



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. Presentation of the Young Citizen of the Year Awards

9. 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**

10. INTRODUCTION OF **ORDINANCE NO. 25-2022** 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

11. INTRODUCTION OF **ORDINANCE NO. 26-2022** 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

12. INTRODUCTION OF **ORDINANCE NO. 27-2022** 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

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 23, 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. 22-1112** - Authorization to execute 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

**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. 22-1120** - Authorization to discuss matters in private session  
**Motion - Second – Roll Call Vote**

**TOWNSHIP OF WALL**  
**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**

**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 has identified nineteen (19) municipally owned sites that are set forth within the Township’s Third Round Housing Element and Fair Share Plan, dated March 2001, as amended, and Settlement Agreement with Fair Share Housing Center dated July 26, 2019, as amended; and,

**WHEREAS**, two (2) of those sites have received approval for the development of a single-family home on each lot; and,

**WHEREAS**, the remaining seventeen (17) lots are undersized in either, lot size and/or lot dimension (width, depth, or frontage); and,

**WHEREAS**, the Township is desirous of simplifying the development of the remaining scattered sites in order to continue to meet their affordable housing obligations; and

**WHEREAS**, to achieve this, the Township wishes to rezone the 17 remaining sites to allow them to be developed each with one single-family dwelling in compliance with the zoning requirements for their existing zoning designation with the exception of lot size and/or lot dimension (width, depth, or frontage); and,

**WHEREAS**, the Township of Wall regulates land use and development within the Township of Wall, by and through Chapter 140 of the Code of the Township of Wall; and,

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

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Wall, in the County of Monmouth and State of New Jersey, as follows:

**Section 1.** Chapter 140, “Land Use and Development” Section 133, “Enumeration of Districts,” be and the same is hereby amended as follows (additions underscored, deletions struck-through):

140-133 Enumeration of districts.

[Amended 8-12-1998 by Ord. No. 19-1998; 1-27-1999 by Ord. No. 4-1999]

The Township of Wall is hereby divided into zone districts as follows:

R-5	Single-Family Residential
R-7.5	Single-Family Residential
<u>R-7.5 SS</u>	<u>Single-Family Residential Scattered Site</u>
R-10	Single-Family Residential
<u>R-10 SS</u>	<u>Single-Family Residential Scattered Site</u>
R-15	Single-Family Residential
<u>R-15 SS</u>	<u>Single-Family Residential Scattered Site</u>
R-20	Single-Family Residential
R-25	Single-Family Residential
R-30	Single-Family Residential
<u>R-30 SS</u>	<u>Single-Family Residential Scattered Site</u>
R-40	Single-Family Residential
R-60	Single-Family Residential
RR	Rural Residential
RR-5	Rural Residential Five-Acre (minimum lot size five acres)
RR-6	Rural Residential (minimum lot size six acres)
HD-8	Multifamily Residential
HD-12	Multifamily Residential
MH	Manufactured Housing
MHP	Mobile Home Park
ML-25	Moderate/Low Income — 25
ML-3	Mount Laurel — 3
ML-6	Moderate/Low Income — Multifamily 6
ML-7	Moderate/Low Income — Multifamily 7
ML-8B	Senior Citizen and Townhouse (eight DU/Acre)
MLC-3	Multifamily (three DU/acre)
MLC-7	Multifamily (seven DU/acre)
MLC-8	Multifamily (eight DU/acre)
MLC-8A	Mount Laurel Compliance — Multifamily
ML-8A	Multifamily (eight DU/acre)
ML-12	Moderate Low Income Multifamily (12 DU/acre)
ML-12A	Mount Laurel Contribution
MLCC	Mount Laurel Congregate Care (14 DU/acre)
MLC-RAC	Mount Laurel Compliance Residential Adult Community
MLC-RAC-2	Mount Laurel Compliance Residential Adult Community — 2
MLC-3.4	Mount Laurel Compliance
NB	Neighborhood Business
HB-20	Highway Business

HB-40	Highway Business
HB-80	Highway Business
HB-120	Highway Business
HB-200	Highway Business
CR-10	Commercial Recreation
CR-40	Commercial Recreation
OR-2	Office Research
OR-5	Office Research
OR-10	Office Research
OP-2	Office Park
OP-10	Office Park
GI-2	General Industrial
GI-5	General Industrial
GI-10	General Industrial
AI	Airport Industrial
POS	Public Open Space
OB-20	Office Business
OB-40	Office Business
OB-120	Office Business

**Section 2.** Chapter 140, “Land Use and Development” Section 140 Attachment 1:1 be and the same is hereby amended as follows (additions underscored, deletions struck-through):

LAND USE AND DEVELOPMENT REGULATIONS  
140 Attachment 1

**Township of Wall  
Schedule of Zone Requirements  
January 2004**

[Amended 5-12-2004 by Ord. No. 11-2004]

Zone	Maximum Gross	Minimum Lot Dimensions				Maximum Lot Coverage		Minimum Yard Depths Principal Buildings			Maximum Height	
	Density for Major Subdivisions (dwelling units/acres)	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	All Buildings (percentage)	All Impervious Surfaces (percentage)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Stories	Feet
<b>Residential</b>												
RR-6	0.16	6 Ac	400	275	400	5	6	75	50	75	2.5	35
RR-5	0.2	5 Ac	400	275	400	6	7	75	50	75	2.5	35
R-R	0.5	2 Ac	300	165	200	9	15	50	30	50	2.5	35
R-60	0.6	60,000	200	145	200	10	20	50	20	50	2.5	35
R-40	0.9	40,000	150	125	150	12	20	40	20	30	2.5	35
R-30	1.2	30,000	125	100	150	14	25	40	20	25	2.5	35
<u>R-30 SS</u>	<u>1.2</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>14</u>	<u>25</u>	<u>40</u>	<u>20</u>	<u>25</u>	<u>2.5</u>	<u>35</u>
R-25	1.5	25,000	125	80	150	15	30	35	20	25	2.5	35
R-20	1.7	20,000	100	80	150	17	30	30	15	15	2.5	35
R-15	2.9	15,000	75	75	150	19	35	30	10	15	2.5	35
R-15 corner lot	2.9	18,000	75	75	150	19	35	30	10	15	2.5	35
<u>R-15 SS</u>	<u>2.9</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>19</u>	<u>35</u>	<u>30</u>	<u>10</u>	<u>15</u>	<u>2.5</u>	<u>35</u>
R-10	4.4	10,000	75	75	100	22	40	30	10	15	2.5	35
R-10 corner lot	4.4	12,000	75	75	100	22	40	30	10	15	2.5	35
<u>R-10 SS</u>	<u>4.4</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>22</u>	<u>40</u>	<u>30</u>	<u>10</u>	<u>15</u>	<u>2.5</u>	<u>35</u>
R-7.5	5.8	7,500	65	65	100	25	40	25	7.5	15	2.5	35
R-7.5 corner lot	5.8	9,000	65	65	100	25	40	25	7.5	15	2.5	35
<u>R-7.5 SS</u>	<u>5.8</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>25</u>	<u>40</u>	<u>25</u>	<u>7.5</u>	<u>15</u>	<u>2.5</u>	<u>35</u>
<b>Residential Multifamily</b>												
MH/MHP	7	10 Ac	400	300	500	30	50	50	40	40	1	15
HD-8	8 <sup>3</sup>	10 Ac	400	300	500	30	50	100	50	50	2	30
HD-12	12 <sup>3</sup>	10 Ac	400	300	500	30	60	75	50	50	2	30
<b>Highway Business</b>												
HB-200		200,000	350	350	350	20	60	125	50	75	2	40
HB-120		120,000	250	250	250	20	65	75	30	50	2	35
HB-80		80,000	200	150	200	20	65	50	20	25	2	35
HB-40		40,000	150	150	150	20	65	50	20	25	2	30
HB-20		20,000	100	100	100	20	65	50	20	25	2	30

NOTES:

- <sup>1</sup> Individual site plans shall comply with GI-2 requirements, except sites fronting Route 34 or Hurley Pond Road shall have a one-hundred-foot front setback.
- <sup>2</sup> Hangers and airport towers may have a height of 50 feet.
- <sup>3</sup> The maximum gross density for townhouses shall be six units per acre.
- <sup>4</sup> See § 140-192.1.
- <sup>5</sup> See § 140-197L.

**Section 3.** Chapter 140, “Land Use and Development” Section 140 Attachment 2:1 be and the same is hereby amended as follows (additions underscored, deletions struck-through):

Draft



LAND USE AND DEVELOPMENT REGULATIONS  
140 Attachment 2

Township of Wall  
Schedule of Permitted and Conditional Uses for Residential Zone Districts<sup>1,2</sup>  
January 2004

[Amended 5-9-2007 by Ord. No. 8-2007; 2-27-2013 by Ord. No. 2-2013; 12-28-2016 by Ord. No. 14-2016]

NAICS Code <sup>3</sup>	Use	Single-Family Residential													Multifamily Residential		
		RR-6	RR-5	R-R	R-60	R-40	R-30 <i>R-30 SS<sup>11</sup></i>	R-25	R-20	R-15 <i>R-15 SS<sup>11</sup></i>	R-10 <i>R-10 SS<sup>11</sup></i>	R-7.5 <i>R-7.5 SS<sup>11</sup></i>	R-5	MH/ MHP	HD-12	HD-8	
	<b>Residential<sup>4</sup></b>																
	Single-family attached dwellings																
	Single-family detached dwellings	P	P	P	P	P	P	P	P	P	P	P	P				
	Home professional offices	C	C	C	C	C	C	C	C	C	C	C	C				
	Multifamily dwellings															P	P
	Townhouses																P
	Quadplexes																
	Manufactured homes													P			
	<b>Agriculture, forestry and finishing<sup>5</sup></b>																
111	Agricultural production – crops	P	P	P	P	P	P	P									
11211	Beef cattle	P	P	P	P	P	P										
1124	Sheep and goats	P	P	P	P	P											
11299	General livestock	P	P	P	P	P											
11212	Dairy farms	P	P	P	P	P											
11293	Fur-bearing animals	P	P	P	P	P											
11292	Horses and other equines	P	P	P	P	P											
113	Forestry	P	P	P	P	P											
115112	Crop planting; cultivating	P	P	P	P	P											
115113	Crop harvesting	P	P	P	P	P											
	<b>Services</b>																
22112	Electric utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
221210	Gas utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
513	Communications (except 513322)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
623312	Assisted living facilities																
	Group homes <sup>4</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
71391	Public golf courses	C	C	C	C	C	C	C	C								
71391	Private golf courses and country clubs	C	C	C	C	C	C	C	C								
81311	Religious organizations <sup>6</sup>	C	C	C	C	C	C	C	C	C	C	C	C				

NOTES:

- <sup>1</sup> P = permitted use. C = conditional use. Specific NAICS codes listed for a zone indicate the only permitted use within the applicable NAICS classification.
- <sup>2</sup> Air Hazard Zone supersedes uses in the underlying zones. (See § 140-163.)
- <sup>3</sup> NAICS code refers to the North American Industry Classification System Manual, prepared by the Executive Office of the President, Office of Management and Budget, 1997 Edition.
- <sup>4</sup> Uses not classified by NAICS code.
- <sup>5</sup> Agricultural uses are permitted only on lots larger than five acres, as per § 140-164B.

- <sup>6</sup> Churches and other places of worship must have a minimum lot size of five acres, as per § 140-156.
- <sup>7</sup> Solar system contractors only.
- <sup>8</sup> Except solar system contractors.
- <sup>9</sup> Except NAICS 72241 Drinking places with entertainment.
- <sup>10</sup> Gross floor area of a building or any part thereof is limited to a maximum of 55,000 square feet.
- <sup>11</sup> Single-family detached dwellings and Group Homes shall be the only permitted uses within the R-30 SS, R-15 SS, R-10 SS, and R-7.5 SS Zone Districts.

**Section 4.** The Official Zoning Map the Township of Wall dated July 14, 2011, be and the same is hereby amended to change the zoning designation of the following Blocks and Lots as indicated:

Block	Lot	Address	July 14, 2011, Zone Map	New Zoning Designation*
227	2	2914 GARFIELD ST	R-10	R-10 SS
178	3	2706 FILMORE ST	R-10	R-10 SS
52	4	1113 18TH AVE	R-7.5	R-7.5 SS
254	7	3005 WILSON ST	R-10	R-10 SS
243	10	3006 HARDING ST	R-10	R-10 SS
266	14	1898 CLEVELAND AVE	R-10	R-10 SS
243	15	3005 COOLIDGE ST	R-10	R-10 SS
262	20	2407 BELMAR BLVD	R-15	R-15 SS
266	22	2605 JOHNSON ST	R-10	R-10 SS
336	28	1109 MANITO RD	R-7.5	R-7.5 SS
876	44.01	2505 RAMSHORN DR	R-30	R-30 SS
334	47	2511 LENAPE TR	R-7.5	R-7.5 SS
51	69	1110 FIRST ST	R-7.5	R-7.5 SS
30	462	2010 WORLD ST	POS	R-7.5 SS
240	17	1415 EVANS RD	R-7.5	R-7.5 SS
340	13	1211 TECUMSEH PL	R-10	R-10 SS
71	42	1818 SOUTH N ST	R-10	R-10 SS
* If approved by Developer's Agreement				

**Section 5.** Should any section, paragraph, clause, or any other portion 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 6.** This Ordinance shall take effect upon final passage and publication as provided by law; however, subsequent to first reading, this Ordinance shall be referred to the municipal Planning Board for review, which shall be based on whether the proposal is consistent with or designed to effectuate the Master Plan. The Planning Board has a period of thirty-five (35) days after referral to report on the proposed Ordinance

**Section 7.** Pursuant to the Municipal Land Use Law, the Clerk is directed to give notice at least ten (10) days prior to the hearing on the adoption of this Ordinance to the County Planning Board pursuant to the provisions of N.J.S.A. 40:55D-15. Upon adoption of this Ordinance after public hearing thereon, the Municipal Clerk is further directed to publish notice of the passage thereof and to file a copy of this Ordinance with the County Planning Board as required by N.J.S.A. 40:55D-16.

**Section 8.** 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.

Re-Introduction of Ordinance 20-2022 – November 22, 2022			
Committeeman	Vote	Abstention	Absent
Committeeman Farrell			
Committeeman Kingman			
Committeewoman Mangan			
Deputy Mayor Becht			
Mayor Orender			

November 22, 2022

Attest: \_\_\_\_\_

Roberta Lang, RMC  
Township Clerk

Adoption of Ordinance 20-2022 – December 14, 2022			
Committeeman	Vote	Abstention	Absent
Committeeman Farrell			
Committeeman Kingman			
Committeewoman Mangan			
Deputy Mayor Becht			
Mayor Orender			

December 14, 2022

Attest: \_\_\_\_\_

Roberta Lang, RMC  
Township Clerk

Approve: \_\_\_\_\_

Kevin Orender  
Mayor

**SUMMARY AND NOTICE**

**TOWNSHIP OF WALL  
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**

Adoption of this ordinance will create new zoning districts for the following properties to allow for the construction of one single-family home on each property and amend the zoning map as follows:

<b>Block</b>	<b>Lot</b>	<b>Address</b>	<b>July 14, 2011, Zone Map</b>	<b>New Zoning Designation*</b>
227	2	2914 GARFIELD ST	R-10	R-10 SS
178	3	2706 FILMORE ST	R-10	R-10 SS
52	4	1113 18TH AVE	R-7.5	R-7.5 SS
254	7	3005 WILSON ST	R-10	R-10 SS
243	10	3006 HARDING ST	R-10	R-10 SS
266	14	1898 CLEVELAND AVE	R-10	R-10 SS
243	15	3005 COOLIDGE ST	R-10	R-10 SS
262	20	2407 BELMAR BLVD	R-15	R-15 SS
266	22	2605 JOHNSON ST	R-10	R-10 SS
336	28	1109 MANITO RD	R-7.5	R-7.5 SS
876	44.01	2505 RAMSHORN DR	R-30	R-30 SS
334	47	2511 LENAPE TR	R-7.5	R-7.5 SS
51	69	1110 FIRST ST	R-7.5	R-7.5 SS
30	462	2010 WORLD ST	POS	R-7.5 SS
240	17	1415 EVANS RD	R-7.5	R-7.5 SS
340	13	1211 TECUMSEH PL	R-10	R-10 SS
71	42	1818 SOUTH N ST	R-10	R-10 SS
* If approved by Developer's Agreement				

Notice is hereby given that the foregoing Ordinance was re-introduced and passed on first reading by the Township Committee of the Township of Wall on **November 22, 2022**, and will further be considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on **December 14, 2022** 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](http://www.wallnj.com).

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

**TOWNSHIP OF WALL**

**RESOLUTION NO. 22-1107**

**CERTIFICATION OF TOWNSHIP FUNDS  
NOVEMBER 10, 2022 THROUGH NOVEMBER 23, 2022 IN THE AMOUNT OF  
\$8,453,648.59**

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.

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**Kevin P. Orender, Mayor**

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**Daniel Becht, Deputy Mayor**

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**Timothy J. Farrell, Committeeman**

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**Thomas M. Kingman, Committeeman**

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**Erin M. Mangan, Committeewoman**

**TOWNSHIP OF WALL  
RESOLUTION NO. 22-1108**

**AUTHORIZATION TO EXECUTE A CONTRACT WITH FEIGUS OFFICE  
FURNITURE FOR THE PURCHASE OF OFFICE FURNITURE THROUGH THE  
EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY (ESCNJ) AT A  
PRICE NOT TO EXCEED \$8,213.58**

**WHEREAS**, the Township Committee is desirous of purchasing various office furniture from Feigus Office Furniture through the Educational Services Commission of New Jersey (ESCNJ) at a price not to exceed \$8,213.58 (eight thousand two hundred thirteen dollars and fifty-eight cents); and,

**WHEREAS**, the Youth Center and the Township Administrator recommends that the Township Committee purchase various office furniture through cooperative purchasing; 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 of the Youth Center and Township Administrator and authorizes the purchase of various office furniture through the Educational Services Commission of New Jersey (ESCNJ) from Feigus Office Furniture at a price not to exceed \$8,213.58 (eight thousand two hundred thirteen dollars and fifty-eight 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.

<b>Certifications</b>		
<b>Township Clerk</b>		
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 November 22, 2022.		
Roberta M. Lang, RMC Township Clerk		
<b>Chief Financial Officer</b>		
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 various office furniture through the (ESCNJ).		
Thomas O'Hara, CFO Chief Financial Officer		
<b>Operating</b>		
<b>Account</b>	<b>Description</b>	<b>Amount</b>
2-01-26-291-000-299	DPW-Special Projects	\$8,213.58

**TOWNSHIP OF WALL**  
**RESOLUTION NO. 22-1109**

**AUTHORIZATION TO EXECUTE AN AGREEMENT FOR THE SPECIAL  
CITIZENS AREA TRANSPORTATION SYSTEM PROGRAM (SCAT) FOR THE  
PERIOD OF JANUARY 1, 2023, TO DECEMBER 31, 2023, IN AN AMOUNT NOT  
TO EXCEED \$6,000.00**

**WHEREAS**, the Special Citizens Area Transportation System Program (“SCAT”) provides transportation services for senior citizens and handicapped individuals throughout Monmouth County and more specifically in the Township of Wall; and,

**WHEREAS**, the Township of Wall has participated previously in the SCAT program and has found it to be beneficial to the residents of the Township of Wall; and,

**WHEREAS**, a contract has been proposed for the period of January 1, 2023 through December 31, 2023, between the Township Committee of the Township of Wall and the Monmouth County Board of Chosen Freeholders for continuation of the SCAT program; and,

**WHEREAS**, the rate charged to the Township of Wall will be \$100.00 (one hundred dollars) per half day; and,

**WHEREAS**, the Township Committee maintains that it is in the best interest of the Township and its residents to continue this beneficial program.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Wall that the appropriate Township officials be and are hereby authorized to execute an agreement between the Township of Wall and the Monmouth County Board of Chosen Freeholders for continuation of Special Citizens Area Transportation System Program.

<b>Certifications</b>		
<b>Township Clerk</b>		
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 November 22, 2022.		
Roberta M. Lang, RMC Township Clerk		
<b>Chief Financial Officer</b>		
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 Special Citizens Area Transportation System Program (“SCAT”).		
Thomas O’Hara, CFO Chief Financial Officer		
<b>Operating/Capital/Grant</b>		
Account	Description	Amount
To be provided for in 2023 budget	Recreation-Other Expenses	\$5,200.00

**TOWNSHIP OF WALL**

**RESOLUTION NO. 22-1110**

**AUTHORIZATION TO RENEW THE MEMBERSHIP IN THE MONMOUTH MUNICIPAL JOINT INSURANCE FUND**

**WHEREAS**, Wall Township is a member of the Monmouth Municipal Joint Insurance Fund (the "Fund"); and,

**WHEREAS**, said renewed membership terminates as of December 31, 2022, unless earlier renewed by agreement between the Municipality and the Fund; and,

**WHEREAS**, the Township of Wall desires to renew said membership; and,

**NOW THEREFORE**, be it resolved as follows:

1. The Township of Wall agrees to renew its membership in the Monmouth Municipal Joint Insurance Fund and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the Fund.
2. The Mayor and Clerk shall be and hereby are authorized to execute the agreement to renew membership annexed hereto and made a part hereof and to deliver same to the Monmouth Municipal Joint Insurance Fund evidencing the Municipality's intention to renew its membership.

I, Roberta M. Lang, Township 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 November 22, 2022.

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Roberta M. Lang, RMC  
Township Clerk



**TOWNSHIP OF WALL**

**RESOLUTION NO. 22-1111**

**AUTHORIZATION TO 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**

**WHEREAS**, the Township of Wall is responsible for obtaining insurance coverage for various activities and operations undertaken by various Departments of the Township; and,

**WHEREAS**, the Township, through its insurance carrier, the Monmouth County Joint Insurance Fund (JIF), has determined that it is appropriate to obtain additional coverages for all registered volunteer firemen and first aid squad members; and,

**WHEREAS**, the Township desires to contract with Philadelphia Insurance Companies for additional coverage for the period January 1, 2023, through January 1, 2024; and,

**WHEREAS**, the Township has been advised that the premium for that coverage will be \$3,264.00 (three thousand two hundred sixty-four dollars and zero cents) for the contract period.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Township Committee of the Township of Wall, County of Monmouth, New Jersey that the Township is authorized to contract with Philadelphia Insurance Companies and pay the premium of \$3,264.00 (three thousand two hundred sixty-four dollars and zero cents) for additional insurance coverage for activities undertaken by all registered volunteer firemen and first aid squad members and that the Mayor, Administrator, and the Municipal Clerk, are hereby authorized and directed to take such actions as are necessary to effectuate the provisions of this Resolution.

<b>Certifications</b>		
<b>Township Clerk</b>		
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 November 22, 2022.		
Roberta M. Lang, RMC Township Clerk		
<b>Chief Financial Officer</b>		
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 additional coverage to be provided by Philadelphia Insurance Companies		
Thomas O'Hara, CFO Chief Financial Officer		
<b>Operating/Capital/Grant</b>		
<b>Account</b>	<b>Description</b>	<b>Amount</b>
To be provided for in 2023 Budget	Workers Compensation Insurance	\$3,264.00

**TOWNSHIP OF WALL**  
**RESOLUTION NO. 22-1112**

**AUTHORIZATION TO EXECUTE A CONTRACT WITH PILOT ELECTRIC COMPANY INC., FOR EMERGENCY PUMP AND MOTOR REPAIR SERVICES AT LAKEWOOD ROAD SEWAGE PUMP STATION AND PURCHASE ASSOCIATED MATERIALS IN AN AMOUNT NOT TO EXCEED \$52,740.00**

**WHEREAS**, the Township of Wall operates the Department of Public Works which is responsible for various construction and maintenance projects of a Township-wide basis; and,

**WHEREAS**, Wall Township Director of Public Work, determined that in order to best provide services to the public, the Department of Public Works needs, at various unanticipated times, emergency pump and motor repair services and to purchase necessary pumps and motors, on a as needed basis; and,

**WHEREAS**, pursuant to N.J.S.A. 40A:11-1 et seq., the Township solicited bids for emergency pump and motor repair services and for the purchase of new pumps and motors; and,

**WHEREAS**, Wall Township received bids and, based on the recommendation of then Director of Public Works, Joseph Lentini, entered into a contract with the lowest responsive bidder, Pilot Electric Company, Inc., and,

**WHEREAS**, on October 14, 2020, the Township Committee voted and approved Resolution 20-1002 authorizing the Township to enter into a contract with Pilot Electric Company, Inc., for emergency pump and motor repair services on the following terms: \$4,560.00 for up to eight hours of labor associated with repairing or replacing each pump or motor based upon an eight (8) hour labor rate with a fourteen (14%) percent markup on pumps, motors, parts and associated materials; and,

**WHEREAS**, Wall Township Director of Public Works, has reviewed the proposal submitted by Pilot Electric Company for emergency pump repairs and the purchasing of various materials and is of the opinion that the Township should authorize payment for the above services and materials in an amount not to exceed \$52,740.00 (fifty-two thousand seven hundred and forty dollars and zero cents); and,

**WHEREAS**, the Township Committee concurs with the recommendation of the Director of Public Works.

**NOW, THEREFORE, BE IT RESOLVED**, the Wall Township Mayor is hereby authorized to execute an agreement, approved by the Township Attorney, with Pilot Electric Company Inc., for emergency pump repairs and the purchase of various associated materials and equipment on behalf of Wall Township; 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.

<b>Certifications</b>
<b>Township Clerk</b>
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 November 22, 2022.
Roberta M. Lang, RMC

Township Clerk		
<b>Chief Financial Officer</b>		
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 pumps and repairs at Lakewood Pump Station through public bid		
Thomas O'Hara, CFO Chief Financial Officer		
<b>Operating</b>		
<b>Account</b>	<b>Description</b>	<b>Amount</b>
22-09-55-512-000-001	Capital Outlay	\$52,740.00

Draft

**TOWNSHIP OF WALL**  
**RESOLUTION NO. 22-1113**

**AUTHORIZATION TO EXECUTE A CONTRACT WITH PILOT ELECTRIC COMPANY INC., FOR EMERGENCY PUMP AND MOTOR REPAIR SERVICES AT LAKEWOOD ROAD SEWAGE PUMP STATION AND PURCHASE OF ASSOCIATED MATERIALS IN AN AMOUNT NOT TO EXCEED \$122,670.00**

**WHEREAS**, the Township of Wall operates the Department of Public Works which is responsible for various construction and maintenance projects of a Township-wide basis; and,

**WHEREAS**, Wall Township Director of Public Work, determined that in order to best provide services to the public, the Department of Public Works needs, at various unanticipated times, emergency pump and motor repair services and to purchase necessary pumps and motors, as needed; and,

**WHEREAS**, pursuant to N.J.S.A. 40A:11-1 et seq., the Township solicited bids for emergency pump and motor repair services and for the purchase of new pumps and motors; and,

**WHEREAS**, Wall Township received bids and, based on the recommendation of then Director of Public Works, Joseph Lentini, entered into a contract with the lowest responsive bidder, Pilot Electric Company, Inc., and,

**WHEREAS**, on October 14, 2020, the Township Committee voted and approved Resolution 20-1002 authorizing the Township to enter into a contract with Pilot Electric Company, Inc., for emergency pump and motor repair services on the following terms: \$4,560.00 for up to eight hours of labor associated with repairing or replacing each pump or motor based upon an eight (8) hour labor rate with a fourteen (14%) percent markup on pumps, motors, parts and associated materials; and,

**WHEREAS**, Wall Township Director of Public Works, has reviewed the proposal submitted by Pilot Electric Company for emergency pump repairs and the purchasing of various materials and is of the opinion that the Township should authorize payment for the above services and materials in an amount not to exceed \$122,670.00 (one hundred twenty-two thousand six hundred and seventy dollars and zero cents); and,

**WHEREAS**, the Township Committee concurs with the recommendation of the Director of Public Works.

**NOW, THEREFORE, BE IT RESOLVED**, the Wall Township Mayor is hereby authorized to execute an agreement, approved by the Township Attorney, with Pilot Electric Company Inc., for emergency pump repairs and the purchase of various associated materials and equipment on behalf of Wall Township; 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.

<b>Certifications</b>
<b>Township Clerk</b>
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 November 22, 2022.
Roberta M. Lang, RMC Township Clerk

**Chief Financial Officer**

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 pumps and repairs at Lakewood Pump Station through public bid

Thomas O'Hara, CFO  
Chief Financial Officer

**Operating**

<b>Account</b>	<b>Description</b>	<b>Amount</b>
C-08-55-583-000-200	Capital Outlay	\$110,372.00
22-09-55-512-000-001	Capital Outlay	\$12,298.00

Draft

**TOWNSHIP OF WALL  
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**

**WHEREAS**, the Township of Wall and P&A Construction Inc. are parties to a contract for the 2020 repaving of various road in an original amount of \$1,152,821.85 (one million one hundred fifty-two thousand eight hundred twenty-one dollars and eighty-five cents); and,

**WHEREAS**, P&A Construction Inc. submitted Change Order No. 1 – to increase the contract amount by \$23,828.05 (twenty-three thousand eight hundred twenty-eight dollars and five cents) which adjusts the contract amount, making the total contract price \$1,176,649.90 (one million one hundred seventy-six thousand six hundred forty-nine dollars and ninety cents) after Change Order No. 1 is executed; and,

**WHEREAS**, the Township’s Engineer, Matthew Zahorsky has reviewed the project and Change Order No 1. and recommends that the Township execute Change Order No.1 in the amount of \$23,828.05 (twenty-three thousand eight hundred twenty-eight dollars and five cents); and,

**WHEREAS**, the total new contract price shall be \$1,176,649.90 (one million one hundred seventy-six thousand six hundred forty-nine dollars and ninety cents) after Change Order No. 1 has been accepted and executed by the Township.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Committee of the Township of Wall, County of Monmouth, New Jersey that Change Order No. 1 - in an amount of 23,828.05 (twenty-three thousand eight hundred twenty-eight dollars and five cents) - for the contract between the Township of Wall and P&A Construction Inc.be executed thereby increasing the total contract price for the project to \$1,176,649.90 (one million one hundred seventy-six thousand six hundred forty-nine dollars and ninety cents).

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

<b>Certifications</b>		
<b>Township Clerk</b>		
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 November 22, 2022.		
Roberta M. Lang, RMC Township Clerk		
<b>Chief Financial Officer</b>		
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 Change Order No. 1 for the 2020 repaving of various roads.		
Thomas O’Hara, CFO Chief Financial Officer		
<b>Operating</b>		
Account	Description	Amount
2-01-26-291-000-299	DPW-Special Projects	\$23,828.05

Draft

**TOWNSHIP OF WALL**

**RESOLUTION NO. 22-1115**

**AUTHORIZATION TO APPROVE TOWNSHIP REFUND(S)**

**WHEREAS**, the appropriate Department Head(s) has notified the Chief Financial Officer that certain refunds are appropriate; and,

**WHEREAS**, the Chief Financial Officer, has reviewed the circumstances surrounding these refunds and has recommended to the Township Committee that the appropriate Township officials be authorized to issue said refunds.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Wall that the appropriate Township officials be and are hereby authorized to issue the refunds in accordance with the memorandum from the respective Department Head(s) to the Chief Financial Officer.

<b>TAX</b>					
<b>NAME</b>	<b>ADDRESS</b>	<b>BLOCK</b>	<b>LOT</b>	<b>AMOUNT</b>	<b>REASON</b>
Palazzolo	3327 Poplar Place	774	8.332 7	\$4,295.12 - 2023	4 <sup>th</sup> quarter overpayment
LERETA	1700 Bay Shore Court	166	20	\$1,490.17 - 2022	4 <sup>th</sup> quarter overpayment
CoreLogic	Michael Shea 811 17th Ave	3	20	\$1,579.52	4 <sup>th</sup> quarter overpayment
CoreLogic	Alyssa Monastersky 1016 17th Ave	16	38	\$1,518.42	4 <sup>th</sup> quarter overpayment
CoreLogic	Jeanette Tracy 1305 Xanadu Lane	80	12.13 05	\$1,924.60	4 <sup>th</sup> quarter overpayment
CoreLogic	Mimi Kennedy 3121 Arthur Street	257	12	\$1,736.71	4 <sup>th</sup> quarter overpayment
CoreLogic	Danielle Bossert 26 Racquet Road	800	21/C 0026	\$1,723.00	4 <sup>th</sup> quarter overpayment
CoreLogic	Anthony Murray 2800 Allaire Road	804	1	\$2,198.37	4 <sup>th</sup> quarter overpayment
CoreLogic	George Riesco 1592 Horseshoe Drive	893	104	\$3,927.31	4 <sup>th</sup> quarter overpayment
CoreLogic	Peter Wilson, Jr 2538 Morningstar Road	893.12	106	\$2,953.16	4 <sup>th</sup> quarter overpayment
CoreLogic	Michael Waters, 2510 Jean Marie Court	973	24	\$3,012.62	4 <sup>th</sup> quarter overpayment
<b>CoreLogic Total:</b>				<b>\$20,573.71</b>	

I, Roberta M. Lang, 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 November 22, 2022.

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Roberta M. Lang, RMC  
Township Clerk



**TOWNSHIP OF WALL**

**RESOLUTION NO. 22-1116**

**AUTHORIZATION TO APPROVE CERTAIN PERSONNEL ACTIONS**

**WHEREAS**, the Department Head(s) 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 appointments be made:

<b>NAME</b>	<b>DEPARTMENT/POSITION</b>	<b>SALARY</b>	<b>EFFECTIVE DATE</b>
Christopher Wilms	Land Use/Zoning Assistant Part-Time	\$32.50/ hour	11/29/2022
Tricia Pelech	Police/ Records	\$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	\$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
Joseph Trilli	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

**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 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 November 22, 2022.

Draft

**TOWNSHIP OF WALL**

**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**

**WHEREAS**, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015)(Mount Laurel IV), on July 2, 2015, the Township of Wall (hereinafter “Wall Township” or the “Township”) filed a Declaratory Judgment Complaint in the Superior Court, Law Division seeking, among other things, a judicial declaration that its Housing Element and Fair Share Plan (hereinafter “Fair Share Plan”), to be amended as necessary, satisfies its “fair share” of the regional need for low and moderate income housing pursuant to the “Mount Laurel doctrine,” and

**WHEREAS**, the Township simultaneously sought, and ultimately secured, a protective order providing Wall Township immunity from all exclusionary zoning lawsuits while it pursues approval of its Fair Share Plan, which is still in full force and effect; and

**WHEREAS**, with assistance from the Court Master, the Township and Fair Share Housing Center (hereinafter “FSHC”) engaged in good faith negotiations, which resulted in the entering into of a Settlement Agreement between the Township and FSHC on December 18, 2019 (hereinafter “FSHC Settlement Agreement”); and

**WHEREAS**, a Fairness Hearing was held on June 24, 2020, during which the FSHC Settlement Agreement was approved, and said approval was memorialized by an Order entered by the Court on July 21, 2020; and

**WHEREAS**, the Township intends to enter into a Developer's Agreement with JSM at 1880 Highway 34 Wall, LLC (hereinafter the “Developer”) to effectuate the development of 350 dwelling units, 72 of which would be set aside as affordable to very-low, low and moderate income households (the “Project”) located at Block 945, Lot 11, on the official tax map of the Township of Wall and commonly referred to as the 1880 Highway 34 Wall Site (the “Property”); and

**WHEREAS**, in light of the above, the Township Committee finds that it is in the best interest of Wall Township to enter into a Developer's Agreement with JSM at 1880 Highway 34 Wall, LLC, which will assist the Township in gaining Court approval of its Fair Share Plan which, in turn, will maintain the Township's immunity from all Mount Laurel lawsuits through July 2, 2025.

**NOW, THEREFORE, BE IT RESOLVED** on this 22<sup>nd</sup> day of November 2022, by the Committee of the Township of Wall, County of Monmouth, State of New Jersey, as follows:

1. The Township Committee hereby authorizes and directs the Mayor of Wall Township to execute the Developer's Agreement between the Township and JSM at 1880 Highway Wall 34, LLC, in a form acceptable to the Developer, the Township Administrator and the Township Attorney.

I, Roberta M. Lang, Township 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 November 22, 2022.

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Roberta M. Lang, RMC  
Township Clerk

**TOWNSHIP OF WALL**

**RESOLUTION NO. 22-1118**

**AUTHORIZATION TO A DEVELOPER'S AGREEMENT WITH JSM AT  
WALL 34, LLC BLOCK 816, LOT 5 - 2599 HIGHWAY 35**

**WHEREAS**, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015)(Mount Laurel IV), on July 2, 2015, the Township of Wall (hereinafter "Wall Township" or the "Township") filed a Declaratory Judgment Complaint in the Superior Court, Law Division seeking, among other things, a judicial declaration that its Housing Element and Fair Share Plan (hereinafter "Fair Share Plan"), to be amended as necessary, satisfies its "fair share" of the regional need for low and moderate income housing pursuant to the "Mount Laurel doctrine;" and

**WHEREAS**, the Township simultaneously sought, and ultimately secured, a protective order providing Wall Township immunity from all exclusionary zoning lawsuits while it pursues approval of its Fair Share Plan, which is still in full force and effect; and

**WHEREAS**, with assistance from the Court Master, the Township and Fair Share Housing Center (hereinafter "FSHC") engaged in good faith negotiations, which resulted in the entering into of a Settlement Agreement between the Township and FSHC on December 18, 2019 (hereinafter "FSHC Settlement Agreement"); and

**WHEREAS**, a Fairness Hearing was held on June 24, 2020, during which the FSHC Settlement Agreement was approved, and said approval was memorialized by an Order entered by the Court on July 21, 2020; and

**WHEREAS**, the Township intends to enter into a Developer's Agreement with JSM at Wall 34, LLC (hereinafter the "Developer") to effectuate the development of 400 dwelling units, 80 of which would be set aside as affordable to very-low, low and moderate income households (the "Project") located at Block 816, Lot 5, on the official tax map of the Township of Wall and commonly referred to as the 2599 Highway 35 Site (the "Property"); and

**WHEREAS**, in light of the above, the Township Committee finds that it is in the best interest of Wall Township to enter into a Developer's Agreement with JSM at Wall 34, LLC, which will assist the Township in gaining Court approval of its Fair Share Plan which, in turn, will maintain the Township's immunity from all Mount Laurel lawsuits through July 2, 2025.

**NOW, THEREFORE, BE IT RESOLVED** on this 22<sup>nd</sup> day of November 2022, by the Committee of the Township of Wall, County of Monmouth, State of New Jersey, as follows:

1. The Township Committee hereby authorizes and directs the Mayor of Wall Township to execute the Developer's Agreement between the Township and JSM at Wall 34, LLC, in a form acceptable to the Developer, the Township Administrator and the Township Attorney.

I, Roberta M. Lang, Township 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 November 22, 2022.

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Roberta M. Lang, RMC  
Township Clerk

**TOWNSHIP OF WALL**

**RESOLUTION NO. 22-1119**

**AUTHORIZATION TO CONTRACT WITH ENVIROTACTICS, INC. TO PERFORM LICENSED SITE REMEDIATION PROFESSIONAL SERVICES (LSRP) AT THE WALL AUTO WRECKERS SITE, BLOCK 6 LOT 6 - 1822 ROUTE 71 IN WALL TOWNSHIP IN AN AMOUNT NOT TO EXCEED \$35,008.63**

**WHEREAS**, the Township of Wall previously conducted remedial action and obtained a Groundwater Remedial Action Permit and Soil Remedial Action Permit from the New Jersey Department of Environmental Protection (“NJDEP”) for property located at 1822 Route 71 in Wall Township; and,

**WHEREAS**, NJDEP requires that the permittee, Wall Township, conduct monitoring, maintenance and evaluation for compliance and effectiveness of the remedial action and to demonstrate that the remedial action and control activities continue to be protective of public health, safety and the environment; and,

**WHEREAS**, to effectuate compliance with NJDEP permit requirements, Wall Township previously entered into a contract with Envirotactics, Inc. for the required environmental services as outlined in the firm’s proposals dated May 31, 2022 & July 6, 2022; and,

**WHEREAS**, Wall Township Engineer, Mr. Zahorsky, has reviewed the proposal submitted by Envirotactics, Inc., and the outstanding invoices associated with the additional work performed pursuant to said proposals and has determined that the additional charges for professional services of the proposal are reasonable and responsive to NJDEP requirements; and,

**WHEREAS**, pursuant to N.J.S.A. 40A:11-5 the subject matter of this contract is not subject to the public bidding requirements because the services to be provided are professional in nature; and,

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Committee of the Township of Wall, County of Monmouth, New Jersey that Wall Township is authorized to remit final payment to Envirotactics, Inc. in an amount not to exceed amount of \$35,008.63 (thirty five thousands and eight dollars and sixty-three cents), pursuant to the professional services outlined in its proposal dated May 31, 2022 & July 6, 2022 and that all Township officials including, but not limited to, the Mayor, 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.

<b>Certifications</b>		
<b>Township Clerk</b>		
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 November 22, 2022.		
Roberta M. Lang, RMC Township Clerk		
<b>Chief Financial Officer</b>		
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 professional services.		
Thomas O'Hara, CFO Chief Financial Officer		
<b>Capital</b>		
Account	Description	Amount
C-04-19-000-002-005	Ordinance #13-2019	\$20,880.00