing to construct a second floor addition over an existing single family dwelling, a new covered porch and an inground swimming pool all upon Applicant's property located at Lot 6 in Block 227 on the Wall Township Tax Map (which premises is also known as 2900 Garfield Street in the Township) and requesting variance relief from the minimum front yard setback, maximum building coverage, maximum impervious coverage, minimum front yard setback requirements for an accessory pool, minimum rear yard setback pool requirements for an accessory pool, a variance to permit the pool to be located in the front yard and for variance relief from the maximum fence height requirements of the Zoning Ordinance, and a survey prepared by Charles O'Malley and a bulk variance plan prepared by Joseph Kociuba of KBA Engineering Services, Inc., having been provided together with color renderings of the proposed porch and second story elevation and rear yard area of Applicant's property.

- Lawrence De Bello, Jr. Applicant, testified that he is a lifelong resident of Wall Township and lives in the existing single-family dwelling with his wife and one child. He desires to make his current address his permanent home but needs to expand the existing dwelling to provide for his growing family. He and his wife are expecting a second child. The architectural plans prepared show an open exterior porch for outside dining as well as an inground pool for family gatherings. Mr. De Bello comes from a large family and the pool will be a central feature for family get togethers. It appears that an inground swimming pool was approved in connection with a subdivision of the property that was granted 10 years ago. The pool was demolished in 2010. It appears to have been a smaller pool than that for which variance relief has been requested by Mr. De Bello. However, the pool proposed will be generally, in the same location as the prior pool but will have a different 22 feet by 36 feet irregular configuration. A copy of the prior Resolution of Approval with respect to the subdivision and pool construction is identified as Exhibit A-13.
- Joseph Kociuba, a licensed engineer and planner, testified on behalf of Applicant with respect to the pool, noting that the Applicant's lot is a 10,000 square foot lot located in the R-10 Single Family Residential Zone where the minimum lot size required is 12,000 square feet. The Board notes that the exhibits show vehicular access to Applicant's property to be by means of a driveway from Garfield Street located at the northerly side of Applicant's dwelling. The garage and dwelling occupy the northerly side of Applicant's lot. The mechanical equipment for the pool will be located in a front yard setback area. Applicant stipulates that it will be buffered so that it is no visible. Applicant will rotate the pool slightly to maintain a compliant minimum rear yard setback. Applicant's lot has more than 17% of the site occupied by the existing driveway and the garage for the largest share of the total impervious coverage. The Applicant does not desire to lose the existing garage and the Applicant agrees to reduce the width of the driveway. The maximum impervious coverage permitted is 40%. The Board takes administrative notice of the fact that the prior approval allowed a 47.1% total impervious coverage. Applicant will reduce the impervious surface of the driveway. The exterior covered porch proposed will be unenclosed and will have a visually open prospect. The porch coupled with the use of gables and other architectural features offer aesthetically attractive streetscape. Applicant stipulates that he will seek neighboring property owner Raymond Slocum's input with respect to the sufficiency of the buffering along their common property line. All plantings along that property line will be subject to review by the Board Planner with respect to any additional plantings as shown in Exhibit A-10. Applicant plans will be revised to achieve a maximum impervious coverage that does not exceed 47%. Input provided by Mr. Slocum confirms that there was never a problem with the location of an inground pool at the site at which it was previously located. Applicant stipulates that they will work with the Board Planner to address the plantings on the site. Applicant should provide a revised plan with respect to all yard improvements consistent with the stipulations made by Applicant during the course of the public hearing.

Chairwoman DeSarno ask if they are any question or comment from public.

Mr. Slocum confirms that there was never a problem with the location of an inground pool at the site at which it was previously located.

Chairwoman DeSarno ask if they are any question or comment from public. -Seeing None.

Decision

- Motion: Ms. Hearn
- Second: Vice Chairwoman Morrissey
- **Roll Call:**

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea
Mr. Addonizio	N/A	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	N/A
- Application approved with conditions.

BOA # 23-2019 – Howell Cousins, LLC

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

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

Application Type: Major Preliminary Site Plan with Use Variance

Applicant is seeking a use variance for a two-story addition and site work for construction office training facility and ware house.

For the Applicant

- **Mark Aikins Attorney for the applicant**

From the Public

Summary

Attorney Mark Aikins request the application is carried since this application Major Preliminary Site Plan with Use Variance he notes that there are 5 members on the dais.

- **Carried to 4/1/2020 with no re-noticing required.**

Resolutions

Annual Report together with **Appendix “A”**

Decision

- Motion: Vice Chairwoman Morrissey
- Second: Mr. Dorrer
- All in favor. None Opposed.
- Resolution adopted as written.

BOA# 20-2019 Joseph and Jennifer Sczerbowicz Block 108 Lot(s) 1, 1785 Belmar Blvd, R-7.5 Zone Application Deemed Complete 6/24/19, Applicant withdraws the application without prejudice.

Decision

- Motion: Vice Chairwoman Morrissey
- Second: Mr. Dorrer
- All in favor. None Opposed

Minutes

Minutes January 8, 2020

Decision

- Motion: Mr. Dorrer
- Second: Mr. Morris
- All in favor. None Opposed.
- Minutes adopted as written.

Adjournment

- Motion: Mr. Morris
- Second: Vice Chairwoman Morrisey
- All in favor. None Opposed.