

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 2/28/2022

WORKSHOP SESSION 7:00 PM CONFERENCE ROOM B

7:07pm Chairwoman Coman called to order *the Workshop Meeting* of the Wall Township Planning Board according to the Sunshine Law.

Members:

Chairwoman Coman	Present	Lieutenant O'Halloran	Present
Vice Chairman Wonsala	Present	Mayor Orender	Present
Mr. Barlow	Present	Ms. Shanklin	Present
Mr. Baumgartner	Present	Ms. Agnello (Alt # 1)	Present
Committeeman Farrell	Present	Mr. Blewitt (Alt # 2)	Present
Mr. Hall	Present		

Board Professionals:

Gregory McGuckin, Esq. Board Attorney	Present	Matthew Zahorsky, PE, CME Special Board Engineer	Present
Ben Montenegro, Esq. Conflict Attorney	Absent	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	Christine Winter Acting Board Secretary	Absent
Patrick Varga, Esq	Present		

New & 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: Preliminary and Final Site Plan

Applicant is seeking to construct six warehouse/office buildings.

- The board feels the applicant needs to be more organized.
- Concerned with airport being next to buildings due to visibility complications.
- The applicant has the right to provide testimony, but the board feels that no decision will be made this evening.

PB#2-2022- Poppy Properties

Block(s):230 Lot(s):6 Zone:R-10

Address: 2907 McKinley Avenue Application Deemed Complete: 1/10/2022

Application Type: Minor Subdivision

Applicant is seeking to subdivide the property into two single family residential lots.

- Needs to comply with housing façade diversity ordinance.
- Ms. Agnello and Lt. O’Halloran identified they would be recusing themselves from the application.

PB#5-2022- The Arc of Monmouth Inc.

Block(s): 930 Lot(s): 51.02 Zone: OR-10

Address: 1345 Campus Parkway Unit A4-A16 Application Deemed Complete: 1/19/2022

Application Type: Major Preliminary and Final Site Plan

Applicant is seeking a change of use of approximately 28,874 square feet to use the existing building for services for the elderly and people with disabilities.

- Mentioned making property more ADA compliant
- Does not like idea of two small parking stalls because it increases the risk of minor accidents.

PB # 9-2021 – Wall Owner, LLC

Block(s): 922 Lot(s): 5 Zone: OR-10 & GI-10

Address: 1875 HIGHWAY 34 Application Deemed Complete: 6/1/2021

Application Type: Preliminary and Final Site Plan with Conditions

Applicant is seeking to construct a warehouse and non-store retailer complex with associated site improvements.

Carried to 4/25/2022 with noticing required

Resolutions

PB # 15-2021 – Target Corp.

Block(s): 88, Lot(s): 4, 5 Address: 1825 & 1821 Highway 35

- No corrections. Resolution can be adopted as written.

PB # 18-2021 – Two Jay Realty, LLC

Block(s): 811.10 Lot(s): 17.01 Address

- No corrections. Resolution can be adopted as written.

Other Business

Ordinance No. 12-2022- Repealing Ordinance No. 17-2020 to reinstate the former zoning of R-30 to Block 909 Lot(s) 1 and 6- 5006 Marshall Road.

- Repealing affordable housing zone 17-2020 and requests to go back to the original zoning since the affordable housing development is not proceeding.

Minutes to be Adopted

Adjournment

7:30 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 2/28/2022

REGULAR MEETING IMMEDIATELY FOLLOWING WORKSHOP SESSION MUNICIPAL MEETING ROOM

7:35PM

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

Roll Call

Members:

Chairwoman Coman	Present	Lieutenant O'Halloran	Present
Vice Chairman Wonsala	Present	Mayor Orender	Present
Mr. Barlow	Absent	Ms. Shanklin	Present
Mr. Baumgartner	Present	Ms. Agnello (Alt # 1)	Present
Committeeman Farrell	Present	Mr. Blewitt (Alt # 2)	Present
Mr. Hall	Present		

Board Professionals:

Gregory McGuckin, Esq. Board Attorney	Present	Matthew Zahorsky, PE, CME Special Board Engineer	Present
Ben Montenegro, Esq. Conflict Attorney	Absent	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	Christine Winter Acting Board Secretary	Absent

New and Carried Applications

PB#2-2022- Poppy Properties

Block(s):230 Lot(s):6 Zone:R-10

Address: 2907 McKinley Avenue Application Deemed Complete: 1/10/2022

Application Type: Minor Subdivision

Applicant is seeking to subdivide the property into two single family residential lots.

For the Applicant

- **Charlie Shaw, Esq., Attorney**
- **Joseph Kociuba, Engineer**

From the Public

- No objectors appeared with respect to the application.

Summary

The applicant wants to subdivide his 20,000 sqft. lot into two single family residential lots. There will be no variances and will be fully conforming.

Decision

- Motion: Mr. Baumgartner
- Second: Ms. Shanklin
- Roll Call:

Chairwoman Coman	Yea	Lieutenant O'Halloran	Recused
Vice Chairman Wonsala	Yea	Mayor Orender	Yea
Mr. Barlow	Yea	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	Recused
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	Yea
Mr. Hall	Yea		
- Application approved with conditions.

PB#5-2022- The Arc of Monmouth Inc.

Block(s): 930 Lot(s): 51.02 Zone: OR-10

Address: 1345 Campus Parkway Unit A4-A16 Application Deemed Complete: 1/19/2022

Application Type: Major Preliminary and Final Site Plan

Applicant is seeking a change of use of approximately 28,874 square feet to use the existing building for services for the elderly and people with disabilities.

For the Applicant

- **Rich McOmber, Esq., Attorney**
- **Leslie Heller, Director of Adult Services & Transportation at the Arc of Monmouth**
- **Edward Wilkes, Engineer**
- **Nicholas Graviano, Licensed Planner**

From the Public

- No objectors appeared with respect to the application.

Summary

The Arc of Monmouth will have programs to educate, teach problem solving and daily living skills for individuals with disabilities. They plan to have 13 vans and close parking stalls for individuals with mobility issues.

Decision

- Motion: Mr. Barlow
- Second: Mr. Baumgartner
- **Roll Call:**

Chairwoman Coman	Yea	Lieutenant O’Halloran	Yea
Vice Chairman Wonsala	Yea	Mayor Orender	Yea
Mr. Barlow	Yea	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	N/A
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	N/A
Mr. Hall	Yea		
- Application approved with conditions.

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

- **Ron Gasiorowski, Esq., Attorney**
- **Robert Espasa, Civil Engineer**
- **John Rea, Traffic Consultant**
- **Tim Lurie, Licensed Planner**
- **Gordon Gemma, Licensed Planner**
- **Michael James Monroe, Architect**

From the Public

- Matthew Dolan, Esq representing Wall Herald Corp
- Chris Glowacki, Homeowner of adjacent property (resident)

Summary

Applicant is seeking to construct a warehouse and office buildings. Visibility is a concern since they are located next to an airport. There were changes made to the plans which the professionals were unaware of. The applicant requested to be carried to 6/20/2022. The Board members agreed to carrying the application to give more time to the applicant to be better prepared.

Decision

- Motion: Mr. Hall
- Second: Mr. Barlow
- **Roll Call:**

Chairwoman Coman	Yea	Lieutenant O’Halloran	Yea
Vice Chairman Wonsala	Yea	Mayor Orender	Yea
Mr. Barlow	Yea	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	N/A
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	N/A
Mr. Hall	Yea		

Carried to 6/20/2022 with noticing required

PB # 9-2021 – Wall Owner, LLC

Block(s): 922 Lot(s): 5 Zone: OR-10 & GI-10

Address: 1875 Highway 34 Application Deemed Complete: 6/1/2021

Application Type: Preliminary and Final Site Plan with Conditions

Applicant is seeking to construct a warehouse and non-store retailer complex with associated site improvements.

Carried to 4/25/2022 with noticing required

Resolutions

PB # 15-2021 – Target Corp.

Block(s): 88, Lot(s): 4, 5 Address: 1825 & 1821 Highway 35

Decision

- Motion: Mr. Hall
- Second: Ms. Shanklin
- Roll Call:

Chairwoman Coman	Yea	Lieutenant O’Halloran	Yea
Vice Chairman Wonsala	Yea	Mayor Orender	N/A
Mr. Barlow	Yea	Ms. Shanklin	Yea
Mr. Baumgartner	N/A	Ms. Agnello (Alt #1)	Yea
Committeeman Farrell	N/A	Mr. Blewitt (Alt #2)	Yea
Mr. Hall	Yea		
- Resolution Adopted as written

PB # 18-2021 – Two Jay Realty, LLC

Block(s): 811.10 Lot(s): 17.01 Address: 2415 Highway 35

Decision

- Motion: Ms. Shanklin
- Second: Vice Chairman Wonsala
- Roll Call:

Chairwoman Coman	Yea	Lieutenant O’Halloran	Yea
Vice Chairman Wonsala	Yea	Mayor Orender	Yea
Mr. Barlow	N/A	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	Yea
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	Yea
Mr. Hall	N/A		
- Resolution Adopted as written

Other Business

Ordinance No. 12-2022- Repealing Ordinance No. 17-2020 to reinstate the former zoning of R-30 to Block 909 Lot(s) 1 and 6- 5006 Marshall Road.

Presenter

- **Nora Coyne**

Summary

Repealing affordable housing zone 17-2020 and requests to go back to the original zoning since the affordable housing development is not proceeding.

Decision

- Motion: Mr. Barlow
- Second: Ms. Shanklin
- Roll Call:

Chairwoman Coman	Yea	Lieutenant O'Halloran	Yea
Vice Chairman Wonsala	Yea	Mayor Orender	Yea
Mr. Barlow	Yea	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	N/A
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	N/A
Mr. Hall	Yea		
- Ordinance Adopted as written

Minutes

Adjournment

8:25PM

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