

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 10/19/2022

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 #51-2021 – Christopher Meccia

Block(s): 943 Lot(s): 16 Zone: R-60

Address: 1640 Martin Road

Application Deemed Complete: 12/21/2021

Application Type: Bulk Variance

Applicant is seeking to construct a single family home on a vacant lot.

Carried to 1/4/2023 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 12/7/2022 with no re-noticing required.

BOA#32-2022- Dennis Valsamedis

Block(s): 762.02 Lot(s): 18 Zone: R-30

Address: 1703 Kings Court

Application Deemed Complete: 7/28/2022

Application Type: Bulk Variance

Applicant is seeking to install a storage shed and oversized gazebo

- Board Members reviewed the details of the project.

Resolutions

BOA#17-2022- Michael & Dianne Melillo

Block(s): 886 Lot(s): 15 Address: 2623 River Rd.

- No corrections. Resolution can be adopted as written.

BOA#23-2018- 5050 Realty, LLC-Amendment & Modification

Block(s): 913 Lot(s): 5 & 6 Address: 5011 Route 33 &34

- No corrections. Resolution can be adopted as written.

Other Business

Minutes to be Adopted

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	

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Address: 1703 Kings Court

Application Deemed Complete: 7/28/2022

Application Type: Bulk Variance

Applicant is seeking to install a storage shed and oversized gazebo.

For the Applicant

- Dennis and Isa Valsamedis, Homeowners

From the Public

- Gregory Reneri-3054 Governors Crossing
- Annamarie Barberi- 3050 Governors Crossing

Summary

- The applicant is proposing to get the board’s approval for an already constructed storage shed and oversized gazebo. Mr. & Ms. Valsamedis installed the shed 10 years ago and constructed the pool gazebo so they can enjoy their backyard and quiet time. The gazebo is 336 square feet when only 180 square feet is permitted. The storage shed is set back 4.2 feet from the side yard when 10 feet is required. An objectors stated the lights on the gazebo are very bright and on all hours of the evening. Neighbors are also concerned about flooding, and they want to know what will be done if there are any drainage issues. The meeting was carried so the Township Engineer can go to the residence after a heavy rainstorm to see if there are any drainage or water concerns.

Decision

Carried to 12/21/2022 with no re-noticing required.

Resolutions

BOA#17-2022- Michael & Dianne Melillo

Block(s): 886 Lot(s): 15 Address: 2623 River Rd.

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

BOA#23-2018- 5050 Realty, LLC-Amendment & Modification

Block(s): 913 Lot(s): 5 & 6 Address: 5011 Route 33 &34

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

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

Other Business

Minutes

Adjournment

8:04 PM

Respectfully submitted by:
Erika Ward