

TOWNSHIP OF WALL



Timothy J. Farrell, Mayor
Dan Becht, Deputy Mayor
Kevin P. Orender
Thomas M. Kingman
Erin M. Mangan

2700 Allaire Road
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TOWNSHIP OF WALL
BOARD OF ADJUSTMENT MEETING MINUTES
5/19/2021

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	Absent	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 # 26-2019 – PAX Construction

Block(s): 901 Lot(s): 21.01 Zone: R-60

Address: 541 Shark Station Road

Application Deemed Complete: 6/24/2019

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

Applicant is seeking to obtain a permit for an oversized residential pool cabana and additional parking and outdoor storage of materials for a nonconforming contractor's office.

- *Carried to 8/4/2021 with noticing required.*

BOA # 7-2021 – San Filippo Residence

Block(s): 269 Lot(s): 6 Zone: RR-6

Address: 2631 18th Avenue

Application Deemed Complete: 2/11/2021

Application Type: Interpretation- Bulk

Applicant is seeking to maintain a 6-foot-high fence in the front yard, and maintain an oversized shed, and to determine if grazing of farm animals is a pre-existing nonconforming use.

- *Carried to 6/16/2021 with noticing required.*

BOA # 6-2021 – The Dorrer Family

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

Address: 1468 Hwy 34 & 4908 McGill Rd

Application Deemed Complete: 2/11/2021

Application Type: Interpretation

Applicant is seeking to lease of U-Haul trailers, and storage of vehicles, buses, and equipment not associated with the garage towing service is a pre-existing nonconforming use.

- *Carried to 7/7/2021 with noticing required.*

New 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 from 5/5/2021 with renoticing required.

- Mr. Gray goes over the detail of the project. The applicant has a corner lot would like and above ground pool in the front yard.
- Ms. Coyne states that he applicant should discuss any changes to the proposed fencing. The current fencing is not pool code compliant. However, a pool code compliant fence may not be necessary provided the sidewalls of the pool are a minimum of 4 feet high and a code compliant latching gate is provided at the deck access.

Resolutions

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

- No correction may be adopted as written

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

- No correction may be adopted as written

Carried Resolutions

BOA # 24-2020 – Terrance J. McGee
Block(s): 845 Lot(s): 33 Zone: R-20
Address: 2402 Ramshorn Drive
Carried to 6/2/2021.

Application Deemed Complete: 12/1/2020

BOA # 8-2021 – Cassandra Mueller
Block(s): 871 Lot(s): 12 Zone: R-10
Address: 2422 Sycamore Street
Carried to 6/2/2021.

Application Deemed Complete: 2/25/2021

BOA # 9-2021 – Patsy & Josephine Lorusso
Block(s): 225 Lot(s): 5 Zone: R-10
Address: 2902 Grant Street
Carried to 6/2/2021.

Application Deemed Complete: 2/25/2021

BOA # 10-2021 – Brian Thorn
Block(s): 811.02 Lot(s): 3 Zone: ML-25
Address: 2424 Orchard Crest
Carried to 6/2/2021.

Application Deemed Complete: 2/25/2021

Other Business

Minutes to be Adopted.

3/17/2021, 4/7/2021, 4/21/2021 and 5/5/2021.

- No correction to the minutes may be adopted as written.

Executive Session

Adjournment

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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	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	Ben Montenegro, Esq.	Absent
Conflict Attorney		Conflict Attorney	
Nora Coyne, P.P., AICP	Absent	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	

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

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Application Deemed Complete: 4/1/2021

Application Type: Bulk Variance

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

For the Applicant

- Amy Fields – Applicant

From the Public

- Betsy Cross voiced her objection to the subject development application.

Summary

- The property in question consists of approximately 6,718 square feet (0.15 acres) and is located within the Residential (R-7.5) Zone District. The site is situated at the northwestern quadrant of the intersection of Bellewood Avenue and Eighteenth Avenue. The property is improved with a two-story single-family dwelling that is serviced by a concrete driveway and walkways. A rear patio, deck and storage shed also exist on the property. Figure 1, attached, provides an aerial image of the site. Surrounding land uses include single-family residential properties in the R-7.5 zone to the north, east, and west. To the south are single-family homes in the R-10 Zone.

- The applicant proposes to install an above ground pool with associated decking in the front yard. The property requires variances for pool in the front yard, deck in the front yard, and pool setback from building foundation. Existing nonconforming conditions of the site include the following:

Lot area: 6718 square feet exists, where a minimum of 9,000 square feet is required. (140-182). Lot depth: approximately 87 feet exists, where a minimum of 100 is required (140-185). Driveway side yard setback: approximately 4 feet exists, where a minimum of 5 feet is required.

Decision

- Motion: Mr. Gray
- Second: Vice Chairwoman Morrissey

- **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.

Resolutions

BOA # 24-2020 – Terrance J. McGee
 Block(s): 845 Lot(s): 33 Zone: R-20
 Address: 2402 Ramshorn Drive
Carried to 6/2/2021.

Application Deemed Complete: 12/1/2020

BOA # 8-2021 – Cassandra Mueller
 Block(s): 871 Lot(s): 12 Zone: R-10
 Address: 2422 Sycamore Street
Carried to 6/2/2021.

Application Deemed Complete: 2/25/2021

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 Block(s): 225 Lot(s): 5 Zone: R-10
 Address: 2902 Grant Street
Carried to 6/2/2021.

Application Deemed Complete: 2/25/2021

BOA # 10-2021 – Brian Thorn
 Block(s): 811.02 Lot(s): 3 Zone: ML-25
 Address: 2424 Orchard Crest
Carried to 6/2/2021.

Application Deemed Complete: 2/25/2021

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

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

Address: 2001 Highway 34

Decision

- 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 (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea
- Resolution adopted as written.

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

Decision

- 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 (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea
- Resolution adopted as written.

Other Business

Minutes

March 17, 2021

Decision

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

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.

April 7, 2021

Decision

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

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.

March 21, 2021

Decision

- 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 (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea
- Minutes adopted as written.

May 5, 2021

Decision

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

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.

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 (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea