

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
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eward@townshipofwall.com

TOWNSHIP OF WALL ZONING BOARD OF ADJUSTMENT MEETING MINUTES 6/29/2022

WORKSHOP SESSION 7:00 PM

Regular Meeting Immediately Following in Municipal Meeting Room

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. Loelius (Alt. #2)	Present
Vice Chairwoman Gray	Present	Mr. McBarron	Present
Mr. Addonizio	Present	Mr. Morris	Present
Mr. Burke	Present	Mr. Shimko	Present
Mr. Greenwood (Alt. #1)	Present		

Board Professionals:

Thomas Catley, Esq.	Absent	Scott Taylor, AICP, PP, LLA, LEED AP	Present
Conflict Attorney		Board Planner	
Nora Coyne, PP, AICP	Absent	Matthew Zahorsky, PE, CME	Present
Special Board Planner		Special Board Engineer	
Geoffrey Cramer, Esq.	Present	Erika Ward	Present
Board Attorney		Board Secretary	
Dave Magno PE., PP., CME	Absent	Christine Winter	Absent
Board Engineer		Acting Board Secretary	

New and Carried Applications

BOA#6-2021- The Dorrer Family

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

Address: 1462 Highway 37 & 4908 McGill Road Application Deemed Complete: 2/11/2021

Application Type: Interpretation

Applicant seeks an interpretation that the existing uses of the property are pre-existing nonconforming uses and/or accessory uses and use variance approval to permit leasing of trailers and storage of equipment and materials.

Applicant is seeking to install a concrete pool patio, walkway, and driveway expansion.

- *Carried to 8/3/2022 with no re-noticing required*

BOA#6-2022- Eric Struble and Erika Villanueva

Block(s): 952 Lot(s): 6 Zone: RR
Address: 4120 West 18th Ave Application Deemed Complete: 1/10/2022
Application Type: Bulk Variance
Applicant is seeking to install an inground pool with associated pool patio/walkway.

- Board Members reviewed the details of the project.

BOA#10-2022- Timothy and Christina Cusack

Block(s): 751 Lot(s): 31 Zone: R-40
Address: 3804 Belmar Blvd. Application Deemed Complete: 3/18/2022
Application Type: Bulk Variance
Applicant is seeking to install a new front porch.

- Board Members reviewed the details of the project.

BOA#14-2022- Connor and Stacey Hart

Block(s): 63 Lot(s): 177 Zone: R-7.5
Address: 1151 Curtis Ave Application Deemed Complete: 3/25/2022
Application Type: Bulk Variance
Applicant is seeking to replace a 6-foot-high fence in the front yard on a corner lot.

- Board Members reviewed the details of the project.

BOA#16-2022- Patrick and Maria Gagliano

Block(s): 880 Lot(s): 18 Zone: R-30
Address: 2579 River Rd. Application Deemed Complete: 3/28/2022
Application Type: Bulk Variance
Applicant is seeking to construct a 2-story dwelling with attached garage, and install an inground pool with associated site improvements.

- Board Members reviewed the details of the project.

Resolutions

BOA#25-2021- Stephen Goodwin

Block(s): 754 Lot(s): 39 Address: 3501 Belmar Blvd

- No Corrections. Resolution can be adopted as written.

BOA#38-2021- R. Reginald Hyde- RESTATED RESOLUTION

Block(s): 829 Lot(s): 15 Address: 3111 Atlantic Avenue

- No Corrections. Resolution can be adopted as written

BOA#45-2021- Jamie Paradise- RESTATED RESOLUTION

Block(s): 858 Lot(s): 10 Address: 2413 Riverside Terrace

- No Corrections. Resolution can be adopted as written

BOA#9-2022- Amanda and Joe Agnello

Block(s): 801 Lot(s): 13 Address: 2149 Allenwood Road

- No Corrections. Resolution can be adopted as written

Other Business

Minutes to be Adopted

Adjournment

7:30 PM

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TOWNSHIP OF WALL ZONING BOARD OF ADJUSTMENT MEETING MINUTES 6/29/2022

WORKSHOP SESSION 7:00 PM

Regular Meeting Immediately Following in Municipal Meeting Room

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

Roll Call

Members:

Chairwoman DeSarno	Present	Ms. Loelius (Alt. #2)	Present
Vice Chairwoman Gray	Present	Mr. McBarron	Present
Mr. Addonizio	Present	Mr. Morris	Present
Mr. Burke	Present	Mr. Shimko	Present
Mr. Greenwood (Alt. #1)	Present		

Board Professionals:

Thomas Catley, Esq.	Absent	Scott Taylor, AICP, PP, LLA, LEED AP	Present
Conflict Attorney		Board Planner	
Nora Coyne, PP, AICP	Absent	Matthew Zahorsky, PE, CME	Present
Special Board Planner		Special Board Engineer	
Geoffrey Cramer, Esq.	Present	Erika Ward	Present
Board Attorney		Board Secretary	
Dave Magno PE., PP., CME	Absent	Christine Winter	Absent
Board Engineer		Acting Board Secretary	

New and Carried Applications

BOA#6-2021- The Dorrer Family

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

Address: 1462 Highway 37 & 4908 McGill Road Application Deemed Complete: 2/11/2021

Application Type: Interpretation

Applicant seeks an interpretation that the existing uses of the property are pre-existing nonconforming uses and/or accessory uses and use variance approval to permit leasing of trailers and storage of equipment and materials.

Applicant is seeking to install a concrete pool patio, walkway, and driveway expansion.

- *Carried to 8/3/2022 with no re-noticing required*

BOA#6-2022- Eric Struble and Erika Villanueva

Block(s): 952 Lot(s): 6 Zone: RR
Address: 4120 West 18th Ave Application Deemed Complete: 1/10/2022

Application Type: Bulk Variance

Applicant is seeking to install an inground pool with associated pool patio/walkway.

For the Applicant

- Mr. Rubino, Attorney
- Eric Struble, Homeowner
- Matthew Wilder, Planner & Engineer

From the Public

- None

Summary

- The applicant wants to install an inground pool and patio, but in order to do so they need variances for the change in grade and exceeding the impervious coverage.

Decision

- Motion: Mr. Addonizio
- Second: Vice Chairman Gray
- Roll Call:

Chairwoman DeSarno	Yea	Mr. McBarron	Yea
Vice Chairwoman Gray	Yea	Mr. Morris	Yea
Mr. Addonizio	Yea	Ms. Loelius (Alt. #2)	N/A
Mr. Burke	Yea	Mr. Shimko	Yea
Mr. Greenwood (Alt. #1)	N/A		

- Application approved with conditions.

BOA#10-2022- Timothy and Christina Cusack

Block(s): 751 Lot(s): 31 Zone: R-40
Address: 3804 Belmar Blvd. Application Deemed Complete: 3/18/2022

Application Type: Bulk Variance

Applicant is seeking to install a new front porch.

For the Applicant

- Timothy and Christina Cusack, Homeowners

From the Public

- None

Summary

- The applicant intends to expand the front porch but will need a variance for exceeding impervious coverage. The Township Planner and Township Engineer recommended an updated survey be done prior to any board decision. The Applicant agreed to abide by the recommendation and the application will be carried.

Decision

- *Carried to 9/21/2022 with no re-noticing required*

BOA#14-2022- Connor and Stacey Hart

Block(s): 63 Lot(s): 177 Zone: R-7.5
Address: 1151 Curtis Ave Application Deemed Complete: 3/25/2022

Application Type: Bulk Variance

Applicant is seeking to replace a 6-foot-high fence in the front yard on a corner lot.

For the Applicant

- Connor and Stacey Hart, Homeowners

From the Public

- None

Summary

- The applicant seeks to install a six-foot-high fence located in the front yard. The fence will be along George Street. The Applicant is seeking a variance since six-foot-high fences are not permitted in the front yard.

Decision

- Motion: Mr. McBarron
- Second: Mr. Addonizio
- Roll Call:

Chairwoman DeSarno	Yea	Mr. McBarron	Yea
Vice Chairwoman Gray	Yea	Mr. Morris	Yea
Mr. Addonizio	Yea	Ms. Loelius (Alt. #2)	N/A
Mr. Burke	Yea	Mr. Shimko	Yea
Mr. Greenwood (Alt. #1)	N/A		
- Application approved with conditions.

BOA#16-2022- Patrick and Maria Gagliano

Block(s): 880 Lot(s): 18 Zone: R-30

Address: 2579 River Rd. Application Deemed Complete: 3/28/2022

Application Type: Bulk Variance

Applicant is seeking to construct a 2-story dwelling with attached garage, and install an inground pool with associated site improvements.

For the Applicant

- Mark Aikins, Attorney
- Christopher Aker, Architect
- Ray Carpenter, Engineer and Planner

From the Public

- None

Summary

- The applicant intends to demolish the existing structure and construct a new home and install an inground pool with site improvements. The home will have a garage, a basement, an elevator, non-business use salon, and bonus rooms. The house will be located within the side yard setback.

Decision

- Motion: Vice Chairman Gray
- Second: Mr. Addonizio
- Roll Call:

Chairwoman DeSarno	Yea	Mr. McBarron	Yea
Vice Chairwoman Gray	Yea	Mr. Morris	Yea
Mr. Addonizio	Yea	Ms. Loelius (Alt. #2)	N/A
Mr. Burke	Yea	Mr. Shimko	Nay
Mr. Greenwood (Alt. #1)	N/A		
- Application approved with conditions.

Resolutions

BOA#25-2021- Stephen Goodwin

Block(s): 754 Lot(s): 39 Address: 3501 Belmar Blvd

Decision

- Motion: Mr. McBarron
- Second: Mr. Greenwood
- Roll Call:

Chairwoman DeSarno	N/A	Mr. McBarron	Yea
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Vice Chairwoman Gray	N/A	Mr. Morris	N/A
Mr. Addonizio	N/A	Ms. Loelius (Alt. #2)	Yea
Mr. Burke	Yea	Mr. Shimko	N/A
Mr. Greenwood (Alt. #1)	Yea		

- No Corrections. Resolution adopted as written.

BOA#38-2021- R. Reginald Hyde- RESTATED RESOLUTION

Block(s): 829 Lot(s): 15 Address: 3111 Atlantic Avenue

Decision

- Motion: Mr. Addonizio
- Second: Mr. McBarron
- Roll Call:

Chairwoman DeSarno	N/A	Mr. McBarron	Yea
Vice Chairwoman Gray	N/A	Mr. Morris	N/A
Mr. Addonizio	Yea	Ms. Loelius (Alt. #2)	N/A
Mr. Burke	N/A	Mr. Shimko	N/A
Mr. Greenwood (Alt. #1)	N/A		

- No Corrections. Resolution adopted as written.

BOA#45-2021- Jamie Paradise- RESTATED RESOLUTION

Block(s): 858 Lot(s): 10 Address: 2413 Riverside Terrace

Decision

- Motion: Mr. Addonizio
- Second: Mr. McBarron
- Roll Call:

Chairwoman DeSarno	N/A	Mr. McBarron	Yea
Vice Chairwoman Gray	N/A	Mr. Morris	N/A
Mr. Addonizio	Yea	Ms. Loelius (Alt. #2)	N/A
Mr. Burke	N/A	Mr. Shimko	N/A
Mr. Greenwood (Alt. #1)	N/A		

- No Corrections. Resolution adopted as written.

BOA#9-2022- Amanda and Joe Agnello

Block(s): 801 Lot(s): 13 Address: 2149 Allenwood Road

Decision

- Motion: Vice Chairman Gray
- Second: Mr. McBarron
- Roll Call:

Chairwoman DeSarno	Yea	Mr. McBarron	Yea
Vice Chairwoman Gray	Yea	Mr. Morris	Yea
Mr. Addonizio	Recused	Ms. Loelius (Alt. #2)	Yea
Mr. Burke	Yea	Mr. Shimko	Yea
Mr. Greenwood (Alt. #1)	Recused		

- No Corrections. Resolution adopted as written.

Other Business

Adjournment

9:00 PM