

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 5/16/2022

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	Present
Raymond Savacool, PE, PP, CME, CFM Board Engineer	Present	Erika Ward Board Secretary	Absent
Scott Taylor, AICP, PP, LLA, LEED AP Board Planner	Present	Christine Winter Acting Board Secretary	Present
Patrick Varga, Esq	Absent		

New & Carried Applications

PB#10-2019- Ramshorn Drive, LLC

Block: 893 Lot(s): 108.01 Zone: OP-10

Address: 2691-2697 Hwy 70 Application Deemed Complete: 4/24/2019

Application Type: Major Preliminary and Final Site Plan

Applicant is seeking to construct two medical office buildings.

- *Carried to 7/18/2022 with no re-noticing required*

PB#9-2021- Wall Owner, LLC

Block: 922 Lot(s): 5 Zone: OR-10 & GI-10
Address: 1875 Highway 34 Application Deemed Complete: 6/1/2021

Application Type: Preliminary Final Site Plan w/Conditional Use

Applicant is seeking to construct a warehouse and non-store retailer complex w/associated site improvements.

- 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 later meeting.

PB#21-2021- McDonalds Corporation

Block: 88 Lot(s): 11 Address: 1831 NJ 35

- Carrying to a later meeting.

Other Business

ORDINANCE NO.14-2022

An Ordinance of the Township Committee of the Township of Wall Amending and Supplementing Chapter 140 of "The Land Use and Development Regulations of the Township of Wall", Pertaining to OP-10 Zone in Block 817, Lot 2

- Members discussed details of Ordinance.

Minutes to be Adopted

4/4/2022

- No corrections. Accepted as written

Adjournment

7:30 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	Present
Conflict Attorney		Special Board Planner	
Raymond Savacool, PE, PP, CME, CFM	Present	Erika Ward	Absent
Board Engineer		Board Secretary	
Scott Taylor, AICP, PP, LLA, LEED AP	Present	Christine Winter	Present
Board Planner		Acting Board Secretary	
Patrick Varga, Esq	Absent		

New and Carried Applications

PB#10-2019- Ramshorn Drive, LLC

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Address: 2691-2697 Hwy 70 Application Deemed Complete: 4/24/2019

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PB#9-2021- Wall Owner, LLC

Block: 922 Lot(s): 5 Zone: OR-10 & GI-10
Address: 1875 Highway 34 Application Deemed Complete: 6/1/2021

Application Type: Preliminary Final Site Plan w/Conditional Use

Applicant is seeking to construct a warehouse and non-store retailer complex w/associated site improvements.

For the Applicant

- **Richard Hoff, Esq., Attorney**
- **Kevin Haney, Engineer**

From the Public

- **None**

Summary

The Applicant wants to demolish two existing structures on the 294.6-acre property and construct 8 warehouse buildings and 1 non-store retail building along with 2,151 passenger vehicle spaces and 785 trailer parking and loading spaces.

Decision

- Motion: Mr. Barlow
- Second: Vice Chairman Wonsala
- 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)	Yea
Mr. Hall	Yea		
- **Carried to 7/11/2022 with no re-noticing required**

Resolutions

PB#7-2022 Bakes Brewing, LLC

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

- Carried to a future meeting.

PB#21-2021- McDonalds Corporation

Block: 88 Lot(s): 11 Address: 1831 NJ 35

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Other Business

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Summary

- The Township Planner, Nora Coyne, explained the purpose of the Ordinance is to permit multifamily residential as a conditional use in the OP-10 Zone at Block 817, Lot 2. The property is just south of the intersection of route 34 and 35. The property received preliminary and final site plan approval in 2003 for the construction of 96 age restricted condominium units within 16 buildings. At that time the application was approved as a permitted conditional use under the conditional use standards established in Ordinance 20-2002. Those conditional use standards were eliminated and since that time only 47 of the 96 units were constructed. The proposed

zoning will allow for 101 units on the site which would increase the original number of units by five, however the number would fall within the 2005 Master Plan reexamination report land use designation.

Decision

- Motion: Ms. Shanklin
- Second: Mr. Barlow
- 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)	Yea
Mr. Hall	Yea		

Minutes

April 4, 2022

Decision

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

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

Adjournment

9:00 PM

- Motion: Ms. Shanklin
- Second: Mr. Barlow
- All in favor. None Opposed.