

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 PLANNING BOARD MEETING MINUTES 1/25/2021

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

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	Absent	Lieutenant O'Halloran	Present
Mr. Blewitt (Alt #2)	Present	Ms. Shanklin	Present
		Vice Chairman Wonsala	Present

Board Professionals:

Nora Coyne, P.P., AICP Special Board Planner	Absent	Raymond Savacool, P.E., P.P., C.M.E., C.F.M. Board Engineer	Absent
Jerry Dasti, Esq. Board Attorney	Present	Scott Taylor Board Planner	Absent
Jennifer O'Sullivan Board Secretary	Present	Matthew Zahorsky, P.E., C.M.E. Special Board Engineer	Absent

Carried Applications

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: Major Preliminary Site Plan with Bulk Variances

Applicant is seeking a Preliminary and Final Site Plan with Bulk Variances approval to construct seven warehouse/office building.

- Initially was heard in November they submitted new plans waiting on professional reports.
- *Carried to 2/22/2021 with no re-noticing required.*

PB # 6-2020 – Garden State Precast, LLC

Block(s): 917.01 Lot(s): 38.03 Zone: GI-2

Address: 1630 Wyckoff Road

Application Deemed Complete: 9/4/2020

Application Type: Major Preliminary and Final Site Plan

Applicant is seeking to construct an addition to an existing building.

- Professional's reports were lengthy, so the application is being carried to allow applicant to modify plans accordingly.
- *Carried to 3/8/2021 with no re-noticing required.*

PB # 10-2019 – Ramshorn Drive, LLC

Block(s): 893 Lot(s): 108.01 Zone: OP-10

Address: 2691-2697 Highway 70

Application Deemed Complete: 5/10/2019

Application Type: Major Final Site Plan

Applicant is seeking to erect two medical office buildings.

- Mr. Hall feels this meeting was well attended and would like to know when the township will resume in person meetings. No testimony was given the last time they were before the board.
- *Carried to 3/8/2021 with no re-noticing required.*

Resolutions

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

- If no recommendations for changes it can be adopted as written. New dates can be adopted as written.

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

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

- This application was heard mid-December. If no recommendations for changes it can be adopted as written

Other Business

Attorney Dasti clarifies that he stated that public comment was allowed as part of the Planning Board and BOA hearing process at the previous meeting. Mr. Dasti says that he made an error in his statement, and the law did change to allow public comment 8 to 10 years ago but only affects Governing Bodies and BOE. There is no requirement for the Planning Board and BOA to take public comment. At the last meeting, a member of the public wanted to make comments. The statute requires that anyone from the

public that wants to make a statement must be sworn in /affirmed and must provide a name and address to proceed with comments.

Minutes to be Adopted.

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

- No correction to the minutes. Minutes can be adopted as written

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

Board Professionals:

Nora Coyne, P.P., AICP	Absent	Raymond Savacool, P.E., P.P., C.M.E., C.F.M.	Absent
Special Board Planner		Board Engineer	
Jerry Dasti, Esq.	Present	Scott Taylor	Absent
Board Attorney		Board Planner	
Jennifer O’Sullivan	Present	Matthew Zahorsky, P.E., C.M.E.	Absent
Board Secretary		Special Board Engineer	

Carried Applications

PB # 5-2020 – ASP Wall, LLC

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- *Carried to 3/8/2021 with no re-noticing required.*

New Applications

No New Application

Resolutions

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

- Motion: Mr. Barlow
- Second: Ms. Shanklin
- All in favor. None Opposed.
- Roll Call:

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

Meeting Dates and Times approved as written.

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

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

- Motion: Mr. Hall
- Second: Mr. Barlow
- All in favor. None Opposed.
- **Roll Call:**

Mr. Barlow	Yea	Ms. Shanklin (Alt #1)	Yea
Mr. Baumgartner	Yea	Mr. Wonsala	Yea
Mayor Farrell	Yea	Chairwoman Coman	Yea
Mr. Hall	Yea		
Lieutenant O’Halloran	Yea		
- Resolution adopted as written.

Other Business

Minutes

7/13/2020

Decision

- Motion: Mr. Baumgartner
- Second: Vice Chairman Wonsala
- **Eligible to vote.**

Mr. Baumgartner	Yea	Vice Chairman Wonsala	Yea
Mayor Farrell	Yea	Chairwoman Coman	Yea
Mr. Hall	Yea		
Lieutenant O’Halloran	Yea		
Ms. Shanklin	Yea		
- All in favor. None Opposed.
- Minutes adopted as written.

8/10/2020

Decision

- Motion: Mr. Hall
- Second: Vice Chairman Wonsala
- **Eligible to vote.**

Mr. Baumgartner	Yea	Chairwoman Coman	Yea
Mr. Hall	Yea		
Lieutenant O’Halloran	Yea		
Ms. Shanklin	Yea		
Vice Chairman Wonsala	Yea		
- All in favor. None Opposed.
- Minutes adopted as written.

9/14/2020

Decision

- Motion: Mr. Wonsala
- Second: Mr. Hall
- **Eligible to vote.**

Mr. Baumgartner	Yea
Mayor Farrell	Yea
Mr. Hall	Yea
Lieutenant O'Halloran	Yea
Ms. Shanklin	Yea

Vice Chairman Wonsala	Yea
Chairwoman Coman	Yes

- All in favor. None Opposed.
- Minutes adopted as written.

Adjournment

- Motion: Mr. Wonsala
- Second: Mr. Shaklin

Amanda Agnello (Alt #1)	Yea
Mr. Barlow	Yea
Mr. Baumgartner	Yea
Deputy Mayor Becht	Absent
Mr. Blewitt (Alt #2)	Yea

Mayor Farrell	Yea
Mr. Hall	Yea
Lieutenant O'Halloran	Yea
Ms. Shanklin	Yea
Vice Chairman Wonsala	Yea
Chairwoman Coman	Yea

- All in favor. None Opposed.