

TOWNSHIP OF WALL



Timothy J. Farrell, Mayor  
Dan Becht, Deputy Mayor  
Kevin P. Orender  
Thomas M. Kingman  
Erin M. Mangan

2700 Allaire Road  
P.O. Box 1168  
Wall, NJ 07719-1168  
  
[www.wallnj.com](http://www.wallnj.com)

Jennifer O’Sullivan  
Planning Coordinator  
(732) 449-8444 Ext. 2243  
(732)449-8995 Fax  
[josullivan@townshipofwall.com](mailto:josullivan@townshipofwall.com)

TOWNSHIP OF WALL  
PLANNING BOARD MEETING MINUTES  
3/8/2021

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](http://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	Present	Lieutenant O’Halloran	Present
Mr. Blewitt (Alt #2)	Present	Ms. Shanklin	Present
		Mr. Wonsala (VC)	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	
Greg McGuckin, 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	

### Carried Applications

PB # 3-2021 – Barry Jost

Block(s): 87 Lot(s): 12 & 12.01 Zone: R-15

Address: 1604 Marconi Road Application Deemed Complete: 2/3/2021

Application Type: Minor Subdivision with Variances

Applicant is seeking to subdivide the property into two lots

- **.Carried to March 22, 2021 with additional 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.

- **Carried to April 26, 2021 with additional noticing required.**

### New Application

**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.

- **Mr. Baumgartner goes over the summary of the application.**

### Resolutions

- **No Resolutions to be adopted.**

### Other Business

- **No Other business to address.**

### Minutes to be Adopted.

- **No minutes to adopted.**

### 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.

Welcome to the March 8, 2021 Wall Township planning board workshop meeting this meeting is being held in accordance with the sunshine law and a resolution adopted by this board on January 25, 2021.

### 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	Present	Lieutenant O'Halloran	Present
Mr. Blewitt (Alt #2)	Present	Ms. Shanklin	Present
Mr. Barlow	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.	Present
Special Board Planner		Board Engineer	
Greg McGuckin, 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	

### **Carried Applications**

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### **New Applications**

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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.

For the Applicant

- Timothy Middleton, Esq.
- Joseph Kociuba *P.E., P.P.*

From the Public

- No public comment or questions from the public.

Summary

- The subject site is a 20.02-acre parcel located at 1630 Wyckoff Road, located between Wyckoff Road and Route 34, known as Block 917.01, Lot 38.03. The parcel is in the General Industrial GI-2 Zone. The site currently contains an active industrial use, Garden State Precast, a concrete precast plant and storage yard. A review of historic aerial imagery indicates that the site use dates back to the 1970s. The adjacent parcels to the east contain an industrial use, New Jersey Gravel and Sand, within the GI-2 Zone. The property to the south contains a commercial industrial building which appears to be the home to multiple businesses including Jersey Diesel Performance and Marine Safety Corporation, in the GI-2 Zone.
- The parcel to the west, across Wyckoff Road appears to be vacant and wooded, in the GI-2 Zone. Additionally, to the west is Wall Township Composting Facility in the Public Open Space POS Zone. To the north is a commercial/industrial parcel that is the home to Edwards Tire, a tire shop in the GI-2 Zone

In 1996, the property was granted a minor subdivision, which separated the subject Lot from Lot 38.01 to the east, fronting on Route 34.

A use variance was determined to be necessary because the reduction in the lot size further intensified the existing non-conforming retail landscape business on Lot 38.01.

In 1998, a minor subdivision approval was granted by the Planning Board, subdividing off the Edwards Tire facility Lot to the north, reducing the Lot 38.01 Lot Area to 20.02-acres.

The Applicant proposes a 35' x72' building (2,520 SF) as well as the conversion of existing industrial space to office space. Also, additional parking is proposed along the site frontage.

#### Decision

- Motion: Mr. Baumgartner
- Second: Vice Chairman Wonsala

- **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	N/A	Vice Chairman Wonsala	Yea
Mr. Blewitt (Alt #2)	Yea	Chairwoman Coman	Yea

- Application approved with conditions.

#### Resolutions

- **No Resolutions to be adopted.**

#### Other Business

- **No Other business to address.**

#### Minutes

- **No minutes to adopted.**

#### Adjournment

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

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