

# 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 PLANNING BOARD MEETING MINUTES 5/2/2022

### 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	Present
Mr. Barlow	Present	Ms. Shanklin	Present
Mr. Baumgartner	Present	Ms. Agnello (Alt # 1)	Present
Committeeman Farrell	Present	Mr. Blewitt (Alt # 2)	Present
Mr. Hall	Present		

#### 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	Present
Scott Taylor, AICP, PP, LLA, LEED AP Board Planner	Present	Christine Winter Acting Board Secretary	Absent
Patrick Varga, Esq	Absent		

### **New & Carried Applications**

#### **PB#19-2021- McDonalds Corporation**

Block: 88      Lot(s): 11      Zone: HB-80

Address: 1831 NJ 35      Application Deemed Complete: 12/7/2021

Application Type: Major Preliminary and Final Site Plan w/Bulk Variances

Applicant is seeking façade renovations, signage, and site improvements for existing drive-thru restaurant.

- Members discussed details of Application.

## **Resolutions**

### **PB#7-2022 Bakes Brewing, LLC**

Block: 4      Lot(s): 1.01      Address: 1718 Highway 71

- Carrying to a future meeting.

## **Minutes to be Adopted**

4/4/2022

- Carrying to a future meeting.

## **Adjournment**

7:20 pm

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## TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 5/2/2022

### 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	Present
Mr. Barlow	Present	Ms. Shanklin	Present
Mr. Baumgartner	Present	Ms. Agnello (Alt # 1)	Present
Committeeman Farrell	Present	Mr. Blewitt (Alt # 2)	Present
Mr. Hall	Present		

##### 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	Present
Board Engineer		Board Secretary	
Scott Taylor, AICP, PP, LLA, LEED AP	Present	Christine Winter	Absent
Board Planner		Acting Board Secretary	
Patrick Varga, Esq	Absent		

#### **New and Carried Applications**

##### **PB#19-2021- McDonalds Corporation**

Block: 88      Lot(s): 11      Zone: HB-80  
Address: 1831 NJ 35      Application Deemed Complete: 12/7/2021  
Application Type: Major Preliminary and Final Site Plan w/Bulk Variances  
Applicant is seeking façade renovations, signage, and site improvements for existing drive-thru restaurant.

For the Applicant

- **Scott Lippert, Esq., Attorney**
- **Aaron Bodenschatz, Engineer**
- **Andrew Feranda, Engineer**
- **Paul Ricci, Planner**

From the Public

- **None**

Summary

This Application was carried from 5/2/2022. The Applicant wants to make modifications to prior approved conditions. They are seeking façade renovations, new signage, and site improvements for an existing drive-thru which will be changed to a dual drive-thru. Scott Taylor recommended adding a sidewalk easement at the prior meeting and the Applicant agreed to the changes.

Decision

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

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

**Resolutions**

**PB#7-2022 Bakes Brewing, LLC**

Block: 4      Lot(s): 1.01      Address: 1718 Highway 71

- Carried to a future meeting.

**Other Business**

Minutes

**April 4, 2022**

- Carried to a future meeting.

Adjournment

**8:00 PM**

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