



**WALL TOWNSHIP BOARD OF ADJUSTMENTS
MINUTES – STUDY SESSION
CONFERENCE ROOM B
MINUTES – REGULAR MEETING
MUNICIPAL MEETING ROOM
DATE: 1/22/2020**

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Chairwoman DeSarno calls to order the Workshop Meeting of the Board of Adjustment at 7:00 p.m. according to the Sunshine Law.

Members present–Mr. Addonizio, Chairwoman DeSarno, Mr. Dorrer, Mr. Gray Ms. Hearn, Mr. Morris, Ms. Morrissey, Attorney Cramer, Mr. Gerken, Board Special Engineer Mr. Zahorsky and Board Special Planner Ms. Coyne and Ms. O'Sullivan

Members absent –. Mr. McBarron

SALUTE TO THE FLAG

Attorney Cramer announces that all requirements under the Open Public Meetings Act had been complied with for this meeting and read the purposes of the Board of Adjustment.

CARRIED APPLICATION:

BOA# 42-2018 BJ3 Properties Block 829 Lot(s) 23, 3009 ½ Atlantic Ave, R-30 Zone Application Deemed Complete 2/6/19, Applicant request approval to construct a single-family residence. Applicant request a variance from the zoning ordinance for lot area, lot depth, frontage lot; yard setback and Building Coverage. Applicant Request variance where the lot does not front on a public street. Bulk

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

APPLICATIONS

BOA# 3-2019 Metro Storage, LLC: 2274 Highway 374 OR-2 Zone Block: 806 Lot: 2. Application deemed complete 4/3/19. The applicant is proposing the construction of a three-story, approximately 115,800 SF climate-controlled self-storage facility with associated driveway, parking, and other improvements. -Major Pre/Final Site Plan w/Bulk and Use

Attorney John Wyciskala gives a recap from the meeting that was adjourned on November 6th, 2019. Goes over the modifications made as per the suggestion of the township professionals to the site plan.

Robert Heilman gives testimony of the modifications that were made to the plan, reduced building size and introduces new exhibits. Gives a comparison of buildings in the area as it compares their project. Exhibit A-41 describes elevation. Mr. Heilman goes over the materials that will be used such as brick on the building to make it less reflective with plenty of vegetation.



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A-40	Sullivan Architectural Page 8 Dated 9.30.19
A-41	Bohler Preliminary & Final Major Site Plan, last rev. 1/22/19 (18 sheets) Dated: 12/3/18 last rev. 10.9.19

Chairwoman DeSarno asked if the members or professional have if they have any questions.

Mr. Taylor suggests seeing an elevation of the building.

Ms. Hearn goes over Page #15 and the variation of colors she suggests mixing the materials, so the building doesn't look so industrial.

Mr. Addonizio refers to page #2 of the site plan and would like to see more peaks on the roofline to give the building more character. Mr. Taylor would like to get back to Use. The stark cool grays increase the visual mass of that building states that the change of color and the addition of the brick gives the building more movement. He is not in favor of the building being all brick.

Mr. Heilman agrees with the suggestion being made by Mr. Taylor and the board and will make it work to their satisfaction.

Mr. Addonizio asks if there was ever discussion regarding sinking the building below grade. Mr. Gerken hates the idea.

Mr. Hearn and Mr. Addonizio ask about grade changes. Mr. Bowler gives testimony regarding the grade differentials.

Mr. Addonizio asks about the sprinkler system and the applicant confirms that they will be one installed.

Ms. Hearn asks for confirmation of what they are present architecturally, and that they will compromise between the new and old version with tweaking to the roof. The applicant agrees to make those modifications to the board's satisfaction.

Chairwoman DeSarno defers to Mr. Taylor to go over the USE.

Mr. Taylor states the Applicant requests "d (1)" use variance approval for a self-storage facility on the site, where Mini Warehousing and Self-Storage facilities are not a permitted use in the OR-2 zone. Self-storage facilities are conditionally permitted in the General Industrial zones only.

Chairwoman DeSarno asks if the members and professionals have any questions- seeing none.

Chairwoman DeSarno opens the meeting to the public.

Public Portion for Statements- open/close. Let the record indicate seeing none

Public Portion for Questions – open/close Let the record indicate seeing none



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Attorney John Wyciskala makes his closing statement summarizing the testimony of the applicant and their professionals.

Mr. Addonizio states that he no longer is opposed to this project of previously stated. The building has a lot of potentials to be esthetically pleasing. He would like to see plans that look better and address all the comments addressed tonight.

Ms. Hearn agrees with Mr. Addonizio regarding the zoning process and if what the master plan wants is an office building which is more intensively used. The single-family homes in Wall are 37 feet on average. It will not take a lot to make it look good. She would like an under busy uses to over-busy uses on that corridor.

Chairwoman Morrissey is against the USE.

Mr. Gray would like to see the new design and not bifurcate the application.

Attorney John Wyciskala is happy to provide the board with a new plan and come in for another hearing to reassure the board members on what the project will look like. Question-He like to know the professional's opinion of the color scheme Mr. Taylor can have a meeting with the applicant and offer his opinions.

The hearing was adjourned to March 4th, 2020 with no re-noticing required.

RESOLUTIONS: None

MINUTES: None

There being no further business to come before the Board, a motion was made, seconded and unanimously approved to adjourn the meeting at 9:00 p.m.

Respectfully submitted,

Jennifer O'Sullivan
Board Secretary