

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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TOWNSHIP OF WALL ZONING BOARD OF ADJUSTMENT MEETING MINUTES 9/21/2022

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	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#29-2022- Debra Branco

Block(s): 886 Lot(s): 14 Zone: R-60
Address: 2625 River Rd. Application Deemed Complete: 6/14/2021

Application Type: Bulk Variance

Applicant is seeking to install an in-ground pool with associated patio and site work.

Carried to 11/2/2022 with no re-noticing required

BOA#1-2022- Krishna Restaurant

Block(s): 80 Lot(s): 57 Zone: HB-120
Address: 1735 Highway 35 Application Deemed Complete: 1/10/2022

Application Type: P/F Major Site Plan w/Bulk and Use Variances

Applicant is seeking to add a drive thru to an existing fast-food restaurant

Carried to 11/9/2022 with no re-noticing required.

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.

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

BOA#30-2022- Mark Alfieri

Block(s): 893.06 Lot(s): 49.04 Zone: R-40

Address: 3804 Belmar Blvd.

Application Deemed Complete: 6/14/2022

Application Type: Bulk Variance

Applicant is seeking to construct a roof over an existing/approved deck.

- Board Members reviewed the details of the project.

Resolutions

BOA#27-2022- Matthias Loewenberg

Block(s): 811.09 Lot(s): 3

Address: 1418 Cortland Dr.

- No corrections. Resolution can be adopted as written.

BOA#28-2022- Kenneth & Amy Brockel

Block(s): 756 Lot(s): 6

Address: 1702 Randolph Way

- No corrections. Resolution can be adopted as written.

Other Business

Minutes to be Adopted

6/29/2022 & 7/6/2022

Adjournment

7:10 PM

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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	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

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BOA#1-2022- Krishna Restaurant

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Application Type: P/F Major Site Plan w/Bulk and Use Variances

Applicant is seeking to add a drive thru to an existing fast-food restaurant.

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Application Deemed Complete: 6/14/2022

Application Type: Bulk Variance

Applicant is seeking to construct a roof over an existing/approved deck.

For the Applicant

- Mark Alfieri, Homeowner
- Mike Cannon, Engineer

From the Public

- None

Summary

- The applicant is proposing to construct a roof over an existing deck and install an inground pool, patio, and fence. The applicant will be over the maximum permitted impervious coverage, over the permitted maximum building coverage, and within the pool setback.

Decision

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

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

Resolutions

BOA#27-2022- Matthias Loewenberg

Block(s): 811.09 Lot(s): 3 Address: 1418 Cortland Dr.

- Motion: Mr. McBarron
- Second: Mr. Morris
- All in favor. None Opposed.
- No corrections. Resolution can be adopted as written.

BOA#28-2022- Kenneth & Amy Brockel

Block(s): 756 Lot(s): 6 Address: 1702 Randolph Way

- No corrections. Resolution can be adopted as written.
- Motion: Mr. McBarron
- Second: Mr. Morris
- All in favor. None Opposed.
- No corrections. Resolution can be adopted as written.

Minutes

6/29/2022

- Motion: Mr. McBarron
- Second: Mr. Morris
- All in favor. None Opposed.

7/6/2022

- Motion: Mr. McBarron
- Second: Mr. Greenwood
- All in favor. None Opposed.

Adjournment

7:48 PM

Respectfully submitted by:
Erika Ward