

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
FAX (732) 449-8995
eward@townshipofwall.com

TOWNSHIP OF WALL ZONING BOARD OF ADJUSTMENT MEETING MINUTES 4/27/2022

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

Board Professionals:

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

New and Carried Applications

BOA#12-2022 – Township of Wall

Block(s): 4 Lot(s): 31 Zone: R-7.5

Address: 805 Walling Avenue

Application Deemed Complete: 3/31/2022

Application Type: Bulk Variance

Applicant is seeking to construct a single family home on a vacant lot.

- Board Members reviewed the details of the project.

BOA#13-2022 – Township of Wall

Block(s): 336 Lot(s): 16 Zone: R-7.5
Address: 1123 Manito Road Application Deemed Complete: 3/29/2022
Application Type: Bulk Variance

Applicant is seeking to construct a single family home on a vacant lot.

- Board Members reviewed the details of the project.

BOA#6-2021 – The Dorrer Family

Block(s): 930 Lot(s): 20 & 21 Zone: HB-20
Address: 1462 Highway 37 & 4908 McGill Road Application Deemed Complete: 2/11/2021
Application Type: Interpretation

Applicant seeks an interpretation that the existing uses of the property are pre-existing nonconforming uses and/or accessory uses and use variance approval to permit leasing of trailers and storage of equipment and materials.

- Board Members reviewed the details of the project. Board members agree application should be carried.

BOA#7-2022 – Donato at Wall 2, LLC

Block(s): 945 Lot(s): 16.002 Zone: OR-10
Address: 1800 Route 34 Application Deemed Complete: 2/18/2022
Application Type: Use Variance

Applicant is seeking to construct a golf instruction/putting studio with simulators.

Carried to 6/15/2022 with no re-noticing required

Resolutions

BOA#40-2021- Thomas McNamara (Restated)

Block(s): 281 Lot(s): 19 Address: 2419 Terrace Place
• No corrections. Resolution can be adopted as written.

BOA#44-2021- Michael & Courtney Griffin (Restated)

Block(s): 307 Lot(s): 17 Address: 1120 Pennsylvania Avenue
• No corrections. Resolution can be adopted as written.

BOA#50-2021 David Garbolino & Patricia Huttmeier

Block(s): 807 Lot(s): 12 Address: 1510 Meetinghouse Rd.
• No corrections. Resolution can be adopted as written.

BOA#4-2022- Christopher Radeschi

Block(s): 854 Lot(s): 25.01 Address: 1610 Holly Blvd.
• No corrections. Resolution can be adopted as written.

BOA#5-2022- Mario Rossi

Block(s): 716 Lot(s): 21 Address: 2165 Village Rd.
• No corrections. Resolution can be adopted as written.

Minutes to be Adopted

Adjournment

7:30 PM

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
FAX (732) 449-8995
eward@townshipofwall.com

TOWNSHIP OF WALL ZONING BOARD OF ADJUSTMENT MEETING MINUTES 4/27/2022

WORKSHOP SESSION 7:00 PM

Regular Meeting Immediately Following in Municipal Meeting Room

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

Board Professionals:

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

New and Carried Applications

BOA#12-2022 – Township of Wall

Block(s): 4 Lot(s): 31 Zone: R-7.5

Address: 805 Walling Avenue

Application Deemed Complete: 3/31/2022

Application Type: Bulk Variance

Applicant is seeking to construct a single family home on a vacant lot.

For the Applicant

- Dante Alfieri, Attorney
- Andrew French, Engineer
- Keith Smith, Planner

From the Public

- Many Residents that live on Walling Avenue shared their concerns regarding the construction of the new home and how it will negatively impact the area.

Summary

- The applicant is seeking to construct a single-family home on a vacant lot that is owned by the Township of Wall. This location will provide affordable housing and will be consistent with other houses in the neighborhood.

Decision

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

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

BOA#13-2022 – Township of Wall

Block(s): 336 Lot(s): 16 Zone: R-7.5

Address: 1123 Manito Road Application Deemed Complete: 3/29/2022

Application Type: Bulk Variance

Applicant is seeking to construct a single family home on a vacant lot.

For the Applicant

- Dante Alfieri, Attorney
- Andrew French, Engineer
- Keith Smith, Planner

From the Public

- Residents located around the subject property voiced their concerns regarding water and drainage issues.

Summary

- The applicant is seeking to construct a single-family home on a vacant lot that is owned by the Township of Wall. This location will provide affordable housing and will be consistent with other houses in the neighborhood.

Decision

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

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

BOA#6-2021 – The Dorrer Family

Block(s): 930 Lot(s): 20 & 21 Zone: HB-20

Address: 1462 Highway 37 & 4908 McGill Road Application Deemed Complete: 2/11/2021

Application Type: Interpretation

Applicant seeks an interpretation that the existing uses of the property are pre-existing nonconforming uses and/or accessory uses and use variance approval to permit leasing of trailers and storage of equipment and materials.

For the Applicant

- Tim Middleton, Esq
- Mr. Dorrer, Applicant

From the Public

- None

Summary

The applicant, Mr. Dorrer seeks an interpretation and variance approval for his property and explained what the property has been used for through the years. The Attorney, Mr. Middleton requested the application to be carried to a later date to finish their presentation and to get a full vote.

Decision

Carried to 6/15/2022 with no re-noticing required

BOA#7-2022 – Donato at Wall 2, LLC

Block(s): 945 Lot(s): 16.002 Zone: OR-10

Address: 1800 Route 34 Application Deemed Complete: 2/18/2022

Application Type: Use Variance

Applicant is seeking to construct a golf intruction/putting studio with simulators.

Carried to 6/15/2022 with no re-noticing required

Resolutions

BOA#40-2021- Thomas McNamara (Restated)

Block(s): 281 Lot(s): 19 Address: 2419 Terrace Place

Decision

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

BOA#44-2021- Michael & Courtney Griffin (Restated)

Block(s): 307 Lot(s): 17 Address: 1120 Pennsylvania Avenue

Decision

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

BOA#50-2021 David Garbolino & Patricia Huttmeier

Block(s): 807 Lot(s): 12 Address: 1510 Meetinghouse Rd.

Decision

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

BOA#4-2022- Christopher Radeschi

Block(s): 854 Lot(s): 25.01 Address: 1610 Holly Blvd.

Decision

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

BOA#5-2022- Mario Rossi

Block(s): 716 Lot(s): 21 Address: 2165 Village Rd.

Decision

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

Minutes

Adjournment

10:00 PM