



TOWNSHIP OF WALL  
REGULAR MEETING AGENDA  
NOVEMBER 22, 2022

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7:00 PM  
CONFERENCE ROOM A

This agenda reflects to the extent known at the time of the posting, pursuant to N.J.S.A. 10:4-8(d). The agenda is tentative and is subject to amendment, additions, or deletions prior to the meeting.

**Agenda Review:**

1. Sunshine Statement

In compliance with the “Open Public Meetings Act,” Chapter 231, P.L. 1975, adequate notice of this meeting has been provided in the following manner: the annual notice was forwarded to the official Township newspapers and was posted in the Wall Township Municipal Building. All notices are on file with the Township Clerk.

2. **Roll Call**

3. Review of the Public Business Meeting Agenda

4. **Resolution No. 22-1106** - Authorization to discuss matters in private session  
**Motion - Second – Roll Call Vote**

**MAIN MEETING ROOM**

**Public Business Portion:**

5. Salute to the Flag and a Moment of Silence

6. Sunshine Statement

In compliance with the “Open Public Meetings Act,” Chapter 231, P.L. 1975, adequate notice of this meeting has been provided in the following manner: the annual notice was forwarded to the official Township newspapers and was posted in the Wall Township Municipal Building. All notices are on file with the Township Clerk.

7. **Roll Call**

8. RE-INTRODUCTION OF **ORDINANCE NO. 20-2022** AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL CREATING NEW SINGLE-FAMILY SCATTERED SITE ZONES AND AMENDING THE ZONING MAP WITHIN CHAPTER 140 OF THE CODE OF THE TOWNSHIP OF WALL ENTITLED, “LAND USE AND DEVELOPMENT REGULATIONS” TO REZONE PROPERTY INTO THE SCATTERED SITE SINGLE-FAMILY RESIDENTIAL ZONES

**Re:** Scattered Sites

Motion that **ORDINANCE NO. 20-2022** be adopted as to its first reading and advertised for second reading and public hearing on December 14, 2022, at 7:00 pm. Pursuant to law.

**Motion - Seconded - Roll-Call Vote**

9. INTRODUCTION OF **ORDINANCE NO. 25-2022** AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL AMENDING AND SUPPLEMENTING CHAPTER 140, “THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL” TO CREATE THE AFFORDABLE HOUSING AH9 1880 HIGHWAY 34 ZONE AND AMENDING THE ZONING MAP WITHIN CHAPTER 140, “THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL” TO REZONE BLOCK 945 LOT 11 FROM OR-10 TO AH9

**Re:** Block 945 Lot 11 – 1880 Highway 34

Motion that **ORDINANCE NO. 25-2022** be adopted as to its first reading and advertised for second reading and public hearing on **December 14, 2022**, at 7:00 pm. Pursuant to law.

**Motion - Seconded - Roll-Call Vote**

10. INTRODUCTION OF **ORDINANCE NO. 26-2022** AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL AMENDING AND SUPPLEMENTING CHAPTER 140, "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL" TO CREATE THE AFFORDABLE HOUSING AH9 OVERLAY ZONE AND AMENDING THE ZONING MAP WITHIN CHAPTER 140, "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL"

**Re:** Overlay Zone Block 945 Lot 11 – 1880 Highway 34

Motion that **ORDINANCE NO. 26-2022** be adopted as to its first reading and advertised for second reading and public hearing on **December 14, 2022**, at 7:00 pm. Pursuant to law.

**Motion - Seconded - Roll-Call Vote**

11. INTRODUCTION OF **ORDINANCE NO. 27-2022** AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL AMENDING AND SUPPLEMENTING CHAPTER 140, "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL" TO CREATE THE AFFORDABLE HOUSING AH10 2599 HIGHWAY 35 ZONE AND AMENDING THE ZONING MAP WITHIN CHAPTER 140, "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL" TO REZONE BLOCK 816 LOT 5 AND PORTIONS OF THE ROUTE 18 RIGHT OF WAY FROM OR-10 TO AH10

**Re:** Block 816 Lot 5 – 2599 Highway 35

Motion that **ORDINANCE NO. 27-2022** be adopted as to its first reading and advertised for second reading and public hearing on **December 14, 2022**, at 7:00 pm. Pursuant to law.

**Motion - Seconded - Roll-Call Vote**

12. INTRODUCTION OF **ORDINANCE NO. 28-2022** AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AMENDING CHAPTER 222 OF THE CODE OF THE TOWNSHIP OF WALL ENTITLED WATER AND SEWER

**Re:** Water and Sewer Rates

Motion that **ORDINANCE NO. 28-2022** be adopted as to its first reading and advertised for second reading and public hearing on **December 14, 2022**, at 7:00 pm. Pursuant to law.

**Motion - Seconded - Roll-Call Vote**

13. **Consent Agenda:**  
All items listed on the "Consent Agenda" are considered routine by the Township and will be adopted or approved collectively by a single motion and roll-call vote of a majority of the Township Committee. All items are available for public inspection at this meeting and in the office of the Township Clerk. There will be no separate discussion of these items. If a discussion is desired on any item, it will be considered separately. The **Mayor** asks if any member of the Township Committee wishes to consider any item separately. If not, he/she requests a **Motion** to approve the items listed.
- A. **Approval of Minutes:**
    - o 10/26/2022
  - B. **Resolution No. 22-1107** - Approval of vouchers for November 10, 2022, through November 22, 2022, in the amount of \$8,453,648.59
  - C. **Resolution No. 22-1108** - Authorization to execute a contract with Feigus Furniture for the purchase of new office furniture for the Wall Township Youth and Community Services Center through the Educational Services Commission of New Jersey Cooperative Purchasing Program at a cost not to exceed \$8,213.58
  - D. **Resolution No. 22-1109** - Authorization to execute a contract with County of Monmouth for Special Citizens Transportation (SCAT) for the period January 1, 2023, through December 31, 2023, at a no increase to the Township
  - E. **Resolution No. 22-1110** - Authorization to renew membership with the Monmouth Municipal Joint Insurance Fund for January 1, 2023, through December 31, 2025
  - F. **Resolution No. 22-1111** - Authorization to execute a contract with Philadelphia Indemnity Insurance Company for blanket accident insurance coverage for all registered Volunteer Firemen and First Aid Squad members at a premium cost of \$3,264.00 for the period of January 1, 2023, through January 1, 2024
  - G. **Resolution No. 22-1112** - Authorization to execute a contract with Pilot Electric Company for the purchase of new pumps for the Lakewood Road pump station through public bid at a price not to exceed \$52,740.00
  - H. **Resolution No. 22-1113** - Authorization to execute a contract with Pilot Electric Company for the purchase of new Sulzer pumps and drives for the Lakewood Road pump station through public bid at a price not to exceed \$122,670.00

- I. **Resolution No. 22-1114** - Authorization to execute Change Order No. 1 in connection with the 2020 repaving of various Township roads with P&A Construction Inc. for an increase in the amount of \$23,828.05
- J. **Resolution No. 22-1115** - Authorization to approve certain Township refund(s):
  - o Tax
- K. **Resolution No. 22-1116** - Authorization to approve certain personnel matter(s):

NAME	DEPARTMENT/POSITION	SALARY	EFFECTIVE DATE
Christopher Wilms	Land Use/Zoning Assistant Part-Time	\$32.50/ hour	11/29/2022
Tricia Pelech	Police/ Records Clerk	\$31,000.00	11/28/2022
Klean Bautista	Police/ Part-time EMT	\$25.00/ hour	11/23/2022
Tara Lemke	Court/ Part-Time Violations Clerk	\$15.00/ hour	11/30/2022
Stephen Powers	Public Works/ Part-time Recycling Center Attendant	\$15.30/ hour	11/28/2022
Triston Spennato	Recreation/League Coordinator/ Recreation Basketball League	\$4,000.00	11/22/2022
Phillip Spennato	Recreation/Facility Supervisor/ Recreation Basketball League	\$25.00/hour	11/22/2022
Fred Rummell	Recreation/Facility Supervisor/ Recreation Basketball League	\$25.00/hour	11/22/2022
Shane Spennato	Recreation/Facility Supervisor/ Recreation Basketball League	\$25.00/hour	11/22/2022
Victoria Klish	Recreation/Facility Supervisor/ Recreation Basketball League	\$25.00/hour	11/22/2022
Dylan Bilotta	Recreation/Scorekeeper/ Recreation Basketball League	\$12.70/hour	11/22/2022
Luke Van Benthuyzen	Recreation/Scorekeeper/ Recreation Basketball League	\$12.70/hour	11/22/2022
Caitlin McBarron	Recreation/Scorekeeper/ Recreation Basketball League	\$12.70/hour	11/22/2022

- L. **Resolution No. 22-1117** - Authorization to execute a developer's agreement with JSM at 1880 Highway 34 Wall, LLC Block 945 Lot 11 – 1880 Highway 34
- M. **Resolution No. 22-1118** - Authorization to execute a developer's agreement with JSM at Wall 34, LLC Block 816 Lot 5 – 2599 Highway 35
- N. **Resolution No. 22-1119** - Authorization to execute a contract with Envirotactics, Inc. for LRSP at Block 6 Lot 6- 1822 Route 71, the former Wall Auto Wreckers site, at a price not to exceed \$35,008.63
- O. **Resolution No. 22-1120** - Authorization to execute contract with S.J. Services, Inc. for the janitorial services as a result of a public bid at a price not to exceed \$99,816.00 annually.

**End of Consent Agenda:**

Motion - Second - Roll Call Vote

- 14. **Public Comment:** Opportunity for anyone to comment with a limit of five (5) minutes per speaker

The public comment portion of our meeting is to allow the public to bring to the Committee's attention their concerns or comments. In accordance with N.J.S.A. 10: 4-12(a), the Committee asks the public to limit their comments to five minutes or less. The Committee will respect the public's time by refraining any comment until the speaker has finished with their allotted time. It should be further noted that the public comment portion of our meeting is not structured as a question-and-answer session. If a member of the public has questions, they seek answers to, an appointment can be made with the Township Administrator's office during regular business hours. The attorney will regulate the time during the comment portion of our meeting.

- 15. Close Public Comment:

**Motion - Second – Roll Call Vote**

- 16. **Closing Comments:**

- 17. Motion to Adjourn:

**Motion - Second - Voice Vote - All in Favor**

- 18. **Resolution No. 22-1121** - Authorization to discuss matters in private session

**Motion - Second – Roll Call Vote**