

TOWNSHIP OF WALL



George K. Newberry, Mayor
Carl Braun, Deputy Mayor
Timothy J. Farrell
Kevin P. Oreder
Thomas M. Kingman

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TOWNSHIP OF WALL
PLANNING BOARD MEETING MINUTES
3/2/2020
WORKSHOP SESSION 7:00 PM
CONFERENCE ROOM B

7:00PM Chairwoman Coman called to order the Workshop Meeting of the Wall Township Planning Board according to the Sunshine Law.

Members:

Chairwoman Coman	Present	Committeeman Farrell	Present
Vice Chairman Wonsala	Present	Mr. Hall	Present
Mr. Barlow	Present	Lieutenant O’Halloran	Absent
Mr. Baumgartner	Present	Mr. Thomson	Absent
Deputy Mayor Braun	Present	Ms. Shanklin (Alt #1)	Present

Board Professionals:

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

New and Carried Applications

7:03 PM **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

- Carried to 3/16/2020 with no re-noticing additional required.
- Mr. Hall would like to confirm that no other plans or review letters have been submitted for this application. Chairwoman Coman confirms that nothing new has been submitted by the applicant.

- 7:12PM* **PB # 1-2020 – Bakes Brewing, LLC c/o Jeffrey Baker**
Block(s): 4 Lot(s): 1,2,3,4 and 5 Zone: West Belmar Gateway Redevelopment Area
Address: 1718-1720 Highway 71 Application Deemed Complete: 1/14/2020
Application Type: Major Preliminary and Final Site Plan with Bulk Variances
Applicant is seeking to construct a Microbrewery.
- Mr. Barlow goes over the application regarding signage, parking variance, loading zone, trash enclosure, landscaping, and lighting and the two phases of the project. As per Mr. Taylor’s review letter the applicant requires a hand full of variance.
 - Deputy Mayor Braun would like the applicant to give a good explanation to the public, so they understand the operation.
 - Chairwoman goes over parking, hours of operation and bicycle racks.

Resolutions

- 7:21PM* **PB # – #18-2019 Joseph Fazzio Holding, LLC**
- Scheduled to be memorized on 3.16.2020

Executive Session

- 7:26 PM* Motion: Deputy Mayor Braun
Second: Vice Chairman Wonsala
All in Favor. None Opposed.

Adjournment

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TOWNSHIP OF WALL
PLANNING BOARD MEETING MINUTES
3/2/2020
REGULAR MEETING 7:30 PM
MUNICIPAL MEETING ROOM

7:33 PM Chairwoman Coman called to order the Workshop Meeting of the Wall Township Planning Board at according to the Sunshine Law.

Roll Call

Members:

Chairwoman Coman	Present	Committeeman Farrell	Present
Vice Chairman Wonsala	Present	Mr. Hall	Present
Mr. Barlow	Present	Lieutenant O’Halloran	Absent
Mr. Baumgartner	Present	Mr. Thomson	Absent
Deputy Mayor Braun	Present	Ms. Shanklin (Alt #1)	Present

Board Professionals:

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

New and Carried Applications

7:34PM **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

- **Carried to 3/16/2020 with no re-noticing additional required.**

PB # 1-2020 – Bakes Brewing, LLC c/o Jeffrey Baker

Block(s): 4 Lot(s): 1,2,3,4 and 5 Zone: West Belmar Gateway Redevelopment Area

Address: 1718-1720 Highway 71 Application Deemed Complete: 1/14/2020

Application Type: Major Preliminary and Final Site Plan with Bulk Variances

Applicant is seeking to construct a Microbrewery.

For the Applicant

- **Timothy Middleton, Esq.**
- **Jeffrey Baker, Owner Operator**
- **Joseph Kociuba, P.E., P.P., Principal KBA Engineering Services, LLC**
- **Mr. Andrew Kjellberg architect on behalf of the applicant**
- **Mr. John Rae, traffic expert**
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From the Public

- Jeff Raush, 816 Walling Avenue had questions about ingress and egress onto Walling Avenue and people pulling onto residential lawns to park
- Erin Sullivan of 816 Walling Avenue had questions concerning spill over parking on Walling Avenue and safety issues associated with that.
- Brendan Hadnett of 904 Woodland Avenue expressed his support of this project
- Richard McDermott of 1721 I Street expressed his support of this project and commented that this type of use provides enjoyable events for families.
- Eileen Ziesmer of 817 Walling Avenue commented as to her concerns with traffic, snowplowing, and school buses dropping children off in front of the brewery.
- Melanie Giblin of 814 Walling Avenue asked questions about the traffic engineer and the study, as well as curb and sidewalk along Walling Avenue.
- Lorena Umana of 918 Walling Avenue commented as to her concerns with the application as her property is located adjacent to the subject property.

Summary

Mr. Baker testified that he has been brewing beer out of his garage and he has his diploma in brewing science and engineering. He takes great pride in the town of Wall and he thinks this project will bring a revitalization to the West Belmar Redevelopment area. Mr. Baker noted that he met with the West Belmar Gateway Development Committee over a year ago and confirmed that his proposed use is fully conforming for the gateway zone. He had to produce to that committee a site plan and elevation and identify any parking variances; the committee approved the plan. A development agreement was entered between himself and the Township of Wall.

Mr. Joe Kociuba, engineer, testified on behalf of the applicant. The closest residential house is on the lot immediately to the south. He marked A-14 which is an aerial exhibit dated March 2, 2020. The distance from the proposed biergarten to the closest residential garage is approximately 47 feet; the distance from the proposed biergarten to the house is approximately 63'. They comply with the 10' buffer to the adjacent property. Mr. Kociuba testified that the site in question is 1.25 acres. It is an existing developed site on a corner lot and therefore it has two frontages and two front yards. The applicant is reducing some of the paved area on the site but for the most part the layout of the site will remain as it is today. Residential dwellings are located to the east side in the R-7.5 Zone, and there is an existing single-family

residence in the redevelopment zone fronting on Route 71 to the south. The proposed microbrewery is a permitted use, as is the parking requirements for it. Sheet 6 of the site plan was marked as A-15. As to ingress and egress, access from Route 71 and Walling Avenue already exist. The building setback to the east is 11.9 feet which is pre-existing and they're not proposing to change that. They are proposing a 10 ft buffer along the eastern side and the buffer along the southern side in Phase 2. All proposed lighting will follow the ordinance. The loading zone is noted on the plan which is an existing loading dock; they're proposing 1 loading dock which is more than adequate for site. All timing of deliveries will comply with the ordinance. The proposed trash enclosure is located on the north side of the building: this is technically considered a front yard, so relief is needed.

Chairwoman want the applicant to go over the previous or current use of the property.

Mr. Andrew Kjellberg, architect testified that his specialty is designing microbreweries and that he has designed approximately 25-26 throughout the country. He's proposing colonial architecture with this microbrewery and an aesthetic upgrade to the site. He testified that he will be stripping away the existing stamped stucco, all doors and windows, and build it back up with a new brick veneer with a raised parapet on the one-story section of the building. Currently, there is an asphalt parking area which will be removed, and he will be creating a building entry with a courtyard in that area. He testified as to the brick detail, fencing details he's worked on, enhanced landscaping, and the proposed signage as an extension of the brand. Regarding the second story and outdoor deck: A-16 is a rendering of the roof deck. There will be elevator access to the roof deck. As to the new bar area during Phase 2, it is very common in the craft beer industry to host small events and this will be a space separate for events such as these; there is a small basement which will not be enlarged and will be used for storage of materials and mechanicals only. There will be no entertainment on the roof deck

Decision

- Motion: Mr. Barlow
- Second: Committeeman Farrell
- Roll Call:

Chairwoman Coman	Yea		Committeeman Farrell	Yea	2nd
Vice Chairman Wonsala	Yea		Mr. Hall	Yea	
Mr. Barlow	Yea	MTN	Lieutenant O'Halloran	Absent	
Mr. Baumgartner	Yea		Mr. Thomson	Absent	
Deputy Mayor Braun	Yea		Ms. Shanklin (Alt #1)	Yea	

- Application approved with conditions.

Resolutions

- None to be adopted

Other Business

- None to be heard

Minutes

- None to be adopted

Adjournment

- Motion: Committeeman Farrell
- Second: Mr. Barlow
- All in favor. None Opposed.