

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 ZONING BOARD OF ADJUSTMENT MEETING MINUTES 7/20/2022

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

Board Professionals:

Thomas Catley, Esq.	Absent	Scott Taylor, AICP, PP, LLA, LEED AP	Absent
Conflict Attorney		Board Planner	
Nora Coyne, PP, AICP	Present	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#7-2021- Filippo Residence

Block(s): 269 Lot(s): 6

Zone: RR-6

Address: 2631 18th Avenue

Application Deemed Complete: 2/11/2021

Application Type: Interpretation with Bulk and Use Variances

Applicant seeks an interpretation that the grazing of farm animals is a pre-existing nonconforming use, use variance approval to expand the farm use and residential uses on the property, and bulk variances to expand existing structures and construct new structures on the property.

Carried to 9/7/2022 with no re-noticing required

BOA#17-2022- Michael and Diane Melillo

Block(s): 886 Lot(s): 15 Zone: R-30
Address: 2623 River Rd. Application Deemed Complete: 4/22/2022
Application Type: Bulk Variance
Applicant is seeking to renovate and expand the first floor of a single-family dwelling on a two-family property.
Carried to 10/5/2022 with no re-noticing required

BOA#11-2022- John Doherty

Block(s): 60 Lot(s): 87 Zone: R-7.5
Address: 1635 Riverview Terrace Application Deemed Complete: 3/23/2022
Application Type: Bulk Variance
Applicant is seeking to construct an addition to an existing single-family home.

- Board Members reviewed the details of the project.

BOA#21-2022- Mary Lou Browning

Block(s): 882 Lot(s): 2 Zone: R-30
Address: 2600 River Rd. Application Deemed Complete: 4/29/2022
Application Type: Bulk Variance
Applicant is seeking to install an inground pool with associated deck.

- Board Members reviewed the details of the project.

BOA#24-2022- John and Erin Janides

Block(s): 740 Lot(s): 1 Zone: R-20
Address: 2000 Gardner Rd. Application Deemed Complete: 4/29/2022
Application Type: Bulk Variance
Applicant is seeking to install a corrugated metal shed.

- Board Members reviewed the details of the project.

Resolutions

BOA#16-2022- Patrick and Maria Gagliano

Block(s): 880 Lot(s): 18 Address: 2579 River Rd.
Carried to a future meeting.

BOA#15-2021- Kenneth and Andrea Dadd

Block(s): 804 Lot(s): 62 Address: 1813 Celeste Drive

BOA#18-2022- Tom Koontz

Block(s): 4 Lot(s): 26 Address: 817 Walling Ave.

BOA#19-2022- Scott and Christine Thompson

Block(s): 274 Lot(s): 18 Address: 1448 Ocean Rd.

BOA#21-2022- Christina and Matthew Devine

Block(s): 307 Lot(s): 21 Address: 1118 Pennsylvania Ave.

Other Business

Minutes to be Adopted

Adjournment

7:25 PM

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TOWNSHIP OF WALL ZONING BOARD OF ADJUSTMENT MEETING MINUTES 7/20/2022

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

Board Professionals:

Thomas Catley, Esq.	Absent	Scott Taylor, AICP, PP, LLA, LEED AP	Absent
Conflict Attorney		Board Planner	
Nora Coyne, PP, AICP	Present	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#7-2021- Filippo Residence

Block(s): 269 Lot(s): 6

Zone: RR-6

Address: 2631 18th Avenue

Application Deemed Complete: 2/11/2021

Application Type: Interpretation with Bulk and Use Variances

Applicant seeks an interpretation that the grazing of farm animals is a pre-existing nonconforming use, use variance approval to expand the farm use and residential uses on the property, and bulk variances to expand existing structures and construct new structures on the property.

Carried to 9/7/2022 with no re-noticing required

BOA#17-2022- Michael and Diane Melillo

Block(s): 886

Lot(s): 15

Zone: R-30

Address: 2623 River Rd.

Application Deemed Complete: 4/22/2022

Application Type: Bulk Variance

Applicant is seeking to renovate and expand the first floor of a single-family dwelling on a two-family property.

Carried to 10/5/2022 with no re-noticing required

BOA#11-2022- John Doherty

Block(s): 60

Lot(s): 87

Zone: R-7.5

Address: 1635 Riverview Terrace

Application Deemed Complete: 3/23/2022

Application Type: Bulk Variance

Applicant is seeking to construct an addition to an existing single-family home.

For the Applicant

- Jeffrey Beekman, Attorney
- Ronald Rheaume, Architect
- Joe Kociuba, Engineer
- John Doherty, Homeowner

From the Public

- None

Summary

- The applicant has lived in the home for eight years and would like to construct an addition, porch and a second floor. The home is currently under 1,000 square feet and the homeowner wants to add on to the home to improve his quality of life. He loves the area and his home, so he has no interest in moving which is why he wants to expand.

Decision

- Motion: Mr. Greenwood
- Second: Ms. Loelius
- Roll Call:

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

BOA#21-2022- Mary Lou Browning

Block(s): 882

Lot(s): 2

Zone: R-30

Address: 2600 River Rd.

Application Deemed Complete: 4/29/2022

Application Type: Bulk Variance

Applicant is seeking to install an inground pool with associated deck.

For the Applicant

- Jeffrey Beekman, Attorney
- Mary Lou Browning, Applicant/Homeowner

From the Public

- None

Summary

- The Applicant lives on a corner lot and proposes to install a 14x28 square foot inground pool with a patio which require a variance for a front yard setback and impervious coverage.

Decision

- Motion: Mr. Greenwood
- Second: Ms. Loelius
- Roll Call:

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

BOA#24-2022- John and Erin Janides

Block(s): 740 Lot(s): 1 Zone: R-20
Address: 2000 Gardner Rd. Application Deemed Complete: 4/29/2022
Application Type: Bulk Variance

Applicant is seeking to install a corrugated metal shed.

For the Applicant

- John and Erin Janides, Applicants/Homeowners

From the Public

- None

Summary

- The applicant proposed to install a shed made of corrugated metal in the front yard. Accessory structures located in the front yard and materials made of corrugated metal are both prohibited. The Applicant agreed to move the shed back on the property to abide by the rules and regulations of the zone.

Decision

- Motion: Mr. Greenwood
- Second: Ms. Loelius
- Roll Call:

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

Resolutions

BOA#16-2022- Patrick and Maria Gagliano

Block(s): 880 Lot(s): 18 Address: 2579 River Rd.
Carried to a future meeting.

BOA#15-2021- Kenneth and Andrea Dadd

Block(s): 804 Lot(s): 62 Address: 1813 Celeste Drive

Decision

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

Chairwoman DeSarno	Absent	Mr. McBarron	Yea
Vice Chairwoman Gray	Absent	Mr. Morris	Absent
Mr. Addonizio	Absent	Ms. Loelius (Alt. #2)	Yea
Mr. Burke	N/A	Mr. Shimko	Yea
Mr. Greenwood (Alt. #1)	Yea		
- No Corrections. Resolution adopted as written.

BOA#18-2022- Tom Koontz

Block(s): 4 Lot(s): 26

Address: 817 Walling Ave.

Decision

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

Chairwoman DeSarno	Absent	Mr. McBarron	Abstain
Vice Chairwoman Gray	Absent	Mr. Morris	Absent
Mr. Addonizio	Absent	Ms. Loelius (Alt. #2)	Yea
Mr. Burke	N/A	Mr. Shimko	Yea
Mr. Greenwood (Alt. #1)	Yea		
- No Corrections. Resolution adopted as written.

BOA#19-2022- Scott and Christine Thompson

Block(s): 274 Lot(s): 18

Address: 1448 Ocean Rd.

Decision

- Motion: Ms. Loelius
- Second: Mr. Greenwood
- Roll Call:

Chairwoman DeSarno	Absent	Mr. McBarron	Yea
Vice Chairwoman Gray	Absent	Mr. Morris	Absent
Mr. Addonizio	Absent	Ms. Loelius (Alt. #2)	Yea
Mr. Burke	N/A	Mr. Shimko	Yea
Mr. Greenwood (Alt. #1)	Yea		
- No Corrections. Resolution adopted as written.

BOA#21-2022- Christina and Matthew Devine

Block(s): 307 Lot(s): 21

Address: 1118 Pennsylvania Ave

- Motion: Mr. Greenwood
- Second: Ms. Loelius
- Roll Call:

Chairwoman DeSarno	Absent	Mr. McBarron	Yea
Vice Chairwoman Gray	Absent	Mr. Morris	Absent
Mr. Addonizio	Absent	Ms. Loelius (Alt. #2)	Yea
Mr. Burke	N/A	Mr. Shimko	Yea
Mr. Greenwood (Alt. #1)	Yea		
- No Corrections. Resolution adopted as written.

Other Business

Minutes

Adjournment

9:00 PM