

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 PLANNING BOARD MEETING MINUTES 4/25/2022

WORKSHOP SESSION 7:00 PM CONFERENCE ROOM B

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

Board Professionals:

Gregory McGuckin, Esq. Board Attorney	Present	Matthew Zahorsky, PE, CME Special Board Engineer	Absent
Ben Montenegro, Esq. Conflict Attorney	Absent	Nora Coyne, PP, AICP Special Board Planner	Absent
Raymond Savacool, PE, PP, CME, CFM Board Engineer	Present	Erika Ward Board Secretary	Absent
Scott Taylor, AICP, PP, LLA, LEED AP Board Planner	Present	Christine Winter Acting Board Secretary	Present
Patrick Varga, Esq	Absent		

New & Carried Applications

PB#7-2022- Bakes Brewing, LLC

Block: 4 Lot(s): 1.01 Zone: Gateway

Address: 1718 Highway 71 Application Deemed Complete: 3/16/2022

Application Type: Amended Major Site Plan

Applicant is seeking to change previously approved architectural façade features.

- Members discussed details of Application.

PB#9-2021- Wall Owner, LLC

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

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

Application Type: Preliminary Final Site Plan w/Conditional Use

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

Carried to 5/16/2022 with no re-noticing required

Resolutions

PB#1-2021- Karl Grossman & Michele Egloff- ONE YEAR EXTENSION

Block(s): 109 Lot(s): 8 Address: 1716 Leslie Ave.

- No Corrections. Resolution can be adopted as written.

PB#4-2022- Richard Schulz

Block(s): 917 Lot(s): 74 Address: 5138 West Hurley Pond Rd.

- No Corrections. Resolution can be adopted as written.

Minutes to be Adopted

3/21/2022

Adjournment

7:20 pm

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TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 4/25/2022

REGULAR MEETING IMMEDIATELY FOLLOWING WORKSHOP SESSION MUNICIPAL MEETING ROOM

7:25PM

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

Board Professionals:

Gregory McGuckin, Esq.	Present	Matthew Zahorsky, PE, CME	Absent
Board Attorney		Special Board Engineer	
Ben Montenegro, Esq.	Absent	Nora Coyne, PP, AICP	Absent
Conflict Attorney		Special Board Planner	
Raymond Savacool, PE, PP, CME, CFM	Present	Erika Ward	Absent
Board Engineer		Board Secretary	
Scott Taylor, AICP, PP, LLA, LEED AP	Present	Christine Winter	Present
Board Planner		Acting Board Secretary	
Patrick Varga, Esq	Absent		

New and Carried Applications

PB#7-2022- Bakes Brewing, LLC

Block: 4 Lot(s): 1.01 Zone: Gateway

Address: 1718 Highway 71 Application Deemed Complete: 3/16/2022

Application Type: Amended Major Site Plan

Applicant is seeking to change previously approved architectural façade features.

For the Applicant

- **Tim Middleton, Esq., Attorney**
- **Joseph Kociuba, Engineer**
- **Jeff Baker, Owner/Operator**
- **Andrew Kjellberg, Architect**

From the Public

- **None**

Summary

The applicant is seeking to make changes to the previously proposed and approved sign and façade features, primarily the building color of red brick. The applicant is proposing a white building color io the front and sides of the building and a taupe color for the back of the building.

Decision

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

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

PB#9-2021- Wall Owner, LLC

Block: 922 Lot(s): 5 Zone: OR-10 & GI-10
 Address: 1875 Highway 34 Application Deemed Complete: 6/1/2021
 Application Type: Preliminary Final Site Plan w/Conditional Use
 Applicant is seeking to construct a warehouse and non-store retailer complex w/associated site improvements.

Carried to 5/16/2022 with no re-noticing required

Resolutions

PB#1-2021- Karl Grossman & Michele Egloff- ONE YEAR EXTENSION

Block(s): 109 Lot(s): 8 Address: 1716 Leslie Ave.
 • No Corrections. Resolution can be adopted as written.

Decision

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

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

PB#4-2022- Richard Schulz

Block(s): 917 Lot(s): 74 Address: 5138 West Hurley Pond Rd.

- No Corrections. Resolution can be adopted as written.

Decision

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

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

Other Business

Minutes

March 21, 2022

Decision

- Motion: Mayor Farrell
- Second: Ms. Shanklin
- Roll Call:

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

Adjournment

8:20 PM

- Motion: Mr. Barlow
- Second: Vice Chairman Wonsala
- All in favor. None Opposed.