

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
1/20/2021

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

GoToMeeting 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

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	Present
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	Glenn Gerken P.E.	Present
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	Absent
Board Attorney		Board Planner	
Dave Magno, P.E.	Absent	Matthew Zahorsky, P.E., C.M.E.	Present
Board Engineer		Special Board Engineer	

Carried Application

No Carried Applications

New Applications

BOA # 21-2020 – Suzanne Baker
Block(s): 838 Lot(s): 25 Zone: R-10
Address: 1628 Myrtle Avenue
Application Type: Bulk Variance

Application Deemed Complete: 11/2/2020

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

- Mr. Gray goes over the detail of the application.

BOA # 22-2020 – Craig DeNardo
Block(s): 936 Lot(s): 4 Zone: R-15
Address: 4606 Spring Street
Application Type: Bulk Variance

Application Deemed Complete: 11/23/2020

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

- Mr. Addonizio goes over the detail’s application.
- Ms. Hearn would like to know why we are considering 6-foot fences in front yard. She would like to hear more testimony from the applicant.

BOA # 23-2020 – Gerald & Tina Shultz
Block(s): 300 Lot(s): 5.02 Zone: R-10
Address: 2259 Wagner Lane
Application Type: Bulk Variance

Application Deemed Complete: 11/23/2020

Applicant is seeking to maintain an existing patio.

- Mr. Gray goes over the details of the application.
- Mr. Gray would like to hear testimony as to why they did not pull permits.

Resolutions

BOA # 18-2020 – Route 34 Associates
Block(s): 942 Lot(s): 81 Zone: OR-2
Carried to 2/3/2021.

Other Business

Minutes to be Adopted.

6/17/2020, 7/8/2020, and 7/15/2020

- No Correction to the Minutes
- Minutes can be adopted as written

Executive Session

Adjournment

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1/20/2021

Workshop Session & Regular Meeting 7:00 PM
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ZOOM 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

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

Roll Call

Members:

Chairwoman DeSarno	Present	Ms. Hearn	Present
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	Ben Montenegro, Esq.	Absent
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	
Dave Magno, P.E.	Absent	Matthew Zahorsky, P.E., C.M.E.	Present
Board Engineer		Special Board Engineer	

New 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.

For the Applicant

- Suzanne Baker -Applicant
- Michelle Struble – Pool Company

From the Public

- Betsy Cross spoke in objection with respect to the subject development application.

Summary

- The property in question is a corner lot consisting of approximately 8,000 square feet (0.18 acres) and is located within the Residential (R-10) Zone District. The site is situated at the northeastern corner of the intersection of Myrtle Avenue and Riverside Terrace. The property is improved with a two-story single-family dwelling that is serviced by a driveway and walkways. Surrounding land uses include single-family residential properties in the R-10 zone to the north, east, and south. To the west, are single-family dwellings in the R-30 zone. Figure 2, attached, illustrates the surrounding properties and zone districts. Project Description The applicant proposes to install an in-ground pool in the front yard along Riverside Terrace and an associated paver patio. The application requires variances for impervious coverage, pool in the front yard, and patio rear yard setback.

Decision

- Motion: Mr. Gray
- Second: Ms. Hearn
- **Roll Call:**

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

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.

For the Applicant

- Craig DeNardo – Applicant
- Christopher L. Beekman – Attorney

From the Public

- The property in question consists of approximately 20,000 square feet (0.46 acres) and is located within the Residential (R-15) Zone District. The site is a corner lot located at the northeastern corner of the intersection of Doris Street and Spring Street. The property is improved with a two-story single-family dwelling that is serviced by a driveway and walkway. A storage shed and patio also exist at the rear of the property. The site. Surrounding land uses include single-family residential properties in the R-15 zone. The applicant proposes to install a six-foot high fence in

the front yard area between the house and Washington Street. The property requires a variance for a fence exceeding four feet high in the front yard.

Summary

- The Residential (R-15) Zone District. The site is a corner lot located at the northeastern corner of the intersection of Doris Street and Spring Street. The property is improved with a two-story single-family dwelling that is serviced by a driveway and walkway. A storage shed and patio also exist at the rear of the property. Surrounding land uses include single-family residential properties in the R-15 zone the applicant proposes to install a six-foot high fence in the front yard area between the house and Washington Street. The property requires a variance for a fence exceeding four feet high in the front yard.

Decision

- Motion: Mr. Gray
- Second: Vice Chairwoman Morrissey
- **Roll Call:**

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

BOA # 23-2020 – Gerald & Tina Shultz

Block(s): 300 Lot(s): 5.02 Zone: R-10

Address: 2259 Wagner Lane

Application Deemed Complete: 11/23/2020

Application Type: Bulk Variance

Applicant is seeking to maintain an existing patio.

For the Applicant

- Gerald and Tina Shultz – Applicant

From the Public

- No objectors

Summary

- The Residential (R-10) Zone District. The site is situated on the western side of Wagner Lane approximately 106 feet north of its intersection with Atlantic Avenue. The property is improved with a two-story single-family dwelling that is serviced by a driveway and walkway. A rear patio, pool and walkway also exist on the property. Figure 1, attached, provides an aerial image of the site. Surrounding land uses include single-family residential properties in the R-10 zone to the north south and east. To the west of the property are single-family residential properties in the R-7.5 Zone. Project Description: The applicant is seeking to maintain the existing paver patio areas on the property. The property requires variances for impervious coverage and rear and side yard patio setback.

Decision

- Motion: Mr. Gray
- Second: Mr. Addonizio
- **Roll Call:**

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

- Application denied.

Resolutions

BOA # 18-2020 – Route 34 Associates
 Block(s): 942 Lot(s): 81 Zone: OR-2
Carried to 2/3/2021.

Other Business

Appointment of Engineer -Dave Magno, P.E., PP., of Remington Vernick Engineers
 On a motion from Mr. Addonizio, seconded by Ms. Morrissey, Dave Magno was appointed as Planning Board, Engineer for 2021. There was a roll call vote with the following members voting in the affirmative:

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

Minutes

December 15, 2019

Decision

- Motion: Mr. Addonizio
 - Second: Mr. Gray
 - All in favor. None Opposed.
- | | | | |
|---------------------------|-----|------------------------|-----|
| Chairwoman DeSarno | Yea | Ms. Hearn | Yea |
| Vice Chairwoman Morrissey | Yea | Mr. Morris | Yea |
| Mr. Addonizio | Yea | Mr. Dorrer (Alt. #1) | Yea |
| Mr. Gray | Yea | Mr. McBarron (Alt. #2) | Yea |
- Minutes adopted as written.

Adjournment

- Motion: Mr. Addonizio
 - Second: Mr. Gray
 - All in favor. None Opposed.
- | | | | |
|---------------------------|-----|------------------------|-----|
| Chairwoman DeSarno | Yea | Ms. Hearn | Yea |
| Vice Chairwoman Morrissey | Yea | Mr. Morris | Yea |
| Mr. Addonizio | Yea | Mr. Dorrer (Alt. #1) | Yea |
| Mr. Gray | Yea | Mr. McBarron (Alt. #2) | Yea |