

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
6/16/2021

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	Absent
Vice Chairwoman Morrissey	Present	Mr. Morris	Absent
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.	Present	Matthew Zahorsky, P.E., C.M.E.	Present
Board Engineer		Special Board Engineer	
Christine Winter,	Present		
Special Board Planner			

Carried Applications

BOA # 20-2021 – Lisa Scurek
Block(s): 208 Lot(s): 7 Zone: R-10
Address: 2803 Harrison Street Application Deemed Complete: 3/26/2021
Application Type: Bulk Variance
Applicant is seeking to construct storage shed.

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

BOA # 17-2021 – Pedro Umana
Block(s): 4 Lot(s): 25 Zone: R 7-5
Address: 819 Walling Ave Application Deemed Complete: 5/15/2021
Application Type: Bulk Variance
Applicant is seeking to construct an oversized garage addition for use as a gazebo.

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

New Applications

BOA # 37-2021 – Eric Olsen
Block(s): 954 Lot(s): 19 Zone: RR
Address: 4170 Atlantic Avenue Application Deemed Complete: 5/18/2021
Application Type: Bulk Variance

- Applicant is seeking to o construct and oversized garage of corrugated metal exceeding the height and garage door size limitations.
- Mr. Gray goes over the details of the project.

BOA # 19-2021 – Justin Motzenbecker
Block(s): 324 Lot(s): 26 Zone:
Address: 1121 Minnesink Road Application Deemed Complete: 5/18/2021
Application Type: Bulk Variance

- Applicant is seeking to construct a ground level deck.
- Mr. Addonizio goes over the detail of the project.

BOA # 13-2021 – John C. Ross., Jr.
Block(s): 820 Lot(s): 16 Zone: R-6
Address: 2231 Allenwood Road Application Deemed Complete: 3/17/2021
Application Type: Bulk Variance

- Carried from 6/2/2021 with no re-noticing required.
- Applicant is seeking to install an inground pool and associated walkway.
- Mr. Dorrer goes over the detail of the project.

Resolutions

BOA # 11-2021 – John McLoughlin
Block(s): 208. Lot(s): 5. Zone: R-10
Address: 2809 Harrison Street Application Deemed Complete: 3/21/2021

- No correction to Resolution. Resolution can be adopted as written.

Designating the time and place of meetings, other regulations of the Board and the official newspapers, etc. for in person meetings.

- No corrections resolution can be adopted as written.

Other Business

Minutes to be Adopted.

6/2/2021.

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

Executive Session

Adjournment

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

Roll Call

Members:

Chairwoman DeSarno	Present	Ms. Hearn	Absent
Vice Chairwoman Morrissey	Present	Mr. Morris	Absent
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	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.	Present	Matthew Zahorsky, P.E., C.M.E.	Present
Board Engineer		Special Board Engineer	
Christine Winter	Present		
Asst. Board Planner			

Carried Applications

BOA # 20-2021 – Lisa Scurek

Block(s): 208 Lot(s): 7 Zone: R-10

Address: 2803 Harrison Street Application Deemed Complete: 3/26/2021

Application Type: Bulk Variance

Applicant is seeking to construct storage shed.

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

BOA # 17-2021 – Pedro Umana

Block(s): 4 Lot(s): 25 Zone: R 7-5

Address: 819 Walling Ave Application Deemed Complete: 5/15/2021

Application Type: Bulk Variance

Applicant is seeking to construct an oversized garage addition for use as a gazebo.

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

New Application

BOA # 37-2021 – Eric Olsen

Block(s): 954 Lot(s): 19 Zone: RR

Address: 4170 Atlantic Avenue Application Deemed Complete: 5/18/2021

Application Type: Bulk Variance

For the Applicant

- Eric Olsen Applicant

From the Public

- No objectors from the public

Summary

The property in question consists of approximately 337,900 square feet (7.76 acres) and is located within the Residential (RR) Zone District. The site is situated on the north side of Allaire Rd. approximately 1,150 feet southwest of its intersection with West Eighteenth Ave. The property is improved with a two-story single-family dwelling that is serviced by a driveway and walkways. Two sheds and a wood deck also exist on the property.

Project Description The applicant proposes to install 40' x 72' 2 bay garage and 10-foot-wide driveway.

Decision

- Motion: Mr. Gray
- Second: Mr. Addonizio
- **Roll Call:**

Chairwoman DeSarno	Yea	Ms. Hearn	Absent
Vice Chairwoman Morrissey	Yea	Mr. Morris	Absent
Mr. Addonizio	Yea	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea
- Application approved with conditions.

BOA # 18-2021 – Kelly White

Block(s): 865 Lot(s): 1 Zone: R-10

Address: 1611 Holly Blvd Application Deemed Complete: 3/26/2021

Application Type: Bulk Variance

Applicant is seeking to construct a retaining wall greater than two feet in height .

For the Applicant

- Mr. & Mrs. White -Applicants

From the Public

- No objectors form the public

Summary

The property in question consists of approximately 15, 000 square feet (0.34 acres) and is located within the Residential (R-10) Zone District. The site is situated at the southeast corner of Holly Boulevard and Sycamore Street. The property is improved with a one-story single-family dwelling that is serviced by a driveway and walkways. A paver patio, inground pool, and fence also exist on the property. Surrounding land uses include single-family residential properties in the R-10 zone.

The applicant proposes to install a 4-foot-high retaining wall.

Decision

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

Chairwoman DeSarno	Yea	Ms. Hearn	Absent
Vice Chairwoman Morrissey	Yea	Mr. Morris	Absent
Mr. Addonizio	Yea	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea
- Application approved with conditions.

BOA # 19-2021 – Justin Motzenbecker

Block(s): 324 Lot(s): 26 Zone:

Address: 1121 Minnesink Road Application Deemed Complete: 5/18/2021

Application Type: Bulk Variance

Applicant is seeking to construct a ground level deck.

For the Applicant

- Justin Motzenbecker -Applicant

From the Public

- No objectors form the public

Summary

The property in question consists of approximately 7,500 square feet (0.17 acres) and is located within the Residential (R-7.5) Zone District. The site is situated on the south side of Minnesink Road approximately 475 feet west of its intersection with Lenape Trail. The property is improved with a two-story single-family dwelling that is serviced by a driveway and walkways. A pool with associated equipment, patio, shed, and fence also exist on the property. Surrounding land uses include single-family residential properties in the R-7.5 zone. The applicant proposes to install a 6’9” x 41’ ground level deck.

Decision

- Motion: Mr. Dorrer
- Second: Mr. Gray
- **Roll Call:**

Chairwoman DeSarno	Yea	Ms. Hearn	Absent
Vice Chairwoman Morrissey	Yea	Mr. Morris	Absent
Mr. Addonizio	Yea	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea
- Application approved with conditions.

BOA # 13-2021 – John C. Ross., Jr.
 Block(s): 820 Lot(s): 16 Zone: R-6
 Address: 2231 Allenwood Road Application Deemed Complete: 3/17/2021
 Application Type: Bulk Variance
 Applicant is seeking to install an inground pool and associated walkway.

For the Applicant

- John C. ross, Jr. -Applicant

From the Public

- No objectors form the public

Summary

- The property in question consists of approximately 22,348 square feet (0.51acres) and is located within the Residential (R-60) Zone District. The site is situated on the western side of Allenwood Road approximately 150 feet south of its intersection with Leumas Terrace. The property is improved with a two-story single-family dwelling that is serviced by a paved driveway and walkways. A rear detached garage, concrete patio and wood deck also exist on the property. Project Description The applicant proposes to install an in-ground pool with associated concrete walkway surrounding it. The property requires variances for impervious coverage.

Decision

- Motion: Mr. Dorrer
- Second: Mr. Addonizio
- **Roll Call:**

Chairwoman DeSarno	Yea	Ms. Hearn	Absent
Vice Chairwoman Morrissey	Yea	Mr. Morris	Absent
Mr. Addonizio	Yea	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea
- Application approved with conditions.

Resolutions

BOA # 11-2021 – John McLoughlin

Block(s): 208. Lot(s): 5. Zone: R-10

Address: 2809 Harrison Street Application Deemed Complete: 3/21/2021

Decision

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

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

Other Business

Administrative Matters: **Designating the time and place of meetings, other regulations of the Board and the official newspapers, etc.**

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

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

Minutes

DATE: 6/2/2021

Decision

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

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

Adjournment

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

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