

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
BOARD OF ADJUSTMENT MEETING MINUTES
5/5/2021

Workshop Session & Regular Meeting 7:00 PM
<https://www.gotomeet.me/WallTwp/boa>

ZOOM MEETING Please be advised that while Townhall is closed to the public, the Board of Adjustment 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/boa>.

All meeting material is also available online at www.wallnj.com/boaremotemeetings

Chairwoman DeSarno called to order the Workshop Meeting of the Wall Township Board of Adjustment according to the Sunshine Law.

Members:

Chairwoman DeSarno	Present	Ms. Hearn	Present
Vice Chairwoman Morrissey	Present	Mr. Morris	Present
Mr. Addonizio	Present	Mr. Dorrer	Present
Mr. Gray	Present	Mr. McBarron (Alt. #1)	Present

Board Professionals:

Thomas Catley, Esq.	Absent	Glenn Gerken P.E.	Absent
Conflict Attorney		Board Engineer	
Nora Coyne, P.P., AICP	Present	Jennifer O’Sullivan	Present
Special Board Planner		Board Secretary	
Geoffrey Cramer, Esq.	Present	Scott Taylor	Absent
Board Attorney		Board Planner	
Dave Magno, P.E.	Absent	Matthew Zahorsky, P.E., C.M.E.	Present
Board Engineer		Special Board Engineer	

Carried Applications

BOA # 21-2021 – Sean and Amy Fields

Block(s): 67.01 Lot(s): 6 Zone: R-6

Address: 1749 Bellewood Ave

Application Deemed Complete: 4/1/2021

Application Type: Bulk Variance

Applicant is seeking to construct a pool in the front yard area.

- Carried to 5/19/2021 with re-noticing required.

New Applications

BOA # 15-2021 – Michael Clayton

Block(s): 331 Lot(s): 78 Zone: R-7-5

Address: 1128 Narrumson Road

Application Deemed Complete: 3/29/2021

Application Type: Bulk Variance

Applicant is seeking to construct a front porch.

- Mr. Morris goes over the details of the project. It is a singular issue it is a front yard setback requirement is 25 feet he is installing a as part of a major renovation.

BOA # 8-2021 – Cassandra Mueller

Block(s): 871 Lot(s): 12 Zone: R-10

Address: 2422 Sycamore Street

Application Deemed Complete: 2/25/2021

Application Type: Bulk Variance

Applicant seeks to construct a storage shed.

- Ms. Hearn goes over the details of the project. They would like to put up a shed in a rear side. The shed puts them 1% Over building coverage everything else complies even their impervious.

BOA # 9-2021 – Patsy & Josephine Lorusso

Block(s): 225 Lot(s): 5 Zone: R-10

Address: 2902 Grant Street

Application Deemed Complete: 2/25/2021

Application Type: Bulk Variance

Applicant seeks to construct a porch.

- Mr. Gray goes over the details of the project. they want to put a basically a front porch. It has previous and building coverage issues.

BOA # 10-2021 – Brian Thorn

Block(s): 811.02 Lot(s): 3 Zone: ML-25

Address: 2424 Orchard Crest

Application Deemed Complete: 2/25/2021

Application Type: Bulk Variance

Applicant seeks to construct a six-foot fence in the front yard along Paynter Road.

- Mr. Addonizio goes over the details of the project. They are looking to replace an existing four-foot fence with a six-foot fence.

Resolutions

BOA # 2-2021 – Mona Yousef

Block(s): 880 Lot(s): 20 Zone: R-30

Address: 1605 Bass Point Road

Application Deemed Complete: 1/20/2021

- No correction to the resolution and can be adopted as written.

BOA # 24-2020 – Terrance J. McGee

Block(s): 845 Lot(s): 33 Zone: R-20

Address: 2402 Ramshorn Drive

Application Deemed Complete: 12/1/2020

- Ms. Hearn states she was very, very interested in this particular resolution and I read through it today and she is very nervous. The resolution is confusing and would just like to ask that those of us that did get to read through it if it says confusing to you as it is, to her, if we might be able to table it.
- **Carried to 5/24/2021.**

BOA # 5-2021 – Cabinet Creations & Custom Interiors, LLC

Block(s): 823 Lot(s): 21 Zone: OB-120

Address: 2001 Highway 34

Application Deemed Complete: 2/8/2021

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

- **Carried to 5/24/2021.**

Other Business

Minutes to be Adopted

1/13/2021, 1/20/2021, 2/17/2021, 3/3/2021

- No corrections to the minutes and can be adopted as written.

Executive Session

Adjournment

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5/5/2021

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Chairwoman DeSarno called to order the Workshop Meeting of the Wall Township Board of Adjustment at according to the Sunshine Law.

Roll Call

Members:

Chairwoman DeSarno	Absent	Ms. Hearn	Present
Vice Chairwoman Morrissey	Present	Mr. Morris	Present
Mr. Addonizio	Present	Mr. Dorrer (Alt. #1).	Present
Mr. Gray	Present	Mr. McBarron (Alt. #2)	Present

Board Professionals:

Thomas Catley, Esq.	Absent	Ben Montenegro, Esq.	Absent
Conflict Attorney		Conflict Attorney	
Nora Coyne, P.P., AICP	Present	Jennifer O’Sullivan	Present
Special Board Planner		Board Secretary	
Geoffrey Cramer, Esq.	Present	Scott Taylor	Present
Board Attorney		Board Planner	
Dave Magno, P.E.	Absent	Matthew Zahorsky, P.E., C.M.E.	Present
Board Engineer		Special Board Engineer	

Carried Applications

BOA # [21-2021](#) – Sean and Amy Fields

Block(s): 67.01 Lot(s): 6 Zone: R-6

Address: 1749 Bellewood Ave

Application Deemed Complete: 4/1/2021

Application Type: Bulk Variance

Applicant is seeking to construct a pool in the front yard area.

- *Carried to 5/19/2021 with re-noticing required.*

New Applications

BOA # 15-2021 – Michael Clayton

Block(s): 331 Lot(s): 78 Zone: R-7-5

Address: 1128 Narrumson Road

Application Deemed Complete: 3/29/2021

Application Type: Bulk Variance

Applicant is seeking to construct a front porch.

For the Applicant

- Michael Clayton- Applicant

From the Public

- No objectors to this application.
- No questions or comments from the public.

Summary

- The property in question consists of approximately 5,000 square feet (0.11 acres) and is located within the Residential (R-7.5) Zone District. The site is situated on the northern side of Narrumson Road approximately 239 feet east of its intersection with Algonkin Trail. The property is improved with a two-story single-family dwelling that is serviced by a gravel driveway and paver walkway. A rear deck also exists on the property. Surrounding land uses include single-family residential properties in the R-7.5 zone. Project description the applicant proposes to install a 30'-3"x 6'-9" one-story covered front porch.

Decision

- Motion: Mr. Morris
- Second: Vice Chairwoman Morrisey
- **Roll Call:**

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea
Mr. Addonizio	Yea	Mr. Dorrer	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #1tim)	Yea
- Application approved with conditions.

BOA # 8-2021 – Cassandra Mueller

Block(s): 871 Lot(s): 12 Zone: R-10

Address: 2422 Sycamore Street

Application Deemed Complete: 2/25/2021

Application Type: Bulk Variance

Applicant seeks to construct a storage shed.

For the Applicant

- Tim Middleton, Esq.
- Richard and Cassandra Mueller – Applicant

From the Public

- No objectors to this application.
- No questions or comments from the public.

Summary

- The Residential (R-10) Zone District. The site is situated on the eastern side of Sycamore Street approximately 150 feet south of its intersection with Marigold Avenue. The property is improved with a single-story single-family dwelling that is serviced by an asphalt driveway and concrete/paver walkways. A paver patio area also exists on the property on the northern side of the house. The Surrounding land uses include single-family residential properties in the R-10 zone on all sides. Project description the applicant proposes to install a 10’X 12’, 9’ tall storage shed on top of the existing paver patio area. The property requires a variance for exceeding the maximum permitted building coverage.

Decision

- Motion: Ms. Hearn
- Second: Vice Chairwoman Morrisey
- **Roll Call:**

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea
Mr. Addonizio	Yea	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea

- Application approved with conditions.

BOA # 9-2021 – Patsy & Josephine Lorusso

Block(s): 225 Lot(s): 5 Zone: R-10

Address: 2902 Grant Street

Application Deemed Complete: 2/25/2021

Application Type: Bulk Variance

Applicant seeks to construct a porch.

For the Applicant

- Tim Middleton, Esq.
- Patsy & Josephine Lorusso – Applicant

From the Public

- No objectors to this application.
- No questions or comments from the public.

Summary

- The property in question consists of approximately 5,000 square feet (0.11 acres) and is located within the Residential (R-10) Zone District. The site is situated on the northern side of Grant Street approximately 100 feet west of its intersection with Monmouth Boulevard. The property is improved with a two-story single-family dwelling that is serviced by a paver driveway and

concrete and brick walkways. A rear storage shed, and paver patio also exist on the property. Surrounding land uses include single-family residential properties in the R-10 zone on all sides. Project description the applicant proposes to install a 20' x 16', one-story covered screened porch. The property requires variances for exceeding the maximum permitted building and impervious coverage.

Decision

- Motion: Mr. Gray
- Second: Ms. Hearn
- **Roll Call:**

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea
Mr. Addonizio	Yea	Mr. Dorrer	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #1)	Yea
- Application approved with conditions.

BOA # 10-2021 – Brian Thorn

Block(s): 811.02 Lot(s): 3 Zone: ML-25

Address: 2424 Orchard Crest

Application Deemed Complete: 2/25/2021

Application Type: Bulk Variance

Applicant seeks to construct a six-foot fence in the front yard along Paynter Road.

For the Applicant

- **Greg Vella Esq.**
- Brian Thorn – Applicant

From the Public

- No objectors to this application.
- No questions or comments from the public.

Summary

- The property in question consists of approximately 26,730 square feet (0.61 acres) and is located within the Residential ML-25 Zone District. The site is a through lot situated on the western side of Orchard Crest Boulevard at the end of Pippin Drive with frontage on Orchard Crest Boulevard, and Paynter Road. The property is improved with a two-story single-family dwelling that is serviced by a paved driveway and walkways. An in-ground pool, a concrete patio and wood deck exist at the front of the property facing Paynter’s Road. The Surrounding land uses include single-family residential properties in the ML-25 Zone to the north, south and east. To the west of the site is commercial property in the OB-20 and OP-10 Zones. Figure2, attached, illustrates the surrounding properties and zone districts. Project Description The applicant proposes to replace an existing four-foot-high front yard fence with a six-foot high fence along the side and front property lines facing Paynter’s Road. The property requires variances for a fence exceeding six feet in height in the front yard.

Decision

- Motion: Mr. Addonizio
- Second: Vice Chairwoman Morrissey
- **Roll Call:**

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea
Mr. Addonizio	Yea	Mr. Dorrer	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #1)	Yea
- Application approved with conditions.

Resolutions

BOA # 2-2021 – Mona Yousef
Block(s): 880 Lot(s): 20 Zone: R-30

Decision

- Motion: Mr. Dorrer
- Second: Mr. Addonizio
- All in favor. None Opposed.
- Eligible to Vote:

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea
Mr. Addonizio	Yea	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea
- Resolution adopted as written.

BOA # 24-2020 – Terrance J. McGee
Block(s): 845 Lot(s): 33 Zone: R-20

- **Carried to 5/24/2021.**

BOA # 5-2021 – Cabinet Creations & Custom Interiors, LLC
Block(s): 823 Lot(s): 21 Zone: OB-120

- **Carried to 5/24/2021.**

Other Business

No other Business

Minutes

1/13/2021

Decision

- Motion: Mr. Addonizio
- Second: Mr. Dorrer
- All in favor. None Opposed.
- Eligible to Vote:

Chairwoman DeSarno	Choose an item.	Ms. Hearn	Choose an item.
Vice Chairwoman Morrissey	Choose an item.	Mr. Morris	Choose an item.
Mr. Addonizio	Choose an item.	Mr. Dorrer (Alt. #1)	Choose an item.
Mr. Gray	Choose an item.	Mr. McBarron (Alt. #2)	Choose an item.
- Minutes adopted as written.

1/20/2021

Decision

- Motion: Mr. Addonizio
- Second: Mr. Dorrer
- All in favor. None Opposed.
- Eligible to Vote:

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea
Mr. Addonizio	Yea	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea
- Minutes adopted as written.

2/17/2021

Decision

- Motion: Mr. Addonizio
- Second: Vice Chairwoman Morrisey
- All in favor. None Opposed.
- Eligible to Vote:

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea
Mr. Addonizio	Yea	Mr. Dorrer (Alt. #1)	N/A
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea
- Minutes adopted as written.

3/3/2021

Decision

- Motion: Mr. Addonizio
- Second: Vice Chairwoman Morrissey
- All in favor. None Opposed.

- Eligible to Vote:

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea
Mr. Addonizio	Yea	Mr. Dorrer	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #1)	Yea

- Minutes adopted as written.

Adjournment

- Motion: Mr. Addonizio
- Second: Mr. Dorrer
- All in favor. None Opposed.

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea
Mr. Addonizio	Yea	Mr. Dorrer	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #1)	Yea