

# 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 7/18/2022

### 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	Absent	Lieutenant O'Halloran	Present
Vice Chairman Wonsala	Present	Mayor Orender	Present
Mr. Barlow	Absent	Ms. Shanklin	Present
Mr. Baumgartner	Absent	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	Absent
Raymond Savacool, PE, PP, CME, CFM Board Engineer	Present	Erika Ward Board Secretary	Present
Scott Taylor, AICP, PP, LLA, LEED AP Board Planner	Present	Christine Winter Acting Board Secretary	Absent
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 8/15/2022 with no re-noticing required*

**PB#10-2022- Anchor Sign, Inc. for Dollar Tree Stores, Inc.**

Block: 319 Lot(s): 13 Zone: HB-120

Address: 2410 Hwy 35 Application Deemed Complete: 5/20/2022

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

Applicant is seeking to install two oversized façade signs.

*Carried to 8/1/2022 with re-noticing required*

**PB#1-2022- Sea Glass on Atlantic LLC**

Block: 819 Lot(s): 13 Zone: AH-1

Address: 1809 Atlantic Avenue Application Deemed Complete: 1/7/2022

Application Type: Major Preliminary and Final Site Plan

Applicant is seeking to construct five buildings for a multifamily age restricted community.

- Members discussed details of Application.

**Resolutions**

**Other Business**

**Minutes to be Adopted**

**Adjournment**

7:15 pm

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## TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 7/18/2022

### REGULAR MEETING IMMEDIATELY FOLLOWING WORKSHOP SESSION MUNICIPAL MEETING ROOM

7:20PM

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

#### Roll Call

##### Members:

Chairwoman Coman	Absent	Lieutenant O'Halloran	Present
Vice Chairman Wonsala	Present	Mayor Orender	Present
Mr. Barlow	Absent	Ms. Shanklin	Present
Mr. Baumgartner	Absent	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	Absent
Conflict Attorney		Special Board Planner	
Raymond Savacool, PE, PP, CME, CFM	Present	Erika Ward	Present
Board Engineer		Board Secretary	
Scott Taylor, AICP, PP, LLA, LEED AP	Present	Christine Winter	Absent
Board Planner		Acting Board Secretary	
Patrick Varga, Esq.	Absent		

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For the Applicant

- **Timothy Middleton, Esq., Attorney**
- **William Kurtz, Engineer**
- **Nicholas Verderese, Traffic Engineer**

From the Public

- **None**

Summary

The Applicant intends to demolish the existing residence and build 5 age restricted residential buildings. This will consist of 50 two-bedroom units, 10 affordable units, and 18 units with an office. Associated sitework would include parking spaces, landscaping, and lighting.

Decision

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

Chairwoman Coman	Absent	Lieutenant O’Halloran	Yea
Vice Chairman Wonsala	Yea	Mayor Orender	Yea
Mr. Barlow	Absent	Ms. Shanklin	Yea
Mr. Baumgartner	Absent	Ms. Agnello (Alt #1)	Yea
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	Yea
Mr. Hall	Absent		
- **Application approved with conditions.**

**Resolutions**

**Other Business**

**Minutes**

Adjournment

**8:30 PM**

- Motion: Ms. Shanklin
- Second: Committeeman Farrell
- All in favor. None Opposed.