

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
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TOWNSHIP OF WALL ZONING BOARD OF ADJUSTMENT MEETING MINUTES 3/2/2022

WORKSHOP SESSION 7:00 PM

Regular Meeting Immediately Following in Municipal Meeting Room

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

Members:

Chairwoman DeSarno	Absent	Acting Chairman Gray	Present
Vice Chairwoman Morrissey	Absent	Mr. Greenwood (Alt. #1)	Present
Mr. Addonizio	Present	Mr. McBarron	Present
Mr. Burke	Present	Mr. Morris	Absent

Board Professionals:

Thomas Catley, Esq. Conflict Attorney	Absent	Ben Montenegro, Esq. Conflict Attorney	Absent
Nora Coyne, PP, AICP Special Board Planner	Present	Erika Ward Board Secretary	Present
Geoffrey Cramer, Esq. Board Attorney	Present	Scott Taylor, AICP, PP, LLA, LEED AP Board Planner	Absent
Dave Magno PE., PP., CME Board Engineer	Absent	Matthew Zahorsky, PE, CME Special Board Engineer	Present

New and Carried Applications

BOA# 14-2021 – Robert Cancro

Block(s): 274 Lot(s): 7.15 Zone: R-6

Address: 2073 Ohari Drive Application Deemed Complete: 3/17/2021

Application Type: Bulk Variance

Applicant is seeking to construct a 520 square foot cabana.

Carried to 3/16/2022 with noticing required

BOA#1-2013 – Care One at Wall, LLC- ONE YEAR EXTENSION

Block(s): 745 Lot(s): 4.01

Address: 2621 Highway 138

Application Type: One Year Extension

- Covid impacted timeline and applicant requests a one-year extension.

BOA # #25-2021 – Stephen Goodwin

Block(s): 754 Lot(s): 39 Zone: r-30

Address: 3501 Belmar Blvd.

Application Deemed Complete: 5/3/2021

Application Type: Bulk Variance

Applicant is seeking to replace an existing garage and retaining wall that encroach over the rear property line.

- Applicant’s garage encroaches on neighbor’s property.
- Board can’t approve the application if the neighbor is not present and agrees.

BOA# 2-2022- Robert and Linda McLoughlin

Block(s): 269 Lot(s): 11 Zone: RR-6

Address: 1819 New Bedford Rd

Application Deemed Complete: 1/18/2022

Application Type: Bulk Variance

Applicant is seeking to install an inground pool and one-story addition to an existing single-family residence.

- Applicant proposed to remove an existing gazebo, add a 2-story addition to existing home, construct an inground pool w/pavers, and add a rear deck.
- Building coverage, impervious coverage, and setback are all a concern.

BOA#3-2022- Joseph Spataro

Block(s): 257 Lot(s): 6 Zone: R-10

Address: 3104 Belmar Blvd.

Application Deemed Complete: 1/14/2022

Application Type: Bulk Variance

Applicant is seeking to construct a new home.

Carried to 5/4/2022 with noticing required

Resolutions

BOA # 46-2021 – Kevin and Emily Zeigler

Block(s): 286 Lot(s): 9

Address: 992 Atlantic Avenue

- No corrections. Resolution can be adopted as written.

Minutes to be Adopted

Adjournment

7:15 PM

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TOWNSHIP OF WALL ZONING BOARD OF ADJUSTMENT MEETING MINUTES 3/2/2022

WORKSHOP SESSION 7:00 PM

Regular Meeting Immediately Following in Municipal Meeting Room

7:18PM

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

Roll Call

Members:

Chairwoman DeSarno	Absent	Acting Chairman Gray	Present
Vice Chairwoman Morrissey	Absent	Mr. Greenwood (Alt. #1)	Present
Mr. Addonizio	Present	Mr. McBarron	Present
Mr. Burke	Present	Mr. Morris	Absent

Board Professionals:

Thomas Catley, Esq. Conflict Attorney	Absent	Ben Montenegro, Esq. Conflict Attorney	Absent
Nora Coyne, PP, AICP Special Board Planner	Present	Erika Ward Board Secretary	Present
Geoffrey Cramer, Esq. Board Attorney	Present	Scott Taylor, AICP, PP, LLA, LEED AP Board Planner	Absent
Dave Magno PE., PP., CME Board Engineer	Absent	Matthew Zahorsky, PE, CME Special Board Engineer`	Present

New and Carried Applications

7:16PM

BOA# 14-2021 – Robert Cancro

Block(s): 274 Lot(s): 7.15 Zone: R-6

Address: 2073 Ohari Drive

Application Deemed Complete: 3/17/2021

Application Type: Bulk Variance

Applicant is seeking to construct a 520 square foot cabana.

Carried to 3/16/2022 with noticing required

BOA#3-2022- Joseph Spataro

Block(s): 257 Lot(s): 6 Zone: R-10
Address: 3104 Belmar Blvd. Application Deemed Complete: 1/14/2022
Application Type: Bulk Variance
Applicant is seeking to construct a new home.
Carried to 5/4/2022 with noticing required

BOA#1-2013 – Care One at Wall, LLC- ONE YEAR EXTENSION

Block(s): 745 Lot(s): 4.01
Address: 2621 Highway 138
Application Type: One Year Extension
For the Applicant
• Thomas Trautner, Esq.
From the Public
• None

Summary

- Applicant requests a one-year extension to 4/21/2023 due to Covid-19 impacting them by material shortages and shipment delays.

Decision

- Motion: Mr. Addonizio
- Second: Mr. McBarron
- Roll Call:

Chairwoman DeSarno	Absent	Acting Chairman Gray	Yea
Vice Chairwoman Morrissey	Absent	Mr. Greenwood (Alt. #1)	Yea
Mr. Addonizio	Yea	Mr. McBarron	Yea
Mr. Burke	Yea	Mr. Morris	Absent
- Application approved with conditions.

BOA # #25-2021 – Stephen Goodwin

Block(s): 754 Lot(s): 39 Zone: r-30
Address: 3501 Belmar Blvd. Application Deemed Complete: 5/3/2021
Application Type: Bulk Variance
Applicant is seeking to replace an existing garage and retaining wall that encroach over the rear property line.

- For the Applicant
- Stephen Goodwin
- From the Public
- Erin Ahern- Neighbor

Summary

- Applicant proposes to replace deteriorating garage and retaining wall that encroaches on the neighbor, Erin Ahern’s property. Erin does not feel comfortable signing a written agreement between Stephen Goodwin and herself until she has an Attorney to review the agreement. Application is being carried.

Carried to 5/4/2022 with no re-noticing required

BOA# 2-2022- Robert and Linda McLoughlin

Block(s): 269 Lot(s): 11 Zone: RR-6

Address: 1819 New Bedford Rd Application Deemed Complete: 1/18/2022

Application Type: Bulk Variance

Applicant is seeking to install an inground pool and one-story addition to an existing single-family residence.

For the Applicant

- Robert McLoughlin

From the Public

- None

Summary

- The Applicant propose to remove an existing gazebo, expand driveway and walkway, add an inground pool with pavers, and an addition. However, reducing the size of the addition due to costs and coverage issues.

Decision

- Motion: Mr. McBarron
- Second: Mr. Addonizio
- Roll Call:

Chairwoman DeSarno	Absent	Acting Chairman Gray	Yea
Vice Chairwoman Morrissey	Absent	Mr. Greenwood (Alt. #1)	Yea
Mr. Addonizio	Yea	Mr. McBarron	Yea
Mr. Burke	Yea	Mr. Morris	Absent
- Application approved with conditions.

Resolutions

BOA # 46-2021 – Kevin and Emily Zeigler

Block(s): 286 Lot(s): 9 Address: 992 Atlantic Avenue

- Motion: Mr. Addonizio
- Second: Mr. McBarron
- All in favor. None Opposed.
- Resolution adopted as written.

Minutes

Adjournment

7:35 PM

- Motion: Mr. Addonizio
- Second: Mr. McBarron
- All in favor. None Opposed.