

TOWNSHIP OF WALL



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

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TOWNSHIP OF WALL  
PLANNING BOARD MEETING MINUTES  
4/26/2021  
<https://wallnj.com/zoom/pb>

ZOOM 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://wallnj.com/zoom/pb>.

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	Absent	Mayor Farrell	Present
Mr. Baumgartner	Present	Mr. Hall	Present
Deputy Mayor Becht	Present	Lieutenant O’Halloran	Present
Mr. Blewitt (Alt #2)	Absent	Ms. Shanklin	Present
		Vice Chairman Wonsala	Present

Board Professionals:

Nora Coyne, P.P., AICP	Present	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.	Present
Board Secretary		Special Board Engineer	

### Carried Applications

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 6/14/2021 with noticing required.*

### New Application

PB # 8-2021 – Wall of Wine, LLC

Block(s): 271 Lot(s): 7.01 & 7.02 Zone: HB-80

Address: 1933 Highway 35

Application Deemed Complete: 2/24/2021

Application Type: Major Preliminary and Final Site Plan with Variances

Applicant is seeking a variance for installation of an oversized sign.

- Ms. Shanklin takes over the application for Mr. Barlow.
- Ms. Shanklin would like to hear more testimony on the size of the sign as there are discrepancy in the reports.
- Ms. Coyne goes over the previous signage on this property.

PB # 9-2020 – Wall Herald Corp.

Block(s): 917 Lot(s): 13 & 66 Zone: AI for Lot 13; CR-40 for 66

Address: 1717 Highway 34 & 5100 West Hurley Pond Road Application Deemed Complete: 12/18/2020

Application Type: Preliminary and Final Site Plan with Variances

Applicant is seeking to repair/replace existing runway and relocate taxiway & private roadway.

- Chairwoman Coman states that the application was carried from March 22, 2021, new noticing was received, as far as the march date We really did not hear any testimony at that time.
- McGuckin states that correspondence has been exchanged addressing legal issues. Council for both the applicant and for the objector may wish to make a comment, we had hoped that they could work it out amongst themselves and appears they have not been able to do so. He suggests the applicant summarizes at that point again what the issues are and then we can determine what the board wishes to do.
- Mr. Wonsala states that the application is pretty straightforward basically a runway replacement at a taxi modification.

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: Major Preliminary and Final Site Plan with Variances

Applicant is seeking a Preliminary and Final Site Plan with Bulk Variances approval to construct seven warehouse/office building.

- *Carried from 4/12/2021 with noticing required.-Received.*
- Chairwoman Coman states that Mr. Baumgartner is handling this application. Chairwoman Coman want to ask to go back to our professionals and, hopefully, they can give us an update on this application.
- Ray Savacool states that the applicant still several outstanding drainage comments, mostly just to justify some soils work that needs to be done from his end.
- Scott Taylor comments that the Board really curtail the application because there was a question as to whether or not they requested emergency access drive would trigger any potential additional relief he does not think it has from our end or from Ray's end. Mr. Taylor's working through a number of those issues.

#### Resolutions

PB # 3-2021 – Barry Jost

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

Address: 1604 Marconi Road

- **Carried to May 10, 2021**

PB # 6-2020 – Garden State Precast, LLC

Block(s): 917.01 Lot(s): 38.03 Zone: GI-2

Address: 1630 Wyckoff Road

- **Carried to May 10, 2021**

#### Other Business

#### Minutes to be Adopted.

12/7/2020, 1/11/2021, 1/25/2021, and 2/1/2021

- Minutes have all been distributed. No corrections from the board.
- Minutes can be approved as written

#### 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 April 26, 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	Absent	Mayor Farrell	Present
Mr. Baumgartner	Present	Mr. Hall	Present
Deputy Mayor Becht	Present	Lieutenant O’Halloran	Present
Mr. Blewitt (Alt #2)	Absent	Ms. Shanklin	Present
		Vice Chairman Wonsala	Present

Board Professionals:

Nora Coyne, P.P., AICP	Present	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
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Jennifer O’Sullivan	Present	Matthew Zahorsky, P.E., C.M.E.	Present
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### Carried Applications

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Address: 2691-2697 Highway 70 Application Deemed Complete: 5/10/2019  
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Applicant is seeking to erect two medical office buildings.  
Carried to 6/14/2021 with noticing required.

### New Applications

PB # 8-2021 – Wall of Wine, LLC  
Block(s): 271 Lot(s): 7.01 & 7.02 Zone: HB-80  
Address: 1933 Highway 35 Application Deemed Complete: 2/24/2021  
Application Type: Major Preliminary and Final Site Plan with Variances  
Applicant is seeking a variance for installation of an oversized sign.

#### For the Applicant

- Mr. Richard Stone. Esq.
- Mr. Joseph Kociuba P.E., P.P.

#### From the Public

- No objection from the public

#### Summary

- The applicant is, The World Wines dba as The Wine Outlet, the property is comprised of approximately 488,748 square feet (11.22 acres) and is located within the Highway Business (HB-80) Zone District. The site is located on the northern side of Allaire Road, approximately 100 feet west of its intersection of Route 35. The property is currently utilized as a shopping center commonly known as Allaire Plaza. The site is improved with the shopping center and a separate bank building along with associated parking areas and driveways. Access to the site is provided along Allaire Road and Route 35. Two freestanding signs exist on the property, one at each entrance. Each tenant within the shopping center also has at least one façade sign. Surrounding land uses include a mix of commercial properties in the HB-80 Zone to the north, south, and east. To the west of the site is a residential neighborhood in the R-30 Zone District. The applicant is proposing to install **2 wall signs, one on the south and east elevations**. The applicant withdrew the east wall sign.
- The applicant's request for an Amended Site Plan approval and Variance relief be and hereby is approved subject to the applicant's compliance *with* all terms and conditions set forth in the preamble to this Resolution as well as the following conditions:  
The receipt by the applicant of all approvals and compliance with all permit conditions from any Federal, State, County or local regulatory agency having jurisdiction over this application. Upon receipt of such approvals, the applicant shall provide a copy of any permit or written evidence of approval to the Board and its professional staff. If any agency requires a change in the plans approved by the Board, the applicant must reapply to the Board for approval of that change. The applicant shall provide a statement from the Wall Township Tax Collector that all taxes are paid in full. The applicant shall submit an electronic file containing the entire site and lot. The applicant shall reimburse the Board for all professional fees extended or expended with regard to this application. The applicant will comply with all provisions of the reports of the Board's professional engineer and planner except as modified herein. The applicant shall comply with all representations made before the Board by its attorney, engineer and other expert witnesses as the Board has specifically relied upon those

representations in granting the approvals set forth herein. If applicable, the applicant shall enter into an agreement with the Township with regard to its Affordable Housing obligation acceptable in form and content to the municipality. If required, applicants shall obtain certification by the Local Soil Conservation District of a plan for soil erosion and sediment control. All materials, methods of construction and details shall be in conformance with the current engineering and building requirements of the Township of Wall, which are on file in the Office of the Township Engineer. Applicants shall resubmit this entire proposal for re-approval should there be any deviation from the terms and conditions of this resolution, or the documents submitted as part of this application, all of which are made a part hereof and shall be binding on the applicant. Prior to the issuance of a construction permit, the applicants shall furnish the Township Clerk with a cash bond and performance guarantee in an amount to be determined by the Township Engineer. Applicant shall post an inspection fund with the Township Clerk in an amount to be determined by the Township Engineer. No soil shall be removed from the site without the written approval of the Township Committee.

Decision

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

Amanda Agnello (Alt #1)	Yea	Mr. Hall	Yea
Mr. Barlow	Absent	Lieutenant O’Halloran	Yea
Mr. Baumgartner	Yea	Ms. Shanklin	Yea
Deputy Mayor Becht	Yea	Vice Chairman Wonsala	Yea
Mr. Blewitt (Alt #2)	Yea	Chairwoman Coman	Yea
Mayor Farrell	Yea		
- Application approved with conditions.

PB # 9-2020 – Wall Herald Corp.

Block(s): 917 Lot(s): 13 & 66 Zone: AI for Lot 13; CR-40 for 66

Address: 1717 Highway 34 & 5100 West Hurley Pond Road

Application Deemed Complete: 12/18/2020

Application Type: Preliminary and Final Site Plan with Variances

Applicant is seeking to repair/replace existing runway and relocate taxiway & private roadway.

**Carried from 3/22/2021 with noticing required.-Received.**

For the Applicant

- Matt Dolan, Attorney

From the Public

- Mr. Gasiorowski , attorney for ASP Wall B-917 L-65

Summary

- The subject site is an approximately 530--acre site known as Block 917 Lots 13, and 66 located at 1717 Highway 34. Lot 13 is in the AI Zoning District and Lot 66 is in the CR-40 Zoning District. The site is currently the home to the Monmouth Executive Airport.2. The adjacent parcel to the northwest contains residential and commercial uses in the CR-40 Zone. To the west is the municipal border with Howell Township and Allaire State Park. To the east are a variety of commercial/industrial properties with frontage on Route 34 in the OR-2 Zone. To the south, across Hurley Pond Road, is Wall Stadium Speedway, and residential properties, in the GI-10 and OR-10 Zone.

- The Applicant proposes replace and regrade the current asphalt runway and relocate a taxiway to comply with FAA safety requirements.4. Airports are a permitted use in the AI Zone. The Applicant requests preliminary and final site plan approval with a bulk variance.
- Gregory McGuckin: this matter was previously discussed and there is a threshold question as to a jurisdictional issue raised by the objector, regarding the board have jurisdiction to hear the application.
- Gregory McGuckin: I think we should allow Mr. Dolan to briefly places arguments on a record noting that he has submitted written correspondence.
- Application was carried to June 28, 2021, with no further noticing.

Decision

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

Amanda Agnello (Alt #1)	Yea	Mr. Hall	Yea
Mr. Barlow	Absent	Lieutenant O’Halloran	Yea
Mr. Baumgartner	Yea	Ms. Shanklin	Yea
Deputy Mayor Becht	Yea	Vice Chairman Wonsala	Yea
Mr. Blewitt (Alt #2)	Yea	Chairwoman Coman	Yea
Mayor Farrell	Yea		
- Application is being carried to June 28, 2021.

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: Major Preliminary and Final Site Plan with Variances

Applicant is seeking a Preliminary and Final Site Plan with Bulk Variances approval to construct seven warehouse/office building.

Carried from 4/12/2021 with noticing required.-Received.

For the Applicant

- Mr. Gasiorowski , attorney for the applicant
- Tim Laurie
- Michael Monroe

From the Public

- Objector Mr. Dolan Attorney for Wall Herald B-917 L-13&66

Summary

- The subject site is approximately 43-acres, located at 5165 Belmar Boulevard at the intersection of Belmar Boulevard and Birdsall Road, known as Block 917 Lot 65. The lot is split by the Howell Township municipal boundary, where approximately 5 acres are located in Howell Township. The parcel is in the General Industrial GI-5 Zone, the Runway Hazard Zone, and a portion of the site is in the Airport Clear Zone
- The site currently contains a house and wetlands but is predominately vacant agricultural land. The adjacent parcel to the east contains what appears to be a commercial use. This parcel wraps around the site to the south and contains portions of the runway associated with the Monmouth Executive Airport, which is located further south. To the west is Howell Township, specifically a mix of residential single-family homes and wooded areas. To the north is a large, wooded area. The Applicant proposes to demolish the existing house and build 6 warehouse/office buildings totaling 170,000 SF. Approximately 25% of the proposed development will be used as office space,

incidental to the warehousing use. Other site improvements include an entrance/exit driveway on Birdsall Road, a secondary exit-only driveway onto Belmar Boulevard, 314 parking spaces, interior roadways, and associated site lighting, utilities, landscaping, and stormwater improvements. There are no proposed improvements shown on the portion of the parcel located in Howell Township. The Applicant received prior approval for a similar development in 2013. The previous proposal consisted of 7 warehousing/office buildings, totaling 170,000 SF, with approximately 25% used as office space. The Applicant received multiple extensions on the original site plan approval, however that approval has expired, making this a new application before the Board. Office is a permitted use in the GI-5 Zone, where warehousing is conditionally permitted. The Applicant requests preliminary and final site plan approval. Testimony should be provided regarding the conditional use standards.

- Tim Lurie: States that Lot 65 is located on Birdsall road in it in the majority of the property is in Wall township with a small portion to the West in Howell township. As a main access way, as you can see coming off a bird's all road we have to warehouse buildings that are 30 feet high that are 15,000 square feet and then, as we come into the site, we also have a warehouse building three, which is 22,000.
- Tim Lurie: South into the site to building five this building is a 33,000 square foot warehouse building that is 20 feet high as a result of their model because it's the elevation wise.
- Application was carried to July 12, 2021, with no further noticing required.

Decision

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

Amanda Agnello (Alt #1)	Yea	Mr. Hall	Yea
Mr. Barlow	Absent	Lieutenant O'Halloran	Yea
Mr. Baumgartner	Yea	Ms. Shanklin	Yea
Deputy Mayor Becht	Yea	Vice Chairman Wonsala	Yea
Mr. Blewitt (Alt #2)	Yea	Chairwoman Coman	Yea
Mayor Farrell	Yea		
- Application is being carried to July 12, 2021.



Resolutions

PB # 3-2021 – Barry Jost  
Block(s): 87 Lot(s): 12 & 12.01 Zone: R-15  
Address: 1604 Marconi Road  
Carried to May 10, 2021

PB # 6-2020 – Garden State Precast, LLC  
Block(s): 917.01 Lot(s): 38.03 Zone: GI-2  
Address: 1630 Wyckoff Road  
Carried to May 10, 2021

Other Business

Minutes

12/7/2020

Decision

- Motion: Mr. Hall
- Second: Committeeman Farrell
- All in favor. None Opposed.  
Eligible to Vote:

Mr. Barlow	N/A	Lieutenant O’Halloran	Yea
Mr. Baumgartner	Yea	Ms. Shanklin	Yea
Mr. Hall	Yea	Vice Chairman Wonsala	Yea
Mayor Farrell	Yea	Chairwoman Coman	Yea

- Minutes adopted as written.

1/11/2021

Decision

- Motion: Amanda Agnello (Alt #1)
- Second: Ms. Shanklin
- All in favor. None Opposed.

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

- Minutes adopted as written.

1/25/2021

Decision

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

Amanda Agnello (Alt #1)	Yea	Mr. Hall	Yea
Mr. Barlow	N/A	Lieutenant O’Halloran	Yea
Mr. Baumgartner	Yea	Ms. Shanklin	Yea
Deputy Mayor Becht	Yea	Vice Chairman Wonsala	Yea
Mr. Blewitt (Alt #2)	N/A	Chairwoman Coman	Yea
Mayor Farrell	Yea		
- Minutes adopted as written.

2/1/2021

Decision

- Motion: Ms. Shanklin
- Second: Mayor Farrell
- All in favor. None Opposed.
 

Amanda Agnello (Alt #1)	N/A	Mr. Hall	Yea
Mr. Barlow	N/A	Lieutenant O’Halloran	Yea
Mr. Baumgartner	Yea	Ms. Shanklin	Yea
Deputy Mayor Becht	Yea	Vice Chairman Wonsala	N/A
Mr. Blewitt (Alt #2)	N/A	Chairwoman Coman	Yea
Mayor Farrell	Yea		
- Minutes adopted as written.

Adjournment

- Motion: Deputy Mayor Becht
- Second: Mr. Hall
- All in favor. None Opposed.
 

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