

TOWNSHIP OF WALL

2700 Allaire Road
P.O. Box 1168
Wall, New Jersey 07719-1168
www.wallnj.com

Kevin P. Oreder, Mayor
Dan Becht, Deputy Mayor
Timothy J. Farrell
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 PLANNING BOARD MEETING AGENDA **February 7, 2022**

Workshop Session at 7:00 PM in Conference Room B
Regular Meeting Immediately Following in Municipal Meeting Room

1. Sunshine Law
2. Salute to the Flag
3. Roll Call
4. New and Carried Applications

PB # 20-2021 – 35 West, LLC

Block(s): 263 Lot(s): 5 Zone: HB-80
Address: 2157 Highway 35 Application Deemed Complete: 12/13/2021
Application Type: Major Preliminary and Final Site Plan with Bulk Variances
Applicant is seeking to install outdoor seating for Turning Point, and associated site improvements.

PB # 19-2001 – McDonalds Corporation

Block(s): 88 Lot(s): 11 Zone: HB-80
Address: 1831 NJ 35 Application Deemed Complete: 12/7/2021
Application Type: Major Preliminary and Final Site Plan with Bulk Variances
Applicant is seeking façade renovations, signage and site improvements for existing drive-thru restaurant.
Carried to 3/21/2022 with no re-noticing required

PB # 10-2019 – Ramshorn Drive, LLC

Block(s): 893 Lot(s): 108.01 Zone: OP-10
Address: 2631-2697 Highway 70 Application Deemed Complete: 4/24/2019
Application Type: Major Preliminary and Final Site Plan
Applicant is seeking to construct two medical office buildings.
Carried to 3/21/2022 with no re-noticing required

5. Resolutions

PB # 16-2021 – JSM at 1880 Hwy 34 Wall, LLC

Block(s): 945, Lot(s): 11 Address: 1880 Highway 34

PB # 15-2021 – Target Corp.

Block(s): 88, Lot(s): 4, 5 Address: 1825 & 1821 Highway 35

PB # 18-2021 – Two Jay Realty, LLC

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Block(s): 811.10 Lot(s): 17.01 Address: 2415 Highway 35

6. Other Business

PB# 6-2020 – Karl Grossman & Michele Egloff

Block(s): 109 Lot(s): 8

Zone: R-7.5

Address: 1716 Leslie Avenue

Application Approved: 5/24/2021

Application Type: Minor Subdivision with Bulk Variances – **Extension of Time**

Applicant is seeking an extension of time for an additional 190 days to file the previously approved minor subdivision application.

Ordinance No. 2-2022 - An Ordinance of the Township Committee of the Township of Wall to Amend the Zoning Map to Zone Block 243 Lot 7 -1099 Morris Lane – into the RR-5 Zone.

Ordinance No. 3-2022 – An Ordinance of the Township Committee of the Township of Wall to Amend the Zoning Map to Zone Block 741 Lot 17 – 2610 Allaire Road into the R-60 Zone.

Ordinance No. 4-2002 – An Ordinance of the Township Committee of the Township of Wall to Amend the Zoning Map to Zone Block 893 Lot 9 – 2518 Ramshorn Drive – into the R-30 Zone.

Ordinance No. 5-2022 – An Ordinance of the Township Committee of the Township of Wall to Amend the Zoning Map to Zone Block 917 Lot 122 – 5104 West Hurley Pond Road – into the CR-40 Zone.

Ordinance No. 6-2022 – An Ordinance of the Township Committee of the Township of Wall to Amend the Zoning Map to Zone Block 280 Lot 16.03, 16.04, and 33.01 into the R-10 Zone.

Ordinance No. 7-2022 – An Ordinance of the Township Committee of the Township of Wall to Amend the Zoning Map to Zone Block 977 Lot 26 Into the RR-5 Zone.

7. Minutes to be Adopted

1/10/2022

8. Adjournment

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