

TOWNSHIP OF WALL

2700 Allaire Road
P.O. Box 1168
Wall, New Jersey 07719-1168
www.wallnj.com

Timothy J. Farrell, Mayor
Dan Becht, Deputy Mayor
Kevin P. Orender
Thomas M. Kingman
Erin M. Mangan



Erika Ward
Planning and Zoning
Board Secretary

(732) 449-8444 Ext. 2243
FAX (732) 449-8995
eward@townshipofwall.com

TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 1/9/2023

WORKSHOP SESSION 7:00 PM CONFERENCE ROOM B

7:00 Chairman Wonsala called to order *the Workshop Meeting* of the Wall Township Planning Board according to the Sunshine Law.

Members:

Chairman Wonsala	Present	Committeeman Orender	Absent
Mr. Barlow	Absent	Vice Chair Shanklin	Present
Mr. Baumgartner	Present	Lieutenant Steitz	Present
Mr. Blewitt	Present	Ms. Agnello (Alt # 1)	Present
Mayor Farrell	Present	Mr. Mulholland (Alt # 2)	Present
Mr. Hall	Present		

Board Professionals:

Gregory McGuckin, Esq. Board Attorney	Present	Matthew Zahorsky, PE, CME Special Board Engineer	Absent
Ben Montenegro, Esq. Conflict Attorney	Present	Nora Coyne, PP, AICP Special Board Planner	Present
Raymond Savacool, PE, PP, CME, CFM Board Engineer	Present	Erika Ward Board Secretary	Present
Scott Taylor, AICP, PP, LLA, LEED AP Board Planner	Present		
Patrick Varga, Esq	Absent		

2023 REORGANIZATION- Election of Officers

Election of Chairman

On a motion from Ms. Shanklin, seconded by Mr. Hall, Richard Wonsala was nominated as Chairman of the Wall Township Planning Board for 2023. There were no other nominations.

Chairman Wonsala	N/A	Committeeman Orender	Absent
Mr. Barlow	Absent	Vice Chair Shanklin	Yea
Mr. Baumgartner	Yea	Lieutenant Steitz	Yea
Mr. Blewitt	Yea	Ms. Agnello (Alt # 1)	Yea
Mayor Farrell	Yea	Mr. Mulholland (Alt # 2)	Yea
Mr. Hall	Yea		

Election of Vice-Chairman

On a motion from Mr. Hall, seconded by Ms. Agnello, Christine Shanklin was nominated as Vice Chairman of the Wall Township Planning Board for 2023. There were no other nominations.

Chairman Wonsala	Yea	Committeeman Orender	Absent
Mr. Barlow	Absent	Vice Chair Shanklin	N/A
Mr. Baumgartner	Yea	Lieutenant Steitz	Yea
Mr. Blewitt	Yea	Ms. Agnello (Alt # 1)	Yea
Mayor Farrell	Yea	Mr. Mulholland (Alt # 2)	Yea
Mr. Hall	Yea		

Appointment of Secretary

On a motion from Ms. Agnello, seconded by Ms. Shanklin, the Board voted to adopt Erika Ward as Secretary of the Wall Township Planning Board for 2023. There were no other recommendations.

Chairman Wonsala	Yea	Committeeman Orender	Absent
Mr. Barlow	Absent	Vice Chair Shanklin	Yea
Mr. Baumgartner	Yea	Lieutenant Steitz	Yea
Mr. Blewitt	Yea	Ms. Agnello (Alt # 1)	Yea
Mayor Farrell	Yea	Mr. Mulholland (Alt # 2)	Yea
Mr. Hall	Yea		

Appointment of Board Attorney – Gregory McGuckin

On a motion from Ms. Shanklin, seconded by Mr. Baumgartner, the Board voted to adopt Gregory McGuckin, Esq., was appointed as Board Attorney for 2023.

Chairman Wonsala	Yea	Committeeman Orender	Absent
Mr. Barlow	Absent	Vice Chair Shanklin	Yea
Mr. Baumgartner	Yea	Lieutenant Steitz	Yea
Mr. Blewitt	Yea	Ms. Agnello (Alt # 1)	Yea
Mayor Farrell	Yea	Mr. Mulholland (Alt # 2)	Yea
Mr. Hall	Yea		

Appointment of Special Board Attorney – Ben Montenegro

On a motion from Ms. Shanklin seconded by Mr. Blewitt, the Board voted to adopt Ben Montenegro of Montenegro, Thompson, Montenegro and Genz as Special Board Attorney for 2023.

Chairman Wonsala	Yea	Committeeman Orender	Absent
Mr. Barlow	Absent	Vice Chair Shanklin	Yea
Mr. Baumgartner	Yea	Lieutenant Steitz	Yea
Mr. Blewitt	Yea	Ms. Agnello (Alt # 1)	Yea
Mayor Farrell	Yea	Mr. Mulholland (Alt # 2)	Yea
Mr. Hall	Yea		

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

On a motion from Mr. Blewitt, seconded by Mr. Hall, the Board voted to adopt Ray Savacool, PE, PP, CME, CFM T&M Associates as Planning Board Engineer for 2023.

Chairman Wonsala	Yea	Committeeman Orender	Absent
Mr. Barlow	Absent	Vice Chair Shanklin	Yea
Mr. Baumgartner	Yea	Lieutenant Steitz	Yea
Mr. Blewitt	Yea	Ms. Agnello (Alt # 1)	Yea
Mayor Farrell	Yea	Mr. Mulholland (Alt # 2)	Yea
Mr. Hall	Yea		

Appointment of Special Board Engineer-Matthew Zahorsky

On a motion from Ms. Shanklin, seconded by Mr. Baumgartner, the Board voted to adopt Matt Zahorsky as Special Board Engineer for 2023.

Chairman Wonsala	Yea	Committeeman Orender	Absent
Mr. Barlow	Absent	Vice Chair Shanklin	Yea
Mr. Baumgartner	Yea	Lieutenant Steitz	Yea
Mr. Blewitt	Yea	Ms. Agnello (Alt # 1)	Yea
Mayor Farrell	Yea	Mr. Mulholland (Alt # 2)	Yea
Mr. Hall	Yea		

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

On a motion from Ms. Shanklin, seconded by Ms. Agnello, Scott Taylor, P.P., AICP was appointed as Planning Board Engineer for 2023.

Chairman Wonsala	Yea	Committeeman Orender	Absent
Mr. Barlow	Absent	Vice Chair Shanklin	Yea
Mr. Baumgartner	Yea	Lieutenant Steitz	Yea
Mr. Blewitt	Yea	Ms. Agnello (Alt # 1)	Yea
Mayor Farrell	Yea	Mr. Mulholland (Alt # 2)	Yea
Mr. Hall	Yea		

Appointment of Special Board Planner-Nora Coyne

On a motion from Ms. Shanklin, seconded by Ms. Agnello, Nora Coyne was appointed Special Board Planner for 2023.

Chairman Wonsala	Yea	Committeeman Orender	Absent
Mr. Barlow	Absent	Vice Chair Shanklin	Yea
Mr. Baumgartner	Yea	Lieutenant Steitz	Yea
Mr. Blewitt	Yea	Ms. Agnello (Alt # 1)	Yea
Mayor Farrell	Yea	Mr. Mulholland (Alt # 2)	Yea
Mr. Hall	Yea		

New & Carried Applications

PB#15-2022 – VC Monmouth

Block(s): 817 Lot(s): 2 Zone: OP-10

Address: 100 Oval Rd.

Application Deemed Complete: 12/13/2022

Application Type: Major Preliminary and Final Site Plan

Applicant is seeking to construct 54 age-restricted dwellings within 9 buildings.

- Members discussed the details of the project.

PB#5-2020 – ASP Wall, LLC

Block(s): 917 Lot(s): 65 Zone: GI-5

Address: 5165 Belmar Blvd.

Application Deemed Complete: 7/16/2020

Application Type: Preliminary and Final Site Plan

Applicant is seeking to construct six warehouse/office buildings.

- Members discussed the details of the project.

Resolutions

PB#9-2022 Michael Gittleman

Block(s): 248.01 Lot(s): 17 Address: 3115 Belmar Blvd.

- No corrections. Resolution can be adopted as written.

PB#11-2022 Atlantic Manor Associates

Block(s): 810 Lot(s): 6 Address: 1507 Atlantic Ave.

- No corrections. Resolution can be adopted as written.

PB#12-2022 2367 Route 34 LLC

Block(s): 831 Lot(s): 48 Address: 2367 Route 34

- No corrections. Resolution can be adopted as written.

PB#14-2022 Richard & Sharon Pisenga & Susan Nicholson

Block(s): 799 Lot(s): 47 & 63 Address: 2168 Hidden Brook Rd./1907 Tiltens Corner

- No corrections. Resolution can be adopted as written.

Other Business

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

Block(s): 831 Lot(s): 36.02 Zone: OB-4

Address: 2345 Highway 34

Application Approved: 1/25/2021

Application Type: Preliminary & Final Major Site Plan – ***Extension of Time***

- Members discussed the details of the requested extension.

Minutes to be Adopted

Adjournment

7:15 pm

TOWNSHIP OF WALL

2700 Allaire Road
P.O. Box 1168
Wall, New Jersey 07719-1168
www.wallnj.com

Timothy J. Farrell, Mayor
Dan Becht, Deputy Mayor
Kevin P. Orender
Thomas M. Kingman
Erin M. Mangan



Erika Ward
Planning and Zoning
Board Secretary

(732) 449-8444 Ext. 2243
FAX (732) 449-8995
eward@townshipofwall.com

TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 1/9/2023

REGULAR MEETING IMMEDIATELY FOLLOWING WORKSHOP SESSION MUNICIPAL MEETING ROOM

Chairman Wonsala called to order the **Regular Meeting** of the Wall Township Planning Board at according to the Sunshine Law.

Roll Call

Members:

Chairman Wonsala	Present	Committeeman Orender	Absent
Mr. Barlow	Absent	Vice Chair Shanklin	Present
Mr. Baumgartner	Present	Lieutenant Steitz	Present
Mr. Blewitt	Present	Ms. Agnello (Alt # 1)	Present
Mayor Farrell	Present	Mr. Mulholland (Alt # 2)	Present
Mr. Hall	Present		

Board Professionals:

Gregory McGuckin, Esq.	Present	Matthew Zahorsky, PE, CME	Absent
Board Attorney		Special Board Engineer	
Ben Montenegro, Esq.	Present	Nora Coyne, PP, AICP	Present
Conflict Attorney		Special Board Planner	
Raymond Savacool, PE, PP, CME, CFM	Present	Erika Ward	Present
Board Engineer		Board Secretary	
Scott Taylor, AICP, PP, LLA, LEED AP	Present		
Board Planner			
Patrick Varga, Esq	Absent		

New and Carried Applications

PB#15-2022 – VC Monmouth

Block(s): 817 Lot(s): 2 Zone: OP-10

Address: 100 Oval Rd.

Application Deemed Complete: 12/13/2022

Application Type: Major Preliminary and Final Site Plan

Applicant is seeking to construct 54 age-restricted dwellings within 9 buildings.

For the Applicant

- **Mark Aikins, Esq., Attorney**
- **Kevin Shelly, Engineer**

From the Public

- **Dennis Ingoglia, resident at 47 Mount Laurel Lane, Brielle**
 - Lives across the street and wanted to point out the concerns of traffic and wanted to make sure that there will be an entrance and exit on route 70.

Summary

Mark Aikins, the attorney representing VC Monmouth stated that this property is the second half of the community called The Monmouth which was approved by the planning board in 2003. The first half contains 8 buildings consisting of 6 units each for 48 units in total. The property was zoned in 2022 to permit multi-family residential as a conditional use in the townships OP-10 zoning district. There are 54 ages restricted residential 2 story units proposed. 96% of the existing homeowners are supportive of this application. Due to the construction of the Monmouth not being completed, the current residents had to cover all HOA costs so they are looking forward for new residents coming in to help support the costs.

Decision

Carried to 3/6/2023 with no re-noticing required.

PB#5-2020 – ASP Wall, LLC

Block(s): 917 Lot(s): 65 Zone: GI-5

Address: 5165 Belmar Blvd.

Application Deemed Complete: 7/16/2020

Application Type: Preliminary and Final Site Plan

Applicant is seeking to construct six warehouse/office buildings.

For the Applicant

- **Gary, Esq., Attorney**
- **Sean Delaney, Engineer**

From the Public

- **Matt Dolan, Attorney on behalf of Wall Herald.**
- **Geoffrey Goll, Engineer on behalf of Wall Herald- President of Princeton Hydro**
- **Chris, Adjacent Property Owner**
- **Michelle Robins, lives across from property**
- **Brian Clancy- Attorney representing Howell Township**

Summary

Continuation from 11/21/2022: Matt Dolan, the attorney representing Wall Herald cross examined the applicants engineer, Sean Delaney. Matt Dolan stated that there are still outstanding comments from Ray Savacool, the township engineer, which Sean Delaney is aware of and intends on addressing all comments in the conditions of approval unless the board sees otherwise. Mr. Dolan questioned Mr. Delaney on the runway hazard zone/clear zone and the limitations set forth under the air safety and zoning act regulations at NJAC 16:62. Mr. Delaney said that he does not know them verbatim but reviewed them briefly. Mr. Dolan asked Mr. Delaney if there were any plan revisions submitted pertaining to the FAA guidance documents like the 9/16/22 advisory circular that the safety experts testified to last hearing. Sean responded & said that the submitted plan revisions only covered the comments from NJDOT relating to certain items of development located in the clear zone. Once Mr. Dolan was done questioning Mr. Delaney, Mr. Dolan introduced Engineer and President of Princeton Hydro, Geoffrey Goll. Mr. Goll submitted and went over with the board a detailed stormwater management and soil review.

Decision

Carried to 2/27/2023 with no re-noticing required.

Resolutions

PB#9-2022 Michael Gittleman

Block(s): 248.01 Lot(s): 17 Address: 3115 Belmar Blvd.

- Motion: Ms. Shanklin
- Second: Ms. Agnello
- All in favor. None Opposed.

PB#11-2022 Atlantic Manor Associates

Block(s): 810 Lot(s): 6 Address: 1507 Atlantic Ave.

- Motion: Mr. Hall
- Second: Mr. Baumgartner
- All in favor. None Opposed.

PB#12-2022 2367 Route 34 LLC

Block(s): 831 Lot(s): 48 Address: 2367 Route 34

- Motion: Ms. Shanklin
- Second: Mr. Hall
- All in favor. None Opposed.

PB#14-2022 Richard & Sharon Pisenga & Susan Nicholson

Block(s): 799 Lot(s): 47 & 63 Address: 2168 Hidden Brook Rd./1907 Tiltons Corner

- Motion: Mr. Baumgartner
- Second: Ms. Shanklin
- All in favor. None Opposed.

Other Business

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

Block(s): 831 Lot(s): 36.02 Zone: OB-4

Address: 2345 Highway 34 Application Approved: 1/25/2021

Application Type: Preliminary & Final Major Site Plan – **Extension of Time**

Decision

Motion: Ms. Shanklin

Second: Ms. Agnello

Chairman Wonsala	Yea	Committeeman Orender	Absent
Mr. Barlow	Absent	Vice Chair Shanklin	Yea
Mr. Baumgartner	Yea	Lieutenant Steitz	Yea
Mr. Blewitt	Yea	Ms. Agnello (Alt # 1)	Yea
Mayor Farrell	Yea	Mr. Mulholland (Alt # 2)	Yea
Mr. Hall	Yea		

Minutes

Adjournment

10:10PM

- Motion: Ms. Agnello
- Second: Ms. Agnello
- All in favor. None Opposed.

Respectfully Submitted by: Erika Ward