



TOWNSHIP OF WALL
EXECUTIVE MEETING AGENDA
JUNE 9, 2021

7:00 P.M.
MAIN MEETING ROOM

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.

1. Salute to the Flag and a Moment of Silence
2. 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.

3. Roll Call

4. For Action / 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 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. **Motion - Second - Roll-Call Vote**

A. **Approval of Minutes:**

- o 05/12/2021

- B. **Resolution No. 21-0601** - Approval of vouchers for May 27, 2021, through June 9, 2021, in the amount of \$7,552,619.10
- C. **Resolution No. 21-0602** - Authorization to execute a contract with Hunter Truck Peterbilt for the purchase of two (2) Peterbilt 520 Axle RH drive cab and chassis through Sourcewell at a price not to exceed \$301,826.00
- D. **Resolution No. 21-0603** - Authorization to execute a contract with Detcon to purchase two (2) Bridgeport 33yd Ranger Automated Side Bodies through the Educational Services Commission of NJ Cooperative Purchasing Program at a price not to exceed \$308,627.36
- E. **Resolution No. 21-0604** - Authorization to execute a contract with Shore Business Solutions for the purchase of three (3) Sharp copiers through Sourcewell at a price not to exceed \$22,183.00
- F. **Resolution No. 21-0605** - Authorization for a block party road closure for Apple Ridge Circle for Saturday, June 26, 2021, from 12:00pm – 10:00pm (rain date of Sunday, June 27, 2021)
- G. **Resolution No. 21-0606** - Authorization for a block party road closure for Hill Avenue on Saturday, July 10, 2021, from 12:00pm – 11:00pm (rain date of Sunday, July 11, 2021)
- H. **Resolution No. 21-0607** - Authorization for a joint purchase of a Conservation Easement with the County of Monmouth for a portion of the property known as Allaire Community Farm located on Block 804 Lot 7 – 1923 Baileys Corner Road at price not to exceed \$500,000.00
- I. **Resolution No. 21-0608** - Authorization to execute a contract with D&M Fireworks for the discharge of fireworks for the 4th of July commemoration on June 27th, 2021, at a price not to exceed \$16,000.00
- J. **Resolution No. 21-0609** - Authorizing the discharge of fireworks by D&M Fireworks during the 4th of July commemoration
- K. **Resolution No. 21-0610** - Authorization to approve certain personnel matter(s)

<u>NAME</u>	<u>DEPARTMENT/POSITION</u>	<u>SALARY</u>	<u>EFFECTIVE DATE</u>
Candace Cortese	Police/ Part-time Dispatcher	\$21.13/ hour	6/10/2021
Noah Sepe	Collections / Part-time Water-Meter	\$13.96/ hour	6/14/2021
Jack Chinery	Seasonal/ Intern Program	\$9.25/ hour (year 1)	6/14/2021
Mia DeGenova	Seasonal/ Intern Program	\$9.25/ hour (year 1)	6/28/2021
Angelica Bauer	Recreation/ Head Counselor	\$10.10/ hour (year 1)	6/10/2021
Joanne Bormida	Recreation/ Counselor	\$13.25/ hour (year 4)	6/10/2021

Kerrienne Clayton	Recreation/ Head Counselor	\$11.10/ hour (year 5)	6/10/2021
Tanya Ciccianti	Recreation/ Head Counselor II	\$12.90/ hour (year 1)	6/10/2021
Tyler Degraw	Recreation/ Counselor	\$9.10/ hour (year 1)	6/10/2021
Christina Fluhr	Recreation/ Counselor	\$9.10/ hour (year 1)	6/10/2021
Marissa Gammer	Recreation/ Head Counselor II	\$15.25/ hour (year 10)	6/10/2021
Thomas Lasko	Recreation/ Counselor	\$9.10/ hour (year 1)	6/10/2021
Robert Minall	Recreation/ Counselor	\$9.10/ hour (year 1)	6/10/2021
Pam Phillips	Recreation/ Head Counselor II	\$17.25/ hour (year 2)	6/10/2021
Kyle Rotante	Recreation/ Counselor	\$9.35/ hour (year 2)	6/10/2021
Josh Rubin	Recreation/ Counselor	\$9.10/ hour (year 1)	6/10/2021
Tess Schott	Recreation/ Head Counselor II	\$12.90/ hour (year 1)	6/10/2021
Alexis Terracciano	Recreation/ Head Counselor	\$10.85/ hour (year 4)	6/10/2021
Calab Whitehead	Recreation/ Counselor	\$9.35/ hour (year 2)	6/10/2021

- L. **Resolution No. 21-0611** - Authorization for the continuation of the agreement for payment in lieu of taxes by and between Wall Senior Citizens Housing, LP and the Township of Wall, for affordable housing located at Allaire Crossing, Block 274 Lot 21, 2011 New Bedford Road
- M. **Resolution No. 21-0612** - Resolution demanding Governor Murphy eliminate in school mask mandate
- N. **One Day Social Affair Permit** – Life of a Ridetime at Oak Tree Lodge- August 26, 2021, 5:00 PM to 10:00 PM, benefitting Life of a Ridetime, a NJ Nonprofit Corporation, providing funds to families of fallen police officers and firefighters
- O. **One Day Social Affair Permit** – Daydream for Life Inc. at Daydream Farm- June 18, 2021, and June 19, 2021, from 5:00 PM to 10:00 PM, benefitting recovery services for Daydream for Life with a portion of the proceeds going to Recover Revolution – conditioned upon the review and approval of the Township Engineer and Township Attorney
- P. **One Day Social Affair Permit** - Childhood Cancer Society at Daydream Farm- July 17, 2021, from 3:00 PM to 9:00 PM, benefitting Childhood Cancer Society – conditioned upon the review and approval of the Township Engineer and Township Attorney

End of Consent Agenda

Motion - Second - Roll Call Vote

5. **Committee Reports:**

A. **Committeewoman Mangan: Recreation, Monmouth County Library, Board of Education**

- a. Committee Chair Report:
- b. Items for Discussion:
 - i.

B. **Committeeman Kingman: Administration and Finance, Wall Community Alliance**

- a. Committee Chair Report:
- b. Items for Discussion:
 - i.

C. **Committeeman Orender: Public Works, Veteran Service's, Economic Development, Board of Health**

- a. Committee Chair's Report:
- b. Items for Discussion:
 - i. Authorization to execute a contract with Core & Main for the purchase of water meters and radios through cooperative purchasing with Southeast Monmouth Municipal Utilities Authority (SMMUA) at a price not to exceed \$479,077.00

D. **Deputy Mayor Becht: Public Safety**

- a. Committee Chair Report:
- b. Items for Discussion:
 - i. Authorization to purchase two (2) Chevrolet Tahoe's Mall Chevrolet through the Educational Services Commission of NJ Cooperative Purchasing Program at a total price not to exceed \$84,224.93
 - ii. Authorization to purchase four (4) Ford Utility Interceptors vehicles from Winner Ford through State Contract #20-FLEET-01189 at a total price not to exceed \$126,906.40
 - iii. Authorization to purchase four (4) Rhino Tab M1 mobile data terminals from Elite Vehicle Solutions through State Contract #T-0106 at a price not to exceed \$23,745.92

E. Mayor Farrell: Department of Land Use and Development, West Belmar Gateway, Municipal Court, InfoAge, Environmental Advisory Committee

- a. Committee Chair Report:
- b. Items for Discussion:
 - i.
- c. Reminders:
 - i. Reminder of the second reading and public hearing of **ORDINANCE NO. 12-2021 AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL CREATING THE AFFORDABLE HOUSING AH8 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 874 LOT 4 4B01 FROM OP-10 TO AH8 on June 22, 2021**
 - ii. Reminder of the second reading and public hearing of **ORDINANCE NO. 13-2021 AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL TO AMEND THE ZONING MAP TO CREATE AN OVERLAY ZONE FOR PORTIONS OF BLOCK 930 LOTS 18 AND 19 on June 22, 2021**

6. 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.

7. Close Public Comment
Motion – Second - Roll Call Vote

8. Closing Comments from the Township Committee:

9. Resolution No. 21-0613 - Authorization to discuss matters in private session
Motion - Second – Roll Call Vote

10. Return to Public Session and a Motion to Adjourn
Motion - Second - Voice Vote - All in Favor

The next scheduled Township Committee meeting will be held on Tuesday, June 22, 2021, due to Wall Intermediate and High School Graduation Ceremonies.

TOWNSHIP OF WALL

RESOLUTION NO. 21-0601

**CERTIFICATION OF TOWNSHIP FUNDS
MAY 27, 2021 THROUGH JUNE 9, 2021 IN THE AMOUNT OF \$7,552,619.10**

We, the undersigned members of the Township Committee of the Township of Wall have reviewed the information provided by the Township Administrator and rely on his recommendation that the attached vouchers are in proper order and may be executed for payment. This authorization for execution does not extend to any voucher that would constitute a conflict of interest for any of the undersigned Committee members.

Timothy J. Farrell, Mayor

Daniel Becht, Deputy Mayor

Kevin P. Orender, Committeeman

Thomas M. Kingman, Committeeman

Erin M. Mangan, Committeewoman

TOWNSHIP OF WALL

RESOLUTION NO. 21-0602

**AUTHORIZATION TO EXECUTE A CONTRACT WITH HUNTER TRUCK
PETERBUILT FOR THE PURCHASE OF TWO (2) PETERBILT 520 AXLE RH
DRIVE CAB AND CHASSIS THROUGH SOURCEWELL AT A PRICE NOT TO
EXCEED \$301,826.00**

WHEREAS, the Township Committee is desirous of purchasing two (2) Peterbilt 520 Axle RH Drive Cab and Chassis through the Sourcewell Jersey; and

WHEREAS, the Two (2) Peterbilt 520 Axle RH Drive Cab and Chassis being purchased are through Sourcewell from Hunter Truck Peterbuilt at a price not to exceed \$301,826.00 (three hundred one thousand eight hundred twenty-six dollars and zero cents); and

WHEREAS, Joseph Lentini, Director of Public Works, recommends that the Township Committee purchase the two (2) Peterbilt 520 Axle RH Drive Cab and Chassis through cooperative purchasing; and

WHEREAS, the Township Administrator concurs with the recommendation to purchase the Two (2) Peterbilt 520 Axle RH Drive Cab and Chassis from Hunter Truck Peterbuilt through Sourcewell at a price not to exceed \$301,826.00 (three hundred one thousand eight hundred twenty-six dollars and zero cents); and

WHEREAS, the Township of Wall began to participate on July 28, 2016, in the cooperative purchasing program operated by Sourcewell.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Wall as follows:

1. The Township Committee hereby concurs with the recommendations Joseph Lentini, Director of Public Works, to authorize the purchase of two (2) Peterbilt 520 Axle RH Drive Cab and Chassis being purchased are through Sourcewell from Hunter Truck Peterbuilt at a price not to exceed \$301,826.00 (three hundred one thousand eight hundred twenty-six dollars and zero cents).
2. This resolution is subject to the filing of a certification from the CFO as to the availability of funds per N.J.A.C.5:30-5.3 (a).
3. The Mayor, Municipal Clerk and any other applicable Township officers or employees are hereby authorized and directed to take such ministerial actions as are necessary to effectuate the terms of this resolution.

I, Roberta M Lang, Municipal Clerk of the Township of Wall in the County of Monmouth and the State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution adopted by the Mayor and Committee of the Township of Wall in the County of Monmouth in the State of New Jersey at a meeting held on June 9, 2021.

Roberta M. Lang, RMC
Township Clerk

Certification of Funds

I, Thomas O'Hara, Chief Financial Officer of the Township of Wall, do hereby certify to the Township Committee of the Township of Wall that funds are available for the purchase of two (2) Peterbilt 520 Axle RH Drive Cab and Chassis purchased through Sourcewell from Hunter Truck Peterbuilt at a price not to exceed \$301,826.00 (three hundred one thousand eight hundred twenty-six dollars and zero cents).

Capital		
Account	Description	Amount
C-04-20-000004001	Ordinance 1-2020; DPW Vehicles & Equipment	\$301,826.00

Date:

 Thomas O'Hara, CFO
 Chief Financial Officer

TOWNSHIP OF WALL

RESOLUTION NO. 21-0603

AUTHORIZATION TO EXECUTE A CONTRACT WITH DETCON FOR THE PURCHASE OF TWO (2) BRIDGEPORT 33YARD RANGER AUTOMATED SIDE BODIES THROUGH THE EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY (ESCNJ) AT A PRICE NOT TO EXCEED \$308,627.36

WHEREAS, the Township Committee is desirous of purchasing two (2) Bridgeport 33yard Ranger Automated Side Bodies from Detcon through the Educational Services Commission of New Jersey; and

WHEREAS, the purchase of two (2) Bridgeport 33yard Ranger Automated Side Bodies being purchased are through the Educational Services Commission of New Jersey from Detcon at a price not to exceed \$308,627.36 (three hundred eight thousand six hundred twenty-seven dollars and thirty-six cents); and

WHEREAS, Joseph Lentini, the Superintendent of Public Works, recommends that the Township Committee purchase the purchase of two (2) Bridgeport 33yard Ranger Automated Side Bodies through cooperative purchasing; and

WHEREAS, the Township Administrator concurs with the recommendation to purchase purchase of two (2) Bridgeport 33yard Ranger Automated Side Bodies through the Educational Services Commission of New Jersey at a price not to exceed \$308,627.36 (three hundred eight thousand six hundred twenty-seven dollars and thirty-six cents); and

WHEREAS, the Township of Wall entered into the Educational Services Commission of New Jersey on March 12, 2014; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Wall as follows:

1. The Township Committee hereby concurs with the recommendations, Joseph Lentini, the Superintendent of Public Work, to authorize the purchase the purchase of two (2) Bridgeport 33yard Ranger Automated Side Bodies through the Educational Services Commission of New Jersey from Detcon at a price not to exceed \$308,627.36 (three hundred eight thousand six hundred twenty-seven dollars and thirty-six cents).
2. This resolution is subject to the filing of a certification from the CFO as to the availability of funds per N.J.A.C.5:30-5.3 (a).
3. The Mayor, Municipal Clerk and any other applicable Township officers or employees are hereby authorized and directed to take such ministerial actions as are necessary to effectuate the terms of this resolution.

I, Roberta M. Lang, Municipal Clerk of the Township of Wall in the County of Monmouth and the State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution adopted by the Mayor and Committee of the Township of Wall in the County of Monmouth in the State of New Jersey at a meeting held on May 26, 2021

Roberta M. Lang, RMC
Municipal Clerk

Certification of Funds

I, Thomas O'Hara, Chief Financial Officer of the Township of Wall, do hereby certify to the Township Committee of the Township of Wall that funds are available for the purchase the purchase of two (2) Bridgeport 33yard Ranger Automated Side Bodies through the Educational Services Commission of New Jersey from Detcon at a price not to exceed \$308,627.36 (three hundred eight thousand six hundred twenty-seven dollars and thirty-six cents).

Capital		
Account	Description	Amount
C-04-20-000-004-001	Ordinance 11-2020; DPW Vehicles & Equipment	\$308,627.36

Thomas O'Hara, CFO
Chief Financial Officer

Date:

Draft

TOWNSHIP OF WALL

RESOLUTION NO. 21-0604

AUTHORIZATION TO EXECUTE A CONTRACT WITH SHORE BUSINESS SOLUTIONS FOR THE PURCHASE OF THREE (3) SHARP COPIERS THROUGH SOURCEWELL AT A PRICE NOT TO EXCEED \$22,183.00

WHEREAS, the Township Committee is desirous of purchasing Sharp Copiers through the Sourcewell Jersey; and

WHEREAS, the Sharp copiers being purchased are through Sourcewell from Shore Business Solutions at a price not to exceed \$22,183.00 (twenty-two thousand one hundred eighty-three dollars and zero cents); and

WHEREAS, Robert Coman, Network Administrator, recommends that the Township Committee purchase the Sharp Copiers through cooperative purchasing; and

WHEREAS, the Township Administrator concurs with the recommendation to purchase the Sharp Copiers from Shore Business Solutions through Sourcewell at a price not to exceed \$22,183.00 (twenty-two thousand one hundred eighty-three dollars and zero cents); and

WHEREAS, the Township of Wall began to participate on July 28, 2016, in the cooperative purchasing program operated by Sourcewell.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Wall as follows:

1. The Township Committee hereby concurs with the recommendations of Robert Coman, Network Administrator, to authorize the purchase of Sharp copiers being purchased are through Sourcewell from Shore Business Solutions at a price not to exceed \$22,183.00 (twenty-two thousand one hundred eighty-three dollars and zero cents).
2. This resolution is subject to the filing of a certification from the CFO as to the availability of funds per N.J.A.C.5:30-5.3 (a).
3. The Mayor, Municipal Clerk and any other applicable Township officers or employees are hereby authorized and directed to take such ministerial actions as are necessary to effectuate the terms of this resolution.

I, Roberta M Lang, Municipal Clerk of the Township of Wall in the County of Monmouth and the State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution adopted by the Mayor and Committee of the Township of Wall in the County of Monmouth in the State of New Jersey at a meeting held on June 9, 2021.

Roberta M. Lang, RMC
Township Clerk

Certification of Funds

I, Thomas O'Hara, Chief Financial Officer of the Township of Wall, do hereby certify to the Township Committee of the Township of Wall that funds are available for the purchase of Sharp copiers being purchased through Sourcewell from Shore Business Solutions at a price not to exceed \$22,183.00 (twenty-two thousand one hundred eighty-three dollars and zero cents).

Operating		
Account	Description	Amount
1-01-26-291-000-299	DPW Special Projects	\$22,183.00

Thomas O'Hara, CFO
Chief Financial Officer

Date:

Draft

TOWNSHIP OF WALL

RESOLUTION NO. 21-0605

AUTHORIZATION TO CLOSE APPLE RIDGE CIRCLE FOR A BLOCK PARTY

WHEREAS, James Dentice, has requested a street closing for Apple Ridge Circle at the intersection of Winterview Drive and Apple Ridge Circle as well as the intersection of Old Farm Road and Apple Ridge Circle for the purpose of a block party, and;

WHEREAS, the closing will occur on Saturday June 26, 2021, between the hours of 12:00 P.M. until 10:00 P.M., and;

WHEREAS, the rain date is scheduled for Saturday June 27, 2021, between the hours of 12:00 P.M. until 10:00 P.M., and;

WHEREAS, the aforesaid proposal has been reviewed and approved by the Traffic Bureau of the Police Department, and;

WHEREAS, the Mayor of the Township of Wall is authorized by Section 215-20 of the Code of the Township of Wall to order the closing of any street to motor vehicle traffic, and;

NOW THEREFORE, I, Timothy Farrell, Mayor of the Township of Wall, do hereby order as follows: Apple Ridge Circle will be closed. This street will be closed to all but emergency vehicle traffic on Saturday June 26, 2021, between the hours of 12:00 P.M. until 10:00 P.M., with a rain date scheduled for Saturday June 27, 2021, between the hours of 12:00 P.M. until 10:00 P.M.

I, Roberta M. Lang, Municipal Clerk of the Township of Wall in the County of Monmouth and the State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution adopted by the Mayor and Committee of the Township of Wall in the County of Monmouth in the State of New Jersey at a meeting held on June 9, 2021.

Roberta M. Lang, RMC
Municipal Clerk

TOWNSHIP OF WALL

RESOLUTION NO. 21-0606

AUTHORIZING THE CLOSING OF HILL AVENUE FOR A BLOCK PARTY

WHEREAS, Dawn Thompson has requested a street closing for Hill Avenue between Edgemere and Evans Roads for the purpose of a Block Party; and

WHEREAS, the closing will occur on Saturday, July 10, 2021 between the hours of 12:00 P.M. until 11:00 P.M.; and

WHEREAS, there the rain date is scheduled for Sunday, July 11, 2021 between the hours of 12:00 P.M. until 11:00 P.M.; and

WHEREAS, the aforesaid proposal has been reviewed and approved by the Traffic Bureau of the Police Department; and,

WHEREAS, the Mayor of the Township of Wall is authorized by Section 215-20 of the Code of the Township of Wall to order the closing of any street to motor vehicle traffic, and;

NOW THEREFORE, I, Timothy Farrell, Mayor of the Township of Wall, do hereby order as follows: Hill Avenue between Edgemere and Evans Roads will be closed. This street will be closed to all but emergency vehicle traffic on Saturday, July 10, 2021 between the hours of 12:00 P.M. until 11:00 P.M. with the rain date scheduled for Sunday, July 11, 2021.

I, Roberta Lang, Municipal Clerk of the Township of Wall in the County of Monmouth and the State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution adopted by the Mayor and Committee of the Township of Wall in the County of Monmouth in the State of New Jersey at a meeting held on June 9, 2021.

Roberta M. Lang, RMC
Township Clerk

TOWNSHIP OF WALL
RESOLUTION NO. 21-0607

**AUTHORIZATION FOR JOINT PURCHASE OF CONSERVATION EASEMENT
WITH COUNTY OF MONMOUTH FOR A PORTION OF THE PROPERTY KNOWN
AS ALLAIRE COMMUNITY FARM LOCATED ON BLOCK 804, LOT 7 IN THE
TOWNSHIP OF WALL, MONMOUTH COUNTY, NEW JERSEY**

WHEREAS, the Township of Wall promotes the preservation of natural areas and resources, wildlife habitat, farmland, and open space in the Township; and

WHEREAS, Allaire Community Farm, Inc. owns the property located on 1923 Bailey's Corner Road, Wall Township, also known as Block 804, Lot 7 in the tax maps of Wall Township, which consists of approximately 25.38 acres; and

WHEREAS, both the County of Monmouth and Township recognize the importance of preserving Allaire Community Farms, Inc. property in perpetuity for open space preservation, natural resources conservation, and public park and recreation purposes; and

WHEREAS, the County of Monmouth and the Township recognize the value of cooperating with one another to preserve and protect the Allaire Community Farm, Inc. property; and

WHEREAS, Allaire Community Farm, Inc. wishes to protect a portion of its property for preservation purposes, and wishes to grant a permanent conservation easement to both County of Monmouth and Township of Wall, which will protect the natural resources associated with the property; and

WHEREAS, the Township is empowered pursuant to N.J.S.A. 40A:12-5(a)(1) and N.J.S.A. 40:91-1(1) to acquire interests in land and hold same for public park, recreation, and public welfare purposes; and

WHEREAS, a real estate appraisal prepared by Sockler Realty Services Group, Inc., dated October 19, 2020, provides that the purchase price for the Conservation Easement interest is approximately \$500,000.00 (five hundred thousand dollars); and

WHEREAS, the County of Monmouth will contribute \$250,000.00 (two hundred fifty thousand dollars) toward the purchase price from the Monmouth County Open Space, Recreation, Floodplain Protection, Farmland and Historic Preservation Trust Fund; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Committee of the Township of Wall, County of Monmouth, New Jersey authorize the purchase of the Conservation Easement from Allaire Community Farm, Inc., and authorize the Mayor to execute the Contract of Sale, Preservation Agreement with County of Monmouth, Deed of Conservation Easement, and Right of First Refusal Option Agreement to effectuate the purchase of the aforementioned conservation easement.

BE IT FURTHER RESOLVED that all Township officials including, but not limited to, the Mayor, Township Administrator, and the Municipal Clerk, are hereby authorized and directed to take such ministerial actions as are necessary to effectuate the provisions of this resolution.

I, Roberta M. Lang, Municipal Clerk of the Township of Wall, do hereby certify that the foregoing is a true copy of a Resolution adopted by the Township Committee of the Township of Wall at a Regular Meeting held on June 9, 2021.

Roberta M. Lang, RMC
Municipal Clerk

TOWNSHIP OF WALL

RESOLUTION NO. 21-0608

**AUTHORIZATION TO EXECUTE A CONTRACT WITH D&M
FIREWORKS FOR THE DISCHARGE OF FIREWORKS FOR THE 4TH OF
JULY COMMEMORATION ON JUNE 27TH, 2021, AT A PRICE NOT TO
EXCEED \$16,000.00**

WHEREAS, the Township of Wall is desirous having a firework display for the commemoration of Independence Day,

WHEREAS, the Township has received a quote from D&M Fireworks for firework services during the commemoration of Independence at a price not to exceed \$16,000.00; and,

WHEREAS, D&M Fireworks, as a condition of its contract to provide fireworks services, is required to obtain a Fireworks Permit from the Wall Township Bureau of Fire Prevention; and,

WHEREAS, a requirement for D&M Fireworks to obtain a Fireworks Permit from the Wall Township Bureau of Fire Prevention is a Resolution of the Wall Township Committee approving the discharge of fireworks; and,

THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Wall, County of Monmouth, New Jersey that authorization is herewith provided to approve the discharge of fireworks by D&M Fireworks during the 2021 Wall Fair; and,

BE IT FURTHER RESOLVED, that Wall Township officials are herewith authorized to take such ministerial actions as are necessary to effectuate the goals of this Resolution.

I, Roberta M Lang, Municipal Clerk of the Township of Wall in the County of Monmouth and the State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution adopted by the Mayor and Committee of the Township of Wall in the County of Monmouth in the State of New Jersey at a meeting held on June 9, 2021.

Roberta M. Lang, RMC
Township Clerk

TOWNSHIP OF WALL

RESOLUTION NO. 21-0609

**AUTHORIZATION FOR THE DISCHARGE OF FIREWORKS BY D & M
FIREWORKS DURING THE COMMEMORATION OF INDEPENDENCE DAY**

WHEREAS, the Township of Wall passed Resolution 21-0608 on June 09, 2021, which authorized execution of a contract with D & M Fireworks for firework services during the commemoration of Independence Day at a price not to exceed \$16,000.00; and,

WHEREAS, D & M Fireworks, as a condition of its contract to provide fireworks services, is required to obtain a Fireworks Permit from the Wall Township Bureau of Fire Prevention; and,

WHEREAS, a requirement for D & M Fireworks to obtain a Fireworks Permit from the Wall Township Bureau of Fire Prevention is a Resolution of the Wall Township Committee approving the discharge of fireworks; and,

THEREFORE, BE IT RESOLVED by the Mayor and Committee of the Township of Wall, County of Monmouth, New Jersey that authorization is herewith provided to approve the discharge of fireworks by D & M Fireworks during the commemoration of Independence Day; and,

BE IT FURTHER RESOLVED that Wall Township officials are herewith authorized to take such ministerial actions as are necessary to effectuate the goals of this Resolution.

I, Roberta Lang, Municipal Clerk of the Township of Wall in the County of Monmouth and the State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution adopted by the Mayor and Committee of the Township of Wall in the County of Monmouth in the State of New Jersey at a meeting held on June 09, 2021.

Roberta M. Lang, RMC
Municipal Clerk

TOWNSHIP OF WALL

RESOLUTION NO. 21-0610

AUTHORIZATION TO APPROVE CERTAIN PERSONNEL ACTIONS

WHEREAS, the Department Head has recommended the appointment of the following individual; and

WHEREAS, the Township Administrator concurs with the findings of the Department Head and hereby recommends to the Township Committee that the following appointment be made:

NAME	DEPARTMENT/POSITION	SALARY	EFFECTIVE DATE
Candace Cortese	Police/ Part-time Dispatcher	\$21.13/ hour	6/10/2021
Noah Sepe	Collections / Part-time Water-Meter	\$13.96/ hour	6/14/2021
Jack Chinery	Seasonal/ Intern Program	\$9.25/ hour (year 1)	6/14/2021
Mia DeGenova	Seasonal/ Intern Program	\$9.25/ hour (year 1)	6/28/2021
Angelica Bauer	Recreation/ Head Counselor	\$10.10/ hour (year 1)	6/10/2021
Joanne Bormida	Recreation/ Counselor	\$13.25/ hour (year 4)	6/10/2021
Kerrienne Clayton	Recreation/ Head Counselor	\$11.10/ hour (year 5)	6/10/2021
Tanya Ciccocanti	Recreation/ Head Counselor II	\$12.90/ hour (year 1)	6/10/2021
Tyler Degraw	Recreation/ Counselor	\$9.10/ hour (year 1)	6/10/2021
Christina Fluhr	Recreation/ Counselor	\$9.10/ hour (year 1)	6/10/2021
Marissa Gammer	Recreation/ Head Counselor II	\$15.25/ hour (year 10)	6/10/2021
Thomas Lasko	Recreation/ Counselor	\$9.10/ hour (year 1)	6/10/2021
Robert Minall	Recreation/ Counselor	\$9.10/ hour (year 1)	6/10/2021
Pam Phillips	Recreation/ Head Counselor II	\$17.25/ hour (year 2)	6/10/2021
Kyle Rotante	Recreation/ Counselor	\$9.35/ hour (year 2)	6/10/2021
Josh Rubin	Recreation/ Counselor	\$9.10/ hour (year 1)	6/10/2021
Tess Schott	Recreation/ Head Counselor II	\$12.90/ hour (year 1)	6/10/2021

Alexis Terracciano	Recreation/ Head Counselor	\$10.85/ hour (year 4)	6/10/2021
Calab Whitehead	Recreation/ Counselor	\$9.35/ hour (year 2)	6/10/2021

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Wall that the following personnel actions be and are hereby authorized on the effective date included herein.

I, Roberta Lang, Municipal Clerk of the Township of Wall in the County of Monmouth and the State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution adopted by the Mayor and Committee of the Township of Wall in the County of Monmouth in the State of New Jersey at a meeting held on June 9, 2021.

Roberta M. Lang, RMC
Township Clerk

TOWNSHIP OF WALL

RESOLUTION NO. 21-0611

AUTHORIZATION FOR CONTINUATION OF THE AGREEMENT FOR PAYMENT IN LIEU OF TAXES BY AND BETWEEN WALL SENIOR CITIZENS HOUSING, LP AND THE TOWNSHIP OF WALL, FOR AFFORDABLE HOUSING LOCATED AT ALLAIRE CROSSING, BLOCK 274, LOT 21 TOWNSHIP OF WALL, MONMOUTH COUNTY, NEW JERSEY

WHEREAS, Wall Senior Citizens Housing, LP (“Owner” or “Borrower” or “Sponsor”) has made an application to the Township of Wall, a municipal corporation of the County of Monmouth and State of New Jersey (“Wall Township” or the “Municipality”) Governing Body, (the “Township Committee”) for approval of the continuation of that certain Agreement for Payment in lieu of Taxes (“PILOT Agreement”), by and between the Sponsor and the Township of Wall, dated October 10, 2007, upon the refinancing of the Sponsor’s New Jersey Housing and Mortgage Finance Agency (“NJHMFA”) Loan as defined in greater detail herein; and

WHEREAS, the Township Committee considered that certain Disbursement Agreement, by and between NJHMFA and Borrower, dated July 27, 2005 (“Disbursement Agreement”), which terms set forth that NJHMFA committed to provide a mortgage loan to Borrower in an amount not to exceed \$5,414,291 (“NJHMFA Loan”); and

WHEREAS, under the terms of the Disbursement Agreement, Borrower rehabilitated 66 units of rental housing at Allaire Crossing, shown on the official tax map of the Township of Wall as Lot 21, Block 274, and located at 2011 New Bedford Road, in the Township of Wall, County of Monmouth, New Jersey (the “Project”); and

WHEREAS, a portion of the NJHMFA Loan was disbursed for acquisition and other approved costs, and the remaining portion was held by NJHMFA in a dedicated escrow account for NJHMFA-approved costs associated with the rehabilitation of the Project; and

WHEREAS, the Township Committee considered that certain Use Agreement, by and between Owner and the Secretary of Housing and Urban Development, acting by and through the Assistant Secretary for Housing-Federal Housing Commissioner (“HUD”), dated July 27, 2005 (“Use Agreement”), which was executed contemporaneously with the Disbursement Agreement; and

WHEREAS, under the terms of the Use Agreement, Owner has agreed to maintain the Project solely as rental housing for very-low income elderly or disabled persons (or low-income elderly or disabled persons as approved by HUD or moderate-income elderly or disabled persons in the case of non-subsidized Section 202 projects) for the life of the Use Agreement; and

WHEREAS, under the terms of the Use Agreement, Owner will continue to accept all forms of Section 8 tenant-based assistance for all units that do not have project-based assistance for the life of the Use Agreement; and

WHEREAS, under the terms of the Use Agreement, Owner will continue to comply with the provisions of any federal, state, or local law prohibiting discrimination in housing on the grounds of race, color, religion or creed, sex, disability, familial status, or national origin, including the Fair Housing Act of 1968, as amended; and

WHEREAS, the Township Committee considered the PILOT Agreement, which sets forth in relevant part that Sponsor shall make payments to the Township of Wall in an

amount equal to 3.6% of the Project Revenues as set forth in the Audit (as terms are defined in the PILOT Agreement) from the date of the NJHMFA Loan and for the remainder of its original term expiring on or about August 1, 2037, and that such payments shall be made in lieu of the taxes otherwise due and owing from the Sponsor to the Township of Wall; and

WHEREAS, the Borrower confirmed that the new Fannie Mae loan to be secured through the planned refinance will have an anticipated maturity date of December 31, 2033; and

WHEREAS, the Township Committee deliberated and rendered a decision to approve the application for the continuation of the PILOT Agreement; and

WHEREAS, the Township Committee herein sets forth its findings of facts and conclusions of law regarding this application for the purpose of memorializing the Township Committee's decision; and

WHEREAS, the Township Committee will impose certain stipulations and conditions upon its approval, as set forth herein.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Committee of the Township of Wall, County of Monmouth, New Jersey authorize the proposed Amendment to the PILOT Agreement between the Township of Wall and Wall Senior Citizens Housing, LP, and so makes the following findings of law and fact:

1. Section 6 of the PILOT Agreement states that "The tax exemption provided herein shall apply only so long as the Sponsor or its successor and assigns and the Project remain subject to the provisions of the HMFA Law and Regulations made thereunder and the supervision of the [New Jersey Housing and Mortgage Financing Agency], but in no event longer than the term of the Agency Mortgage."
2. Notwithstanding the above, N.J.S.A. §55:14K-37(c) provides, in relevant part, that "the governing body of a municipality may agree to continue a tax exemption for a State or federally subsidized housing project, beyond the date on which the eligible loan made by the agency on the project is fully paid, so long as the project remains subject to affordability controls pursuant to: (1) project-based federal rental assistance, authorized pursuant to section 8 of the United States Housing Act of 1937 (42 U.S.C. § 1437f), or other federal or State project-based assistance; (2) the Uniform Housing Affordability Controls promulgated by the New Jersey Housing and Mortgage Finance Agency; or (3) the rent and income limits established by the federal Low Income Housing Tax Credit program pursuant to section 42 of the Internal Revenue Code (26 U.S.C. § 42)."
3. Under the terms of the refinance, Borrower will necessarily make a full repayment of the original NJHMFA Loan ("Agency Mortgage") in order to enter into its Fannie Mae loan under new payment terms. This full repayment of the Agency Mortgage will not trigger the termination of the PILOT Agreement, because the Borrower will pay its Fannie Mae loan in continued compliance with the Use Agreement, the terms of which satisfy N.J.S.A. §55:14K-37(c).
4. Accordingly, compliance with N.J.S.A. §55:14K-37(c) will continue for the term of the Fannie Mae loan, which has an anticipated maturity date of December 31, 2033.
5. In the event of (a) a sale, transfer, or conveyance of the Project by the Sponsor or (b) a change in the organizational structure of the Sponsor, the PILOT Agreement shall be assigned to the Sponsor's successor and shall continue in full force and effect so long as the successor entity qualifies under the HMFA Law or any other state law applicable at the time of the assignment of this Agreement and assumes the Agency Mortgage or Fannie Mae loan, as the case may be. Section 7 of the Use Agreement states that

“Ownership of the Project will be controlled by a nonprofit mortgagor entity or a limited partnership entity of which the general partner is an entity controlled by a legitimate nonprofit affordable housing provider.”

6. The terms of the Fannie Mae loan will continue to satisfy Section 6 of the PILOT Agreement, because a nonprofit agency will remain the controlling entity of the Borrower and at all times the Project will remain compliant with HMFA laws and regulations.
7. The terms of the Fannie Mae loan will continue to satisfy Section 7 of the Use Agreement, as the ownership of the Project will continue to be controlled by a nonprofit mortgagor entity or a limited partnership entity of which the general partner is an entity controlled by a legitimate nonprofit affordable housing provider.

BE IT FURTHER RESOLVED, by the Township Committee that Approval for the continuation of the PILOT Agreement is hereby granted subject to the conditions set forth above and herein, which are summarized as follows:

- a. The Project known as Allaire Crossing, located at 2011 New Bedford Road, Township of Wall, County of Monmouth, New Jersey, shown on the official tax map of the Township of Wall as Lot 21, Block 274, shall at all times during the term of the PILOT Agreement, as amended, remain compliant with the Use Agreement and N.J.S.A. §55:14K-37(c); and
- b. The Sponsor or its successor in title, which shall be an affiliate of Springpoint Senior Living, Inc., shall qualify for and close on its Fannie Mae loan in materially the same manner as described herein, and obtain all necessary approvals by the NJHMFA and HUD, as applicable, in order to approve full repayment of the Agency Mortgage and closing of the Fannie Mae loan.
- c. The Sponsor or its successor in title, which shall be an affiliate of Springpoint Senior Living, Inc., shall continue to make timely payments in accordance with the PILOT Agreement, as amended, to the Township of Wall; and

BE IT FURTHER RESOLVED, that all Township officials including, but not limited to the Mayor, the Township Administrator and the Municipal Clerk, are hereby authorized and directed to take such ministerial actions as are necessary to effectuate the provisions of this resolution.

I, Roberta Lang, Municipal Clerk of the Township of Wall in the County of Monmouth and the State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution adopted by the Mayor and Council of the Township of Wall in the County of Monmouth in the State of New Jersey at a meeting held on _____, 2021.

Roberta Lang, RMC
Municipal Clerk

TOWNSHIP OF WALL

RESOLUTION NO. 21-0612

RESOLUTION DEMANDING GOVERNOR MURPHY ELIMINATE IN SCHOOL MASK MANDATE

WHEREAS, by way of Executive Order, Governor Phil Murphy continues to mandate the masking of school children attending in-person classes in New Jersey schools; and

WHEREAS, school superintendents throughout Monmouth County and the State of New Jersey have written the Governor that inconsistencies between varying Executive Orders have placed members of our communities at odds with school administrations and one another; and

WHEREAS, a recent Center for Disease Control (“CDC”) study examined COVID-19 infection rates across 169 k-5 schools in Georgia between November 16 and December 11, 2020 finding that infection rates were 37% lower in schools with mask requirements for teachers and staff, but there was no appreciable difference between schools that required students to wear masks and those that did not; and

WHEREAS, in New Jersey, seven (7) of approximately 25,000 COVID-19 deaths are attributed to children under the age of 18; and

WHEREAS, close to 60% of New Jersey’s adult population has been vaccinated and vaccines are now readily available for children as young as 12-years of age; and

WHEREAS, school aged children are currently permitted to play contact sports without masks, but Executive Order No. 175 still requires children to wear masks while sitting at their desks; and

WHEREAS, it is well documented that throughout the State of New Jersey there have been emotional, social and physical instances of harm caused by children being forced to wear masks in school.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Committee of the Township of Wall, County of Monmouth, New Jersey that they collectively, and on behalf of the citizens of Wall Township, call upon Governor Murphy to repeal and revoke Executive Order No. 175 mandating that school aged children be required to wear masks in school.

BE IT FURTHER RESOLVED, that a copy of this Resolution be transmitted to the Office of the Governor and to the Township’s representation in the State Legislature.

BE IT FURTHER RESOLVED, that all Township officials including, but not limited to the Mayor, the Township Administrator and the Municipal Clerk, are hereby authorized and directed to take such ministerial actions as are necessary to effectuate the provisions of this resolution.

I, Roberta Lang, Municipal Clerk of the Township of Wall in the County of Monmouth and the State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution adopted by the Mayor and Council of the Township of Wall

in the County of Monmouth in the State of
New Jersey at a meeting held on June 9, 2021.

Roberta Lang, RMC
Municipal Clerk

Draft

TOWNSHIP OF WALL

ORDINANCE NO. 12-2021

ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL CREATING THE AFFORDABLE HOUSING AH8 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 874, LOTS 4, 4B01 FROM OP-10 TO AH8

WHEREAS, the Township of Wall recognizes its constitutional responsibility to provide for the development of affordable housing pursuant to the New Jersey Supreme Court's Mount Laurel decisions; and

WHEREAS, in an effort to retain its immunity from builder development lawsuits and retain control over affordable housing development, the Township of Wall has recognized its current need to facilitate responsible development; and,

WHEREAS, the Township of Wall expects that in the next several months it will be ordered by the court to provide for a substantial number of affordable units to satisfy Wall Township's third round Mount Laurel obligation; and,

WHEREAS, the Township of Wall recognizes the benefits that will inure to the Township through this project as it will create affordable housing units; and,

WHEREAS, the Township Committee on December 11, 2011, adopted an official Zoning Map of the Township; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Wall that the Affordable Housing AH8 Zone be created and that the Wall Township Zone Map be amended as follows:

Section 1. 140-323 Affordable Housing (AH8 Zone)

- A. Purpose. The purpose of this AH8 Zone is to allow for an Age Restricted multifamily project that partially addresses the Township's affordable housing obligation by allowing a 100% affordable, non-inclusionary development of no less than 150 rental apartments and accessory uses described herein. For the purposes of this Zone, Age Restricted means a housing unit designed to meet the needs of, and exclusively for, the residents of an age -restricted segment of the population such that at least 80 percent of the units are occupied by at least one person that is 55 years or older and complies with requirements of Section 807(b)(2) of the Fair Housing Act, 42 U.S. C. § 3607.
- B. Relationship between the overall tract and subdivided parcels. This Zone has been adopted to include one overall tract, containing the entirety of the Age Restricted multifamily development along with all ancillary components. This Zone may operate under a technical subdivision provision pursuant to Section

140-81 of the Land Use and Development Regulations of the Township of Wall (this “Chapter”), which allows the project to comply with the bulk and area requirements of the overall tract instead of the post-subdivision lots, as applicable. Cross-access, utility, and other easements shall be applicable to the overall tract.

- C. Permitted principal uses. In this Zone, no premises shall be used, and no structure shall be erected, altered or occupied for any purposes except the following:
1. Up to 160 Age Restricted Multifamily Apartments
 2. One Management or Maintenance Staff Apartment
- D. Permitted accessory uses. Accessory uses may be provided but shall not be required as a condition of approval:
1. Parking areas and electric vehicle charging stations intended to serve the staff, residents, and guests.
 2. Interior amenities, including but not limited to: community room, wellness and health room(s), library, meeting rooms, lobbies, laundry areas, mail centers, fitness rooms, and other traditional ancillary spaces intended to serve the residents.
 3. Interior accessory spaces including but not limited to: management and leasing offices, maintenance areas, and other traditional ancillary spaces intended to serve the management and operations of the development.
 4. Exterior amenities and recreational facilities and structures including but not limited to open space, gathering space, bicycle parking, benches and walkways intended to serve the residents.
 5. Patios, balconies, and porches intended to serve the residents.
 6. Community garden, greenhouse, and garden shed intended to serve the residents.
 7. Private and public utility structures, including standby generators intended to serve the building.
 8. Trash and recycling enclosures intended to serve the building.
 9. Signage. Permitted signage shall be as follows:
 - a. One ground sign shall be permitted such that the maximum sign area not exceed 50 square feet, the sign be set back at least five feet from the front, side and rear property lines, and the sign not exceed a height of seven feet above grade. Such sign may be illuminated with ground lights that otherwise comply with the Township’s lighting and glare ordinances.
 - b. Non-illuminated on-site informational/directional signs, provided that each sign is limited to a window, facade or ground-mounted sign of not more than two square feet in area and not more than seven feet in height above grade.

1. In addition, one on-site informational/directional sign may be up to 9 square feet, not to exceed 7 feet in height.
- c. No prohibited signs per section 140-219 shall be permitted.

10. Stormwater management facilities.

11. Fences and walls.

- a. If retaining walls are proposed, no single wall may exceed six feet in height. Tiered walls may be proposed, provided that no single tier exceeds five feet, and no more than three tiers may be proposed, and where a minimum of 10 feet horizontal is provided between tiers.
- b. Retaining walls shall be constructed of durable masonry materials that complement the site design and building architecture. Timber retaining walls shall not be permitted.

12. Utility shed for equipment storage.

13. Temporary construction trailers, per section 140-164(A)(5).

14. Billboards in existence as of the effective date of the Ordinance creating this Zone shall be permitted to remain in compliance with the provisions set forth in 140-219H. No billboard shall include elements in whole or part that are prohibited under section 140-219 A through G.

15. Accessory uses customarily incidental to a permitted principal use as approved by the Township Zoning Officer provided they are in conformance with all Township Ordinances.

E. Compliance with site plan standards, subdivision standards and regulations. Unless provided to the contrary herein, applications for development in this Zone shall follow and be subject to the applicable procedures, regulations, standards and guidelines required for preliminary and final site plan and/ or subdivision review of this Chapter and other applicable ordinances which are incorporated herein by reference.

F. Maximum regulations. Development in the Zone shall be subject to the following maximum regulations:

1. Density. The gross density of the overall tract shall be no more than 160 affordable units and one caretaker/management unit.
2. Impervious surfaces. The maximum total impervious surface shall not exceed 45% of the developable area of the tract.
3. Building Coverage. The maximum total lot coverage by buildings shall be 20% of the total area of the tract
4. Principal building length. The maximum principal building length for multifamily buildings shall be 350 feet. Where two walls intersect at an angle greater than 90 degrees, the maximum building length shall be determined as the sum of both individual wall lengths.

5. Building height. Building height standards shall comply with Section 140-197 of this Chapter except as set forth below:
 - a. Each multifamily building shall be a maximum of three stories and 36 feet as measured from the average proposed finished grade at each building corner.
6. Bedroom distribution. Age Restricted Multifamily units shall have either one-or two bedrooms and shall comply with section 140-291 of the Code of the Township of Wall.
7. Accessory Buildings shall be harmonious in color and style to the principal structure and shall be permitted as follows:
 - a. One maintenance/storage shed shall be permitted as follows:
 1. Maximum area: 120 square feet
 2. Maximum height: 16 feet
 - b. One recreational gazebo shall be permitted as follows:
 1. Maximum area: 220 square feet
 2. Maximum height 16 feet

G. Minimum regulations. Development in the Zone shall be subject to the following minimum regulations:

1. Overall tract requirements for Age Restricted multifamily developments:
 - a. Minimum principal building setback from external tract lines other than external roads:
 1. 100 feet from residential property, used or zoned for detached single-family dwellings.
 2. 75 feet from property lines of all other uses or zones.
 - b. Minimum principal building front yard setback: 100 feet.
 - c. Minimum building setback from parking, parking aisles, or internal circulation roadways: 15 feet.
 - d. Minimum building setback from internal lot lines: Zero (0) feet
 - e. Accessory buildings shall not be permitted within the front yard area and shall have a minimum rear and side yard setback of 50 feet.
2. Minimum recreational facilities shall be as follows:
 - a. A minimum of 1500 square feet of interior fitness/community room space.
 - b. A minimum of 750 square feet of patio/ garden area
 - c. Walking paths
 - d. All exterior recreational structures shall meet principal building setbacks and shall be prohibited in the front yard.

H. Buffer and Landscape areas. Development in the Zone shall not be subject to buffer, landscaping and screening requirements of Section 140-212 of this Chapter and the following buffer, landscaping and screening standards shall apply:

1. Buffer location. Except as otherwise permitted by the approving authority, where the overall tract abuts an existing single family detached residential use or zone, a landscaped buffer strip at least 15 feet in width shall be permanently maintained along the property line abutting such zone or use. Where the overall tract abuts a nonresidential zone or a property zoned for multifamily or townhome development uses, a landscaped buffer strip at least 5 feet in width shall be established and permanently maintained along the property line abutting such zone or use. Existing vegetation may serve as the landscaped buffer strip, provided compliance with section 2, below, is met.
2. Buffer areas shall consist of lawn area and massed evergreen and deciduous trees and shrubs planted in such a manner that will provide a continuous visual screen throughout the entire year within a period of two full growing seasons following the planting of the buffer. Evergreen coniferous trees shall have a minimum height of six (6) feet when planted. Deciduous trees shall have a minimum caliper of two (2 ½) inches when planted. All plant material shall conform to the current American Standard for Nursery Stock sponsored by the American Association of Nurseryman, Inc.
3. Use of buffer areas. Required buffers shall be used for no other purpose than as a buffer and as a part of the required open space of the tract. The only structures which may be erected within a buffer area are fences and retaining walls, except that walkways and ingress or egress driveways may be permitted within the required buffer in areas within 15 feet of a front property line. Buffers shall not be required in any required sight triangle.
4. Wooded areas. Where an area required for a buffer is already wooded, it may be left in its natural state to create the buffer, and the existing growth shall be supplemented with additional plant material where necessary as required by the approving authority.
5. All mechanical equipment, trash enclosures, and related accessory structures shall be screened from public view.
6. Development in the Zone shall not be subject to landscaping and landscape design requirements of Article XXXVII or Section 140-278 of this Chapter, and should instead apply the following landscape standards:
 - a. A landscaping plan prepared by a licensed landscape architect (LLA) licensed in the State of New Jersey. The plan shall be prepared with the following design principles in mind:
 1. An overall recurring pattern of plant groupings and material shall be provided throughout the site, integrating the various elements of site design to create pleasing and identifiable site characteristics.
 2. Landscaping shall include a plant palette consisting of deciduous and evergreen trees, shrubs, ground cover, perennials and annuals.

3. The use of native, salt tolerant, deer resistant material is encouraged. Monocultures of material will not be accepted.
4. Where existing natural growth is proposed to remain, the plans shall include methods, notes and details to protect existing trees and growth during and after construction.
5. Plant species variety shall be selected with consideration given to different colors, textures, shapes, blossoms and foliage and should provide a four-season interest.
6. Landscaping shall be provided in public areas and adjacent to buildings to screen parking areas, mitigate adverse impacts, and provide windbreaks for winter winds and summer cooling for buildings, streets and parking.
7. Plant selection shall be based upon the premise to provide material that will best serve the intended function and use as well as to provide materials appropriate for local soil conditions, water conservation and the environment.
8. The type and amount of plant material shall be varied throughout the development with accent given to site entrances. Consider massing trees at critical points.
9. Consideration shall be given as to the choice and location of plant materials in order to screen or create views, to define boundaries between private and common open space, to minimize noise, to articulate outdoor spaces and define circulation systems.
10. All proposed material shall be drawn to scale to reflect a 15-20-year growth. Planting schedules showing common and botanical names, installed and mature sizes and horticultural interest shall be provided along with applicable installation notes and details.
11. Landscaping shall be provided as part of a Site Plan. It shall be conceived in a total pattern throughout the site, integrating the various elements of site design, preserving and enhancing the particular identity of the site, and creating a pleasing site character.
12. All trees shall be guaranteed for a minimum of two years from the time of planting by the applicant against death and disease.
13. Planting specification. Deciduous trees shall be at least two (2) inches caliper at planting and should be balled and burlapped. Size of evergreens should be four (4) feet tall (except in required buffers) and shrubs two (2) feet tall at planting but may be allowed to vary depending on setting and type of shrub. Only nursery-grown plant materials shall be acceptable, and trees, shrubs, and ground cover shall be

planted according to accepted horticultural standards. Dead and dying plants shall be replaced during the following planting season.

- I. Other regulations. Developments in the Zone shall be subject to the following regulations, requirements, and standards:
1. All new utilities shall be installed underground.
 2. All dwelling units shall be served by public water and sanitary sewer systems.
 3. Garbage refuse storage and recyclable collection areas suitable for containerized collection shall be provided. Such areas shall be screened from view and shall otherwise comply with Article XXXV of the Land Use and Development Regulations.
 4. New Jersey Residential Site Improvement Standards at N.J.A.C. 5:21 (RSIS) shall govern all design requirements for this Zone, including but not limited to parking, roadways, pavement, and shall take precedence over anything to the contrary contained in the Land Use and Development Regulations.
 5. . Parking.
 - a. Parking shall be pursuant to RSIS.
 - b. Parking stalls shall be a minimum of nine feet by 18 feet, including overhang areas. Handicapped parking stalls shall be provided in accordance with the American Disabilities Act.
 - c. All parking spaces shall be of sufficient size to allow parking in one maneuver. Parking spaces, ramps, etc., shall be provided for the physically handicapped, in accordance with the Americans with Disabilities Act.
 - d. Backup areas with a minimum depth of five feet shall be provided in all parking lots where there are dead-ends.
 6. Slopes. Proposed slopes shall be no greater than 3:1. Existing slopes that are greater than 3:1 shall be permitted to remain, provided they remain undisturbed.
 7. Section 140-252 Building Design Requirements of this Chapter shall be replaced with the following requirements for this Zone:
 - a. All buildings shall be located with proper consideration of their orientation and relationship to other buildings, both existing and proposed in terms of light, air and usable open space, access to public right-of-way and off-street parking; height and bulk; drainage and existing topography; trees and vegetation; and other natural features and land forms.
 - b. Development shall be designed to provide protection of the development from potentially adverse surrounding influence, and protection of surrounding areas from potentially adverse influence within the development.

- c. Elevators, vestibules and corridors of new buildings shall be designed so as to accommodate the gurneys, used by the Township Emergency Services Department and the Township's volunteer first-aid squads.
- d. New building construction shall be required to incorporate any communications equipment necessary to insure the proper operation of the mobile communications equipment utilized by the Police Department, such as satellite receivers or frequency enhancers, as determined by the Chief of Police or his designate.
- e. Exterior appearance and treatment.
 - 1. All major entrances to buildings shall be properly identified with architectural elements such as recessed entranceways, projected overhangs, and porticoes.
 - 2. Window and door openings shall include appropriate trim and either recesses or overhangs to promote a harmonious variety of light and shade on the facade of the building.
 - 3. Appurtenances such as, but not limited to, tanks, condenser units and other equipment shall be fully screened from view.
 - 4. All roof planes or caps meeting the exterior facade shall have overhangs or appropriate cornice and trim details.
 - 5. Buildings shall be designed to be attractive from all vantage points, including fences, storage areas and rear entrances.
 - 6. Colors, materials and finishes shall be coordinated in all exterior elevations of buildings to achieve continuity of expression.
 - 7. Exterior materials shall include appropriate texture and trim to prevent large undifferentiated facades of the same material.
 - 8. Buildings shall be designed to avoid long straight, unbroken, and uninterrupted lines.
 - 9. The entrance and exit access drives shall be combined in one location, if possible, and the entrance and exit approaches shall be separated by a decorative, landscaped island that shall be planted with year-round and seasonal plantings to enhance the appearance of the property's frontage.
 - 10. All buildings shall provide architectural elements such as wall articulations and roofline variations. Box-like building shapes that offer minimal articulation of the walls and roofline shall be prohibited.
 - 11. Facades shall be articulated with horizontal divisions to reflect the traditional building elements of cap, wall and base. The cap shall feature either pitched roofs or articulated cornices and a change of color and material. The wall may include a horizontal division for the top of the ground story.

Architectural divisions shall have sufficient reveal to promote shadows on the facade of the building.

12. Primary building materials shall feature earth-tone colors. For the purposes of this chapter, earth-tone colors are defined as colors that draw from a palette of muted or weathered colors in an emulation of the predominant natural coloration of brown and gray soils, tree bark, leafy vegetation and rocks. The preferred earth tones on buildings shall be tans, beiges, sands, browns, warm grays, and soft greens. In addition, creams, pale peach, pale yellows, soft blues, cool grays, white, off-whites, and soft red colors are also acceptable. Accent colors may be used, provided that they appear as secondary visual elements to the primary materials. Bold, disjointed or recognizable color combinations or color patterns that form a corporate or commercial identity or logo shall be considered a sign for the purposes of this section and shall be prohibited.
13. Retaining walls shall be constructed of durable masonry materials that complement the site design and building architecture.

f. Lighting. Development in the Zone shall not be subject to lighting requirements of Article XXXVIII or Section 140-213 of this Chapter, and should instead apply the following lighting standards:

1. All outdoor lighting shall be aimed, located, designed, fitted and maintained so as not to present a disabling glare hazard to drivers or a nuisance to neighboring properties.
2. Shoebox type lighting fixtures shall be used.
3. Building mounted directional fixtures such as floodlights and spotlights may be permitted provided they do not present a disabling glare hazard to drivers or a nuisance to neighboring properties.
4. Glare shall be controlled through the use of sharp cutoff fixtures, the appropriate application of mounting height, wattage, aiming, fixture placement, and fixture design, etc. and the addition of shields and baffles as necessary.
5. LED lighting shall not exceed 3,500 degrees Kelvin.

J. Certificates of Occupancy.

1. Temporary certificates of occupancy can be issued for portions of the building, including residential dwelling units in a phase, such that portions of one phase can be inhabited provided the Construction Official has determined compliance with all applicable UCC codes, and the Township Engineer has, where applicable, certified to the following:

- a. Utilities and drainage. Utilities, including, but not limited to, water, gas, storm drains, sanitary sewers, electric lines and telephone lines shall have been properly installed, and service to the lot, building or use from such utilities shall be available.
 - b. Circulation and Parking. All access and parking areas necessary to provide access to the building or use in question shall have been graded and all slope-retaining devices or slope planting shall have been installed. Bituminous base course paving and curbing has been properly installed and the number of parking spaces necessary for the units ready for occupancy are completed. Any necessary traffic control or signage required for safety has been installed.
 - c. Sidewalks. All required sidewalks necessary to provide access to building or use in question shall have been properly installed.
 - d. Site grading. All site grading necessary to permit proper surface drainage and prevent erosion of soils shall have been completed in accordance with the approved soil disturbance plans.
 - e. Public water supply. Where the proposed lot, building or use is served by a public water supply, said supply shall have been installed and tested and all required fire hydrants or fire connections shall have been installed and tested and approved.
2. Certificates of Occupancy shall be issued to allow the project to be developed in multiple construction phases, including issuance of Temporary Certificates of Occupancy for portions of a phase.

K. Affordable Housing Development requirements.

1. Waiver of Cost Generative Measures pursuant to N.J.A.C. 5:93-10.1, et seq. In order to permit the intended, agreed upon development of the Property, the Township agrees to abide by the COAH Regulations against cost generative measures as set forth at N.J.A.C. 5:93-10.1(b). Specifically:
 - a. Any development within the Zone shall be exempt from the following provisions of this Chapter: Section 140-85 through Section 140-90 (Off-tract Improvements), Article XXXVII including, but not limited to Sections 140-256 and 140-257 (Steep Slopes and Stream Corridors), Section 140-116 (Natural Features), A limited EIS shall be acceptable for compliance with Section 140-74 as it relates to the provision of an Environmental Impact Statement as part the application checklists , within the Township code.
 - b. Any development within the Zone shall not be required to submit a tree survey, comply with any tree replacement requirements nor any payments in lieu of tree replacement requirements. However, limits of tree clearing shall be shown.
 - c. Any development within the Zone shall be subject to the provisions of N.J.A.C. 5:93-10.1 and 10.2 which set forth limitations on

application requirements and provide a standard of review for the Planning Board for necessary variances or deviations necessary to accomplish the intent of this district.

- d. The Parties acknowledge and agree that the Township's waiver of otherwise applicable development regulations serves as financial assistance to an affordable housing development that is reimbursable to the Township from the Township's Affordable Housing Spending Plan.
2. Article XLII of this Chapter shall not apply if the project qualifies for and receives Federal Low-Income Housing Tax Credits. Pursuant to N.J.A.C. 5:80-26.1 ("UHAC"), UHAC does not apply to units qualifying for the Federal Low-Income Housing Tax Credit under Section 42 of the Internal Revenue Code. However, the affordable rental units shall comply with Sections a. through d, below, as applicable. In addition, the affordable rental units shall have an Affordability Average as defined in UHAC, which is no more than 52 percent of median income.
 - a. All Affordable Units shall be subject to deed restrictions on income limits for a period of not less than thirty (30) years from the date that a certificate of occupancy issued for each of the affordable units. If this Project is financed with Low Income Housing Tax Credits, then the HMFA required deed restriction shall be provided.
 - b. The affordable dwelling units shall be split between moderate income units and low-income units. Pursuant to N.J.S.A. 52:27D-329.1, no less than thirteen percent (13%) of the affordable housing units of each bedroom type shall be reserved as very low-income housing units, as such term is defined in N.J.S.A. 52:27D-304 and the UHAC. No less than thirty-seven percent (37%) of the affordable housing units of each bedroom type shall be available as low-income housing units and no less than fifty percent of the affordable housing units shall be available as moderate-income housing units, as such terms are defined in N.J.S.A. 52:27D-304 and the UHAC.
 - c. In the event that an equal split of the affordable dwelling units between low- and moderate-income units results in a fraction of a unit, the additional unit shall be reserved for low income households.
 - d. All affordable units shall be subject to the bedroom distribution required by the UHAC, N.J.A.C. 5:80-26.3, or any successor regulation. All new construction affordable housing units shall be adaptable in conformance with N.J.S.A. 52:27D-311a-3llb, P.L. 2005, c. 350 and all other applicable laws. All affordable units will be administered by a qualified Administrative Agent, which could be the Township's Administrative Agent.

Section 2. Zone Map. The Official Zoning Map of the Township of Wall dated July 14, 2011, be and the same is hereby amended to change the zoning designation of the following Block and Lot as indicated:

Block	Lot	July 14, 2011 Zoning Map	New Zoning Designation
874	4; 4B01	OP-10 Office Park	AH8
(Located at 1511 Holly Boulevard)			

Section 3. All ordinances, or parts thereof, inconsistent with the provisions of this ordinance be and the same are hereby repealed to the extent of such inconsistency. In the event of a conflict between the provisions of this Ordinance and any other ordinance, the terms of this Ordinance shall govern.

Section 4. Should any section, paragraph, clause or other portions of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgment shall not affect or impair the remainder of this Ordinance.

Section 5. This Ordinance shall effect upon its passage and publication according to law, and upon a filing of a certified copy thereof with the Monmouth County Planning Board.

Introduced: May 26, 2021

Adopted: _____, 2021

Attest: _____
 Roberta Lang, RMC
 Township Clerk

Approve: _____
 Timothy Farrell
 Mayor

SUMMARY AND NOTICE

TOWNSHIP OF WALL

ORDINANCE NO. 12-2021

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP
OF WALL CREATING THE AFFORDABLE HOUSING AH8 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 874, LOTS 4, 4B01
FROM OP-10 TO AH8**

Adoption of this ordinance will create the Affordable Housing AH8 zone and amend the zoning map within chapter 140 of the code of the Township of Wall entitled land use and development regulations to rezone Block 874, Lots 4, 4b01 From Op-10 To AH8

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading by the Township Committee of the Township of Wall on **May 26, 2021**, and will further be considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on June 22, 2021 at 7:00 p.m., or as soon thereafter as the matter can be reached on the agenda, at which time and place all persons interested therein shall be given an opportunity to be heard, and during the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's Office in the Township of Wall, Town Hall, to the members of the general public who shall request the same or may be viewed on our website at www.wallnj.com.

**Roberta M. Lang, R.M.C.
Municipal Clerk**

TOWNSHIP OF WALL

ORDINANCE NO. 13-2021

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL TO AMEND THE ZONING MAP TO CREATE AN OVERLAY ZONE FOR PORTIONS OF BLOCK 930 LOTS 18 AND 19

WHEREAS, the Township of Wall recognizes its constitutional responsibility to provide for the development of affordable housing pursuant to the New Jersey Supreme Court's Mount Laurel decisions; and,

WHEREAS, in an effort to retain its immunity from builder development lawsuits and retain control over affordable housing development, the Township of Wall has recognized its current need to facilitate responsible development; and,

WHEREAS, the Township of Wall expects that in the next several months it will be ordered by the court to provide for a substantial number of affordable units to satisfy Wall Township's third round Mount Laurel obligation; and,

WHEREAS, the Township Committee on December 11, 2011, adopted an official Zoning Map of the Township as periodically amended; and

WHEREAS, the Township Committee on May 26, 2021, adopted Ordinance No. 9-2021 creating the affordable housing AH7-4898 Megill Road and 1452 Hwy 34 Zone and Amending the Zoning Map to rezone block 930 of lots 6 and 18 from the Office Research OR-10 Zone to the Affordable Housing AH7 Zone; and

WHEREAS, it has been recognized that in order to gain access to the site, at block 930 lots 6 and 18, a shared driveway is required with the adjacent lot to the south, known as block 930 lot 19 (1450 Highway 34), which is located in the OR-10 Zone; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Wall that the OR-10/AH7 overlay zone be created only for the purposes to allow for access to both sites and that Wall Township Zone Map be amended as follows:

Section 1. 140-323 OR-10/AH7 Overlay Zone

- A. Purpose. The purpose of this zone is to provide vehicular and pedestrian access only to Block 930 Lots 18 and 19 for existing and proposed permitted uses within the OR-10 and AH7 Zones only as set forth within the Township of Wall Land Use and Development Regulations, Chapter 140.
- B. Applicability. The OR-10/AH7 Overlay Zone shall be applied only to those portions of block 930 lots 18 and 19 as set forth on the Legal Description of an Access Easement Situate on Lot 18, Block 930 Township of Wall, Monmouth County, New Jersey, the Legal Description of an Access Easement Situate on Lot 19, Block 930 Township of Wall, Monmouth County, New Jersey, and 11/17/09 Errol Melnick, PLS, Access Easements Map attached hereto as **Exhibit A**.

Section 2. Zone Map. The Official Zoning Map the Township of Wall dated July 14, 2011 as amended, be and the same is hereby amended to change the zoning designation of the following areas to the OR-10/AH7 Overlay Zone as indicated below:

Block	Lots	July 14, 2011 Zoning Map as Amended	New Zoning Designation
930	18 (portions)*	AH7	OR-10/AH7 Overlay
930	19 (portions)*	OR-10	OR-10/AH7 Overlay
(Located at 1450 Highway 34 and 1452 Highway 34			
*As illustrated on Exhibit A			

Section 3. All ordinances, or parts thereof, inconsistent with the provisions of this ordinance be and the same are hereby repealed to the extent of such inconsistency.

Section 4. Should any section, paragraph, clause of other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgement shall not affect or impair the remainder of this Ordinance.

Section 5. This Ordinance shall effect upon its passage and publication according to law, and upon filing of a certified copy thereof with the Monmouth County Planning Board.

Introduced: May 26, 2021

Adopted: _____, 2021

Attest: _____
 Roberta Lang, RMC
 Township Clerk

Approve: _____
 Timothy J. Farrell
 Mayor

SUMMARY AND NOTICE

TOWNSHIP OF WALL

ORDINANCE NO. 13-2021

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL TO AMEND THE ZONING MAP TO CREATE AN OVERLAY ZONE FOR PORTIONS OF BLOCK 930 LOTS 18 AND 19

Adoption of this ordinance will create the OR-10/AH7 Overlay Zone and amend the zoning map to rezone the following properties into the OR-10/AH7 Overlay Zone:

Block	Lots	July 14, 2011 Zoning Map as Amended	New Zoning Designation
930	18 (portions)*	AH7	OR-10/AH7 Overlay
930	19 (portions)*	OR-10	OR-10/AH7 Overlay
(Located at 1450 Highway 34 and 1452 Highway 34			
*As illustrated on Exhibit A			

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading by the Township Committee of the Township of Wall on May 26, 2021, and will further be considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on June 22, 2021 at 7:00 p.m., or as soon thereafter as the matter can be reached on the agenda, at which time and place all persons interested therein shall be given an opportunity to be heard, and during the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's Office in the Township of Wall, Town Hall, to the members of the general public who shall request the same or may be viewed on our website at www.wallnj.com.

**Roberta M. Lang, R.M.C.
Municipal Clerk**



Richard V. Kanderian, PE, PP
Stephen P. Atkins, PE
Robert R. Yuro, PE, PP
John R. Martinez, PE, PP
Errol Melnick, PLS
Mark A. Whitaker, PE
Russell T. McFall II, PE
Brian Leff, CLA, PP
John C. Walton, PE
John F. Kile, PLS
Ruth Ann Sadankas, CST III
John J. King

**Legal Description
Of an
Access Easement
Situate on
Lot 18, Block 930
Township of Wall
Monmouth County, New Jersey**

BEGINNING AT A POINT in the easterly line of New Jersey State Highway Route 34 (120' R.O.W.). Said point being the common corner of Lots 18 and 19, Block 930; and running thence

1. N 17° 49' 30" W along the easterly line of New Jersey State Highway Route 34 a distance of 120.00 feet to a point; thence
2. Through a portion of Lot 18 Block 930 the following five (5) courses; On a curve to the left having a radius of 68.00 feet (central angle 104° 48' 15") and an arc length of 124.29 feet (chord bearing S 70° 11' 08" E, 107.69 feet) to a point of tangency; thence
3. N 57° 27' 15" E a distance of 29.26 feet to a point; thence
4. S 32° 32' 45" E a distance of 50.00 feet to a point; thence
5. S 57° 27' 15" W a distance of 27.17 feet to a point; thence
6. S 17° 49' 30" E a distance of 6.41 feet to a point; thence
7. S 72° 10' 30" W along the common line of Lots 18 and 19, Block 930 a distance of 100.00 feet to **THE POINT AND PLACE OF BEGINNING.**

Containing 7,297 square feet or 0.168 acres

Subject to easements and restrictions of record, if any.

Being more particularly shown on a map entitled "Access Easements Situate on a Portion of Lots 18 and 19, Block 930, Township of Wall, Monmouth County, New Jersey", prepared by Errol Melnick, Professional Land Surveyor for the firm of KZA Engineering, PA dated 11-17-09.

Prepared by:

**Errol Melnick
Professional Land Surveyor
New Jersey License No. 24GS03401300**

2317 Highway 34
Manasquan, New Jersey 08736
Telephone: 732-282-2200
Fax: 732-282-2210
e-mail: info@kzaeng.com
website: www.kzaeng.com



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Errol Melnick, PLS
Mark A. Whitaker, PE
Russell T. McFall II, PE
Brian Leff, CLA, PP
John C. Walton, PE
John F. KHe, PLS
Ruth Ann Sadankas, CST III
John J. King

**Legal Description
Of an
Access Easement
Situate on
Lot 19, Block 930
Township of Wall
Monmouth County, New Jersey**

BEGINNING AT A POINT in the easterly line of New Jersey State Highway Route 34 (120' R.O.W.). Said point being the common corner of Lots 18 and 19, Block 930; and running thence

1. N 72°10'30" E along the common line of Lots 18 and 19, Block 930 a distance of 75.61 feet to a point; thence
2. Through a portion of Lot 19 Block 930 the following two (2) courses; S 57°27'15" W a distance of 39.62 feet to a point of curvature; thence
3. On a curve to the left having a radius of 36.00 feet (central angle 75° 16' 45") and an arc length of 65.69 feet (chord bearing S 19° 48' 52" W, 61.07 feet) to a point ; thence
4. N 17° 49' 30" W along the easterly line of New Jersey State Highway Route 34 a distance of 58.43 feet to **THE POINT AND PLACE OF BEGINNING.**

Containing 1,037 square feet or 0.024 acres

Subject to easements and restrictions of record, if any.

Being more particularly shown on a map entitled "Access Easements Situate on a Portion of Lots 18 and 19, Block 930, Township of Wall, Monmouth County, New Jersey", prepared by Errol Melnick, Professional Land Surveyor for the firm of KZA Engineering, PA dated 11-17-09.

Prepared by:

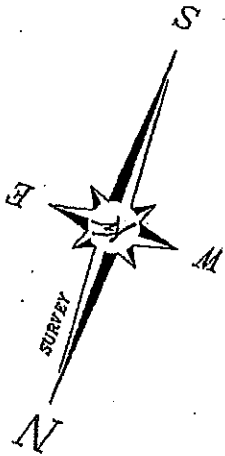
Errol Melnick
Professional Land Surveyor
New Jersey License No. 24GS03401300

2317 Highway 34
Manasquan, New Jersey 08736
Telephone: 732-282-2200
Fax: 732-282-2210
e-mail: info@kzaeng.com
website: www.kzaeng.com

Exhibit C

MAP REFERENCES

1. BOUNDARY INFORMATION TAKEN FROM A MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF TAX MAP LOTS 6 AND 18 BLOCK 930 TOWNSHIP OF WALL MONMOUTH COUNTY NEW JERSEY" PREPARED BY KENDERIAN ZILINSKI ASSOCIATES, DATED 12/07/01 AND LAST REVISED 04/02/08.



BLOCK 930

LOT 19

LOT 17

ACCESS EASEMENT
7,297 SQ. FT
0.168 ACRES

R=68.00'
L=124.29'
Δ=104°43'15"
CB=S70°11'08"E
CHD=107.69'

R=50.00'
L=65.69'
Δ=75°16'45"
CB=S19°48'52"W
CHD=61.07'

ACCESS EASEMENT
1,037 SQ. FT
0.024 ACRES

S17°49'30"E
6.41'

S 72°10'30" W
24.38'

S 57°27'15" W
39.62'

S 72°10'30" W
100.00'

S 32°32'45" E
50.00'

S 57°27'15" W
27.17'

N 57°27'15" E
29.26'

120.00'

N 17°49'30" W

NEW JERSEY STATE HIGHWAY ROUTE 34

(120' RIGHT-OF-WAY)

Not Certified Copy

Errol Melnick

ERROL MELNICK
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE No. 24CS03401300



CONSULTING ENGINEERS - PLANNERS
LAND SURVEYORS - LANDSCAPE ARCHITECTS
2377 HIGHWAY 34 MANASSAS, NEW JERSEY 07033
TEL: 732-261-2200 FAX: 732-261-2210
N.J. AUTHORIZATION NO. 24K02165090

DATE	SCALE	JOB NO.	BY	TITLE	DRAWN BY	NO.
11-17-99	1"=50'	N/A		010803	1	1 OF 1

ACCESS EASEMENTS
SITUATE ON A PORTION OF
LOTS 18 AND 19
BLOCK 930
TOWNSHIP OF WALL
MONMOUTH COUNTY NEW JERSEY