

TOWNSHIP OF WALL



Carl Braun, Mayor
Thomas M. Kingman, Deputy Mayor
Timothy J. Farrell
Kevin P. Orender

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TOWNSHIP OF WALL
PLANNING BOARD MEETING MINUTES
5/4/2020

WORKSHOP SESSION 7:00 PM

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

7:01PM Chairwoman Coman called to order the Workshop Meeting of the Wall Township Planning Board according to the Sunshine Law.

Members:

Chairwoman Coman	Present	Committeeman Farrell	Present
Vice Chairman Wonsala	Present	Mr. Hall	Absent
Mr. Barlow	Present	Lieutenant O’Halloran	Present
Mr. Baumgartner	Present	Mr. Thomson	Absent
Mayor Braun	Present	Ms. Shanklin (Alt #1)	Present

Board Professionals:

Nora Coyne, P.P., AICP	Present	Raymond Savacool, P.E., P.P., C.M.E., C.F.M.	Absent
Special Board Planner		Board Engineer	
John Jackson, Esq.	Present	Scott Taylor	Absent
Board Attorney		Board Planner	
Jennifer O’Sullivan	Present	Matthew Zahorsky, P.E., C.M.E.	Present
Board Secretary		Special Board Engineer	

New and Carried Applications

7:04 PM

PB # 2-2020 – William Kurtz

Block(s): 819 Lot(s): 14.01 & 16 Zone: OR-5

Address: 1903 & 1913 Atlantic Ave Application Deemed Complete: 3/20/2020

Application Type: Minor Subdivision with Bulk Variances

Applicant is seeking to complete Minor Subdivision with variances to move a lot line shared between two properties.

- **Mr. Barlow recuses himself from this application**
- **Mr. Braun comments that this application is a simple technical sub-division.**
- **Nora Coyne clarifies that they will be back for site plan approval.**
- **Mayor Braun doesn't think Freehold Soil approval is necessary at this time.**

PB # 19-2019 – Twin Resources, Inc.

Block(s): 806 Lot(s): 5 Zone: OR-5

Address: 2601 Ridgewood Rd Application Deemed Complete: 8/16/2019

Application Type: Major Preliminary and Final Site Plan with Bulk Variances

Applicant is seeking variances for renovations and site improvements for a landscape services business.

Carried to 6/1/2020 with renoticing required.

Resolutions

Appointment of Conflict Attorney - Approved as written.

Appointment of Acting Recording Secretary - Approved as written.

Other Business

Minutes to be Adopted

Executive Session

Adjournment

TOWNSHIP OF WALL



George K. Newberry, Mayor
Carl Braun, Deputy Mayor
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7:11 PM Chairwoman Coman called to order the Workshop Meeting of the Wall Township Planning Board at according to the Sunshine Law.

Roll Call

Members:

Chairwoman Coman	Present	Committeeman Farrell	Present
Vice Chairman Wonsala	Present	Mr. Hall	Absent
Mr. Barlow	Present	Lieutenant O'Halloran	Present
Mr. Baumgartner	Present	Mr. Thomson	Absent
Deputy Mayor Braun	Present	Ms. Shanklin (Alt #1)	Present

Board Professionals:

Nora Coyne, P.P., AICP	Present	Raymond Savacool, P.E., P.P., C.M.E., C.F.M.	Absent
Special Board Planner		Board Engineer	
John Jackson, Esq.	Present	Scott Taylor	Absent
Board Attorney		Board Planner	
Jennifer O'Sullivan	Present	Matthew Zahorsky, P.E., C.M.E.	Present
Board Secretary		Special Board Engineer	

New and Carried Applications

7:14 PM Chairwoman Coman goes over the remote hearing procedures.
Attorney John Jackson swears in professionals. Mr. Jackson states all Exhibits are online for viewing.

Mr. Barlow recused himself from the application. Record reflex the Mr. Barlow has signed off

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Application Type: Major Preliminary and Final Site Plan with Bulk Variances

Applicant is seeking variances for renovations and site improvements for a landscape services business.

Carried to 6/1/2020 with renoticing required.

PB # 2-2020 – William Kurtz

Block(s): 819 Lot(s): 14.01 & 16 Zone: OR-5

Address: 1903 & 1913 Atlantic Ave Application Deemed Complete: 3/20/2020

Application Type: Minor Subdivision with Bulk Variances

Applicant is seeking to complete Minor Subdivision with variances to move a lot line shared between two properties.

For the Applicant

- William Kurtz appeared and was sworn and is a licensed engineer and planner on his own application. He testified that this is a small lot line relocation between a property that is a professional plaza and the larger lot (Lot 16) that is owned by Mr. Cusa. Both lots are fully developed, and the agreement is that Mr. Kurtz will purchase .66 acres of the Cusa property. He testified that he will ultimately present a site plan down the road for approvals for a fourth building on this project. Because of the nature of the condo association, seven (7) people have ownership in Westwind Plaza; while they are not applicants, they have agreed to the submission of this application, and documentation to that effect has been provided. Exhibit A-6 shows the existing site and lot lines. Exhibit A-9 shows the most recent plot plan and where the subdivision line and technical subdivision line is proposed. The additional area added to lot 14.01 will bring it into more conformance with the ordinance. This application is for a minor subdivision to relocate a lot line and a technical subdivision, which means that the properties (Lots 14.01 & 14.02) still have a relationship with one another. There will be a cross-access easement requirement for any future new parking, drainage improvements, or other future site improvements.

Mr. Jackson put up Nora Coyne Exhibit Fig 1. Ms. Coyne clarifies that her exhibits may not be 100% accurate. Ms. Coyne would like to put up Mr. Kurtz Exhibit A-09.

Chairwoman Coman asks Mr. Kurtz if he is willing to comply with the review letters by Ms. Coyne and Mr. Zahorsky. Mr. Kurtz agrees with the review.

Chairwoman Coman asks Board Member if they have any question – Mr. Wonsala would like to know more about the lot line and setbacks.

From the Public

- The Board opened to the public and no comments or questions were received from members of the public. Chairwoman closes the public portion of the hearing.

Summary

- The Board determines that the variance relief for lot area, lot frontage, lot width, front yard setback, side yard setback on existing Lot 14.01, as well as the relief for lot area on proposed Lot 14.02 and the impervious coverage on Lot 16. Lot 14.01 and 14.02 (Westwind Plaza) is undersized for the zone which creates a hardship to the applicant to conform to the ordinance. Further, the site contains pre-existing buildings legally located thereon which also present a hardship to the applicant to comply with the ordinance. The variances may also be granted under C (2) as the granting of the variance relief substantially outweighs any detriments. The setback dimensions of the lots in question, as well as the impervious coverage relief and setback relief for the buildings located thereon, result in an encroachment that has no ascertainable negative impact to any adjoining lots. In contrast, the benefits of granting this relief- including the fact that it will bring Lot 14.01 into more conformance with the ordinance- will substantially add to the operations and viability of the site. The variance relief may be granted without substantial detriment to the public good, nor will the granting of the relief substantially impair the intent and purpose of the zone plan and zoning ordinance.

Decision

- Motion: Deputy Mayor Braun
- Second: Vice Chairman Wonsala
- Roll Call:

Chairwoman Coman	Yea	Committeeman Farrell	Yea
Vice Chairman Wonsala	Yea	Mr. Hall	Absent
Mr. Barlow	Recused	Lieutenant O’Halloran	Yea
Mr. Baumgartner	Yea	Mr. Thomson	Absent
Deputy Mayor Braun	Yea	Ms. Shanklin (Alt #1)	Yea

- Application approved with conditions.

Resolutions

Appointment of Conflict Attorney-Ben Montenegro

- Motion: Deputy Mayor Braun
- Second: Mr. Baumgartner
- Roll Call:

Chairwoman Coman	Yea	Committeeman Farrell	Yea
Vice Chairman Wonsala	Yea	Mr. Hall	Absent
Mr. Barlow	Recused	Lieutenant O’Halloran	Yea
Mr. Baumgartner	Yea	Mr. Thomson	Absent
Deputy Mayor Braun	Yea	Ms. Shanklin (Alt #1)	Yea

Appointment of Acting Recording Secretary-Christine Winter

- Motion: Vice Chairman Wonsala
- Second: Deputy Mayor Braun
- Roll Call:

Chairwoman Coman	Yea	Committeeman Farrell	Yea
Vice Chairman Wonsala	Yea	Mr. Hall	Absent
Mr. Barlow	Recused	Lieutenant O’Halloran	Yea
Mr. Baumgartner	Yea	Mr. Thomson	Absent
Deputy Mayor Braun	Yea	Ms. Shanklin (Alt #1)	Yea

Other Business.

Minutes

Adjournment

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