

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  
PLANNING BOARD MEETING MINUTES  
1/11/2021

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://www.gotomeet.me/WallTwp/pb-1>.

All meeting material is also available online at [www.wallnj.com/pbremotemeetings](http://www.wallnj.com/pbremotemeetings)

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

Members:

Amanda Agnello (Alt #1)	Present	Chairwoman Coman	Present
Mr. Barlow	Present	Mayor Farrell	Present
Mr. Baumgartner	Present	Mr. Hall	Present
Deputy Mayor Becht	Present	Lieutenant O’Halloran	Present
Mr. Blewitt (Alt #2)	Present	Ms. Shanklin	Present
		Vice Chairman Wonsala	Present

Board Professionals:

Nora Coyne, P.P., AICP	Present	Raymond Savacool, P.E., P.P., C.M.E., C.F.M.	Present
Special Board Planner		Board Engineer	
Jerry Dasti.	Present	Scott Taylor	Present
Board Attorney		Board Planner	
John Jackson	Present	Matthew Zahorsky, P.E., C.M.E.	Present
Board Attorney		Special Board Engineer	

## **New and Carried Applications**

**No New Application or Carried Application.**

### **Resolutions**

Designating the time and place of meetings, other regulations of the Board and the official newspapers, etc.

- **Amended Schedule to 2nd and 4th Mondays of the month**

**PB # 7-2020 – J & J 2231 Landmark, LLC**

Block(s): 831 Lot(s): 36.02 Zone: OB-40

***Carried to 1/25/2021 with no re-noticing required.***

### **Other Business**

**1. ELECTION OF OFFICERS:**

Chairperson  
Vice Chairperson

**APPOINTMENT OF SECRETARY:**

**APPOINTMENT OF PROFESSIONALS:**

Attorney  
Special Counsel Attorneys  
Engineer  
Special Board Engineer  
Planner  
Special Board Planner

### **Minutes to be Adopted.**

- 7/13/2020, 8/10/2020 and 9/14/2020
- Carried to 1/25/2021

Mayor Farrell asks if there is a possibility in changing the Planning Board meeting date to the 2<sup>nd</sup> and 4<sup>th</sup> Monday of the month.

Nora Coyne suggests publishing the first two meeting of the year until we figure out a new calendar.

### **Executive Session**

### **Adjournment**

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

Roll Call

Members:

Amanda Agnello (Alt #1)	Present	Mayor Farrell	Present
Mr. Barlow	Present	Mr. Hall	Present
Mr. Baumgartner	Present	Lieutenant O’Halloran	Present
Deputy Mayor Becht	Present	Ms. Shanklin	Present
Mr. Blewitt (Alt #2)	Present	Vice Chairman Wonsala	Present

Board Professionals:

Nora Coyne, P.P., AICP	Present	Raymond Savacool, P.E., P.P., C.M.E., C.F.M.	Present
Special Board Planner		Board Engineer	
Jerry Dasti.	Present	Scott Taylor	Present
Board Attorney		Board Planner	
John Jackson	Present	Matthew Zahorsky, P.E., C.M.E.	Present
Board Attorney		Special Board Engineer	

**New and Carried Applications**

**No New Application or Carried Application.**

**ELECTION OF OFFICERS:**

**Election of Chairman**

On a motion from Mr. Wonsala, seconded by Mr. Shanklin, Kristin Coman was nominated as Chairwoman of the Wall Township Planning Board for 2021. There were no other nominations.

Amanda Agnello (Alt #1)	Yea	Mayor Farrell	Yea
Mr. Barlow	Yea	Mr. Hall	Yea
Mr. Baumgartner	Yea	Lieutenant O'Halloran	Yea
Deputy Mayor Becht	Yea	Ms. Shanklin	Yea
Mr. Blewitt (Alt #2)	Yea	Vice Chairman Wonsala	Yea

**Election of Vice-Chairman**

On a motion from Ms. Shanklin, seconded by Mr. Barlow, Richard Wonsala was nominated as Vice Chairman of the Wall Township Planning Board for 2021. There were no other nominations.

Amanda Agnello (Alt #1)	Yea	Mayor Farrell	Yea
Mr. Barlow	Yea	Mr. Hall	Yea
Mr. Baumgartner	Yea	Lieutenant O'Halloran	Yea
Deputy Mayor Becht	Yea	Ms. Shanklin	Yea
Mr. Blewitt (Alt #2)	Yea	Vice Chairman Wonsala	Yea
		Chairwoman Coman	Yea

**Election of Secretary**

On a motion from Mr. Wonsala, seconded by Mayor Farrell, the Board voted to adopt Jennifer O'Sullivan was nominated as Secretary of the Wall Township Planning Board for 2021. There were no other nominations.

Amanda Agnello (Alt #1)	Yea	Mayor Farrell	Yea
Mr. Barlow	Yea	Mr. Hall	Yea
Mr. Baumgartner	Yea	Lieutenant O'Halloran	Yea
Deputy Mayor Becht	Yea	Ms. Shanklin	Yea
Mr. Blewitt (Alt #2)	Yea	Vice Chairman Wonsala	Yea
		Chairwoman Coman	Yea

Appointment of Board Attorney – Jerry Dasti

On a motion from Mr. Baumgartner, seconded by Deputy Mayor Becht, the Board voted to adopt Jerry Dasti of Dasti, Murphy, McGuckin, Ulaky, Koutsouris & Connors LLC. was appointed as Board Attorney for 2021.

Amanda Agnello (Alt #1)	Yea	Mayor Farrell	Yea
Mr. Barlow	Yea	Mr. Hall	Yea
Mr. Baumgartner	Yea	Lieutenant O’Halloran	Yea
Deputy Mayor Becht	Yea	Ms. Shanklin	Yea
Mr. Blewitt (Alt #2)	Yea	Vice Chairman Wonsala	Yea
		Chairwoman Coman	Yea

Mr. Jackson Thanked the board and left the meeting.

Appointment of Special Board Attorney – Ben Montenegro

On a motion from Mr. Baumgartner seconded by Deputy Mayor Becht, the Board voted to adopt Ben Montenegro of **Montenegro, Thompson, Montenegro and Genz** was appointed as Special Board Attorney for 2021.

Amanda Agnello (Alt #1)	Yea	Mayor Farrell	Yea
Mr. Barlow	Yea	Mr. Hall	Abstain
Mr. Baumgartner	Yea	Lieutenant O’Halloran	Yea
Deputy Mayor Becht	Yea	Ms. Shanklin	Yea
Mr. Blewitt (Alt #2)	Yea	Vice Chairman Wonsala	Yea
		Chairwoman Coman	Yea

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

On a motion from Mr. Wonsala, seconded by Mr. Barlow, the Board voted to adopt Ray Savacool, PE, PP, CME, CFM T&M Associates was appointed as Planning Board Engineer for 2021.

Amanda Agnello (Alt #1)	Yea	Mayor Farrell	Yea
Mr. Barlow	Yea	Mr. Hall	Yea
Mr. Baumgartner	Yea	Lieutenant O’Halloran	Yea
Deputy Mayor Becht	Yea	Ms. Shanklin	Yea
Mr. Blewitt (Alt #2)	Yea	Vice Chairman Wonsala	Yea
		Chairwoman Coman	Yea

Appointment of Special Board Engineer-Matt Zahorsky

On a motion from Mr. Barlow, seconded by Mr. Baumgartner, the Board voted to adopt Matt Zahorsky was appointed Special Board Engineer for 2021.

Amanda Agnello (Alt #1)	Yea	Mayor Farrell	Yea
Mr. Barlow	Yea	Mr. Hall	Yea
Mr. Baumgartner	Yea	Lieutenant O’Halloran	Yea
Deputy Mayor Becht	Yea	Ms. Shanklin	Yea
Mr. Blewitt (Alt #2)	Yea	Vice Chairman Wonsala	Yea
		Chairwoman Coman	Yea

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

On a motion from Mr. Wonsala seconded by Mr. Hall , Scott Taylor, P.P., AICP was appointed as Planning Board Engineer for 2021.

Amanda Agnello (Alt #1)	Yea	Mayor Farrell	Yea
Mr. Barlow	Yea	Mr. Hall	Yea
Mr. Baumgartner	Yea	Lieutenant O'Halloran	Yea
Deputy Mayor Becht	Yea	Ms. Shanklin	Yea
Mr. Blewitt (Alt #2)	Yea	Vice Chairman Wonsala	Yea
		Chairwoman Coman	Yea

Appointment of Special Board Planner-Nora Coyne

On a motion from Mr. Barlow, seconded by Mr. Wonsala, Nora Coyne was appointed Special Board Planner for 2021.

Amanda Agnello (Alt #1)	Yea	Mayor Farrell	Yea
Mr. Barlow	Yea	Mr. Hall	Yea
Mr. Baumgartner	Yea	Lieutenant O'Halloran	Yea
Deputy Mayor Becht	Yea	Ms. Shanklin	Yea
Mr. Blewitt (Alt #2)	Yea	Vice Chairman Wonsala	Yea
		Chairwoman Coman	Yea

Establishment Meeting Schedule for 2021 and setting Reorganization Meeting date for 2022.  
On a motion from Mayor Farrell, seconded by Ms. Shanklin, the Board voted to adopt the 2021 Meeting Schedule and setting the 2022 Reorganization meeting date for January 10, 2022.  
*Amended schedule to adopt the first two meetings on 1/25/2021 and 2/1/2021 until the new schedule is prepared to reflect the 2nd and 4th Mondays of the month as the meeting date.*

Amanda Agnello (Alt #1)	Yea	Mayor Farrell	Yea
Mr. Barlow	Yea	Mr. Hall	Yea
Mr. Baumgartner	Yea	Lieutenant O'Halloran	Yea
Deputy Mayor Becht	Yea	Ms. Shanklin	Yea
Mr. Blewitt (Alt #2)	Yea	Vice Chairman Wonsala	Yea
		Chairwoman Coman	Yea

Resolutions

**PB # 7-2020 – J & J 2231 Landmark, LLC**

Block(s): 831 Lot(s): 36.02 Zone: OB-40

- **Carried to 1/25/2021**

Other Business

Minutes

7/13/2020, 8/10/2020 and 9/14/2020.

- **Carried to 1/25/2021**

During the Motion to adjourn a member of the public would like to make a public comment. As per Planning Board Attorney Dasti’s advise the Chairperson allowed public comment for 7 minutes per speaker.

Adjournment/Close Public Comment

- Motion: Mr. Barlow
- Second: Vice Chairman Wonsala
- All in favor. None Opposed.
- 

Amanda Agnello (Alt #1)	Yea	Mayor Farrell	Yea
Mr. Barlow	Yea	Mr. Hall	Yea
Mr. Baumgartner	Yea	Lieutenant O’Halloran	Yea
Deputy Mayor Becht	Yea	Ms. Shanklin	Yea
Mr. Blewitt (Alt #2)	Yea	Vice Chairman Wonsala	Yea
		Chairwoman Coman	Yea