

TOWNSHIP OF WALL



Timothy J. Farrell, Mayor
Dan Becht, Deputy Mayor
Kevin P. Orender, Committeeman
Thomas M. Kingman, Committeeman
Erin M. Mangan, Committeewoman

2700 Allaire Road
P.O. Box 1168
Wall, NJ 07719-1168

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TOWNSHIP OF WALL PLANNING BOARD MEETING AGENDA

May 10, 2021

<https://wallnj.com/zoom/pb>

REMOTE MEETING Please be advised that while Townhall is closed to the public, the Planning Board will be conducting its workshop session and regular meeting beginning at 7:00 PM by remote access in accordance with the stipulations made by the State of New Jersey. The meeting will be accessible via phone or by computer. To access the meeting and for instructions, please visit the following link <https://wallnj.com/zoom/pb>

All meeting material is also available online at www.wallnj.com/pbremotemeetings

1. Sunshine Law:
2. Salute to the Flag:
3. Roll Call:
4. Administrative Matters:

[Resolution and Appointment of Acting Recording Secretary](#) -Christine Winter

5. New and Carried Applications:

PB # [6-2021](#) – K. Hovnanian at Wall Quail Ridge, LLC

Block(s): 942 Lot(s): 65,67,79 & 132 Zone: AH4

Address: 4130 W. Hurley Pond Road, 4150-4151 Dunroamin Road, 1770 Hwy 34

Application Deemed Complete: 3/2/2021

Application Type: Major Preliminary and Final Site Plan & Major Preliminary and Final Subdivision

Applicant is seeking to construct 100 townhomes with associated site improvements.

PB # [7-2021](#) – Mega Land Wall II & II

Block(s): 271 Lot(s): 20.01 Zone: HB-20

Address: 1919 Highway 35

Application Deemed Complete: 2/25/2021

Application Type: Major Preliminary and Final Site Plan

Applicant is seeking to Amended Preliminary and Final Site Plan Application with Variances for the installation of an oversized sign.

PB # [4-2021](#) – Jessica Siciliano

Block(s): 171 Lot(s): 10 Zone: R 7.5

Address: 2127 Locust Road

Application Deemed Complete: 2/8/2021

Application Type: Minor Subdivision with Variances

Applicant is seeking to subdivide the property into two lots..

Carried to 5/24/2021 with no renoting required.

6. Resolutions:

PB # 3-2021 – Barry Jost

Block(s): 87 Lot(s): 12 & 12.01 Zone: R-15

Address: 1604 Marconi Road

PB # 6-2020 – Garden State Precast, LLC

Block(s): 917.01 Lot(s): 38.03 Zone: GI-2

Address: 1630 Wyckoff Road

PB # [8-2021](#) – Wall of Wine, LLC

Block(s): 271 Lot(s): 7.01 & 7.02 Zone: HB-80

Address: 1933 Highway 35

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7. Other Business:

REINTRODUCTION OF [ORDINANCE NO. 9-2021](#) AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL, CREATING THE AFFORDABLE HOUSING AH7 1452 HIGHWAY 34 ZONE AND AMENDING THE ZONING MAP WITHIN CHAPTER 140 OF THE CODE OF THE TOWNSHIP OF WALL ENTITLED LAND USE AND DEVELOPMENT REGULATIONS TO REZONE BLOCK 930 LOTS 6 AND 18 FROM OR-10 TO AH7.

INTRODUCTION OF [ORDINANCE NO. 11-2021](#) AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY REPEALING AND REPLACING CERTAIN SECTIONS OF CHAPTER 140-140 AND CHAPTER 105 OF THE TOWNSHIP CODE PROHIBITING BUSINESSES FROM SELLING MARIJUANA AND/OR PARAPHERNALIA FACILITATING THE USE OF MARIJUANA, CULTIVATION, FARMING AND MANUFACTURING OF MARIJUANA IN THE TOWNSHIP.

8. Minutes to be Adopted:

9. Adjournment

****Agenda schedule is subject to change at the discretion of the Chairperson****