

TOWNSHIP OF WALL



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

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TOWNSHIP OF WALL  
BOARD OF ADJUSTMENT MEETING MINUTES  
1/13/2021

Workshop Session & Regular Meeting 7:00 PM  
<https://www.gotomeet.me/WallTwp/boa>

REMOTE MEETING Please be advised that while Townhall is closed to the public, the Board of Adjustment 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/boa>.

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

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

Members:

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

Board Professionals:

Thomas Catley, Esq.	Absent	Dave Magno P.E.	Absent
Conflict Attorney		Board Engineer	
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.	Present
Board Engineer		Special Board Engineer	

*Carried Applications*

BOA # 21-2020 – Suzanne Baker  
Block(s): 838 Lot(s): 25 Zone: R-10  
Address: 1628 Myrtle Avenue Application Deemed Complete: 11/2/2020  
Application Type: Bulk Variance  
Applicant is seeking to install a pool in the front yard.  
• Carried to 1/20/2021 with no re-noticing required.

BOA # 22-2020 – Craig DeNardo  
Block(s): 936 Lot(s): 4 Zone: R-15  
Address: 4606 Spring Street Application Deemed Complete: 11/23/2020  
Application Type: Bulk Variance  
Applicant is seeking to construct a 6-foot-high fence in the front yard.  
• Carried to 1/20/2021 with no re-noticing required.

*New Applications*

No New Applications

*Resolutions*

**BOA # 18-2020 – Route 34 Associates**  
Block(s): 942 Lot(s): 81 Zone: OR-2  
• *Carried to 1/20/2021 for further review.*

**BOA # 19-2020 – Gerald & Christine Martignetti**  
Block(s): 166 Lot(s): 3 Zone: R-10

**BOA # 20-2020 - Emily E. Viola**  
Block(s): 171 Lot(s): 8 Zone: R 7.5

Other Business

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.

Executive Session

Adjournment

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

Roll Call

Members:

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

Board Professionals:

Thomas Catley, Esq.	Absent	Dave Magno P.E.	Absent
Conflict Attorney		Board Engineer	
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.	Present
Board Engineer		Special Board Engineer	

### Carried Applications

BOA # 21-2020 – Suzanne Baker  
Block(s): 838 Lot(s): 25 Zone: R-10

Address: 1628 Myrtle Avenue Application Deemed Complete: 11/2/2020  
Application Type: Bulk Variance

Applicant is seeking to install a pool in the front yard.

- Carried to 1/20/2021 with no re-noticing required.

BOA # 22-2020 – Craig DeNardo  
Block(s): 936 Lot(s): 4 Zone: R-15

Address: 4606 Spring Street Application Deemed Complete: 11/23/2020  
Application Type: Bulk Variance

Applicant is seeking to construct a 6-foot-high fence in the front yard.

- Carried to 1/20/2021 with no re-noticing required.

### New Application

No New Application

### Resolutions

#### **BOA # 19-2020 – Gerald & Christine Martignetti**

Block(s): 166 Lot(s): 3 Zone: R-10

##### Decision

- Motion: Mr. Dorrer
- Second: Mr. Addonizio
- All in favor. None Opposed.

Chairwoman DeSarno	Yea	Ms. Hearn	Absent
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea
Mr. Addonizio	Yea	Mr. Dorrer	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #1)	Yea
- Resolution adopted as written.

#### **BOA # 20-2020 - Emily E. Viola**

Block(s): 171 Lot(s): 8 Zone: R 7.5

##### Decision

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

Chairwoman DeSarno	Yea	Ms. Hearn	Absent
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea
Mr. Addonizio	Yea	Mr. Dorrer	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #1)	Yea
- Resolution adopted as written.

Other Business

**ELECTION OF OFFICERS:**

**WELCOME NEW MEMBERS; APPOINTMENT OF PROFESSIONALS.**

***Election of Chairman***

On a motion from Ms. Morrissey, seconded by Mr. Addonizio, Ms. Mary DeSamo was nominated as Chairman of the Wall Township Board of Adjustment for 2021. There were no other nominations. All in Favor.

Roll Call	N/A	Ms. Hearn	Absent
Chairwoman DeSarno			
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea
Mr. Addonizio	Yea	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea

***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 2021. There were no other nominations. All in Favor.

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

**Appointment of Board Attorney- Geoff Cramer, Esq.**

On a motion from Chairwoman Desarno, seconded by Mr. Addonizio, Geoffrey S. Cramer Esq. was appointed as Board Attorney for 2021. There was a roll call vote with the following members voting in the affirmative: There was a roll call vote with the following members voting in the affirmative:

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

**Appointment of Special Board Attorney- Thomas Catley**

On a motion from Mr. Dorrer, seconded by Mr. Addonizio, Geoffrey S. Cramer Esq. was appointed as Board Attorney for 2021. There was a roll call vote with the following members voting in the affirmative: There was a roll call vote with the following members voting in the affirmative:

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

**Appointment of Special Board Attorney – Greg Vella .**

On a motion from Mr. Dorrer, seconded by Mr. Addonizio, Geoffrey S. Cramer Esq. was appointed as Board Attorney for 2021. There was a roll call vote with the following members voting in the affirmative: There was a roll call vote with the following members voting in the affirmative:

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

Appointment of Engineer-Glenn Gerken, P.E., PP., C.M.E, C.F.M of T&M Associates  
Dave Magno -Remington Verrick  
*Carried the 1/20/2021.*

***Appointment of Special Board Engineer-Matt Zahorsky P.E***

On a motion from Chairwoman DeSarno, seconded by Ms. Morrissey, Matt Zahorsky was appointed as Planning Board, Special Board Engineer for 2021. There was a roll call vote with the following members voting in the affirmative:

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

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

On a motion from Ms. Morrissey, seconded by Mr. Addonizio, Scott Taylor was appointed as Board of Adjustment Engineer for 2021. There was a roll call vote with the following members voting in the affirmative:

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

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

On a motion from Chairwoman DeSarno seconded by Ms. Morrissey , Nora Coyne was appointed as Planning Board, Special Board Planner for 2021. There was a roll call vote with the following members voting in the affirmative:

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

***Election of Secretary***

On a motion from Mr. Morris , seconded by Mr. Addonizio, Jennifer O'Sullivan was nominated as Secretary of the Wall Township Board of Adjustment for 2021. There were no other nominations.

There was a roll call vote with the following members voting in the affirmative:

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

Establishment Meeting Schedule for 2021 and setting Reorganization Meeting date for 2022.

On a motion from Mr. Addonizio, seconded by Mr. Dorrer, the Board voted to adopt the 2021 Meeting Schedule and setting the 2022 Reorganization meeting date for January 12th, 2022. There was a roll call vote with the following members voting in the affirmative:

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

**Minutes**

**Adjournment**

- Motion: Mr. Addonizio
- Second: Mr. Dorrer
- All in favor. None Opposed.