

TOWNSHIP OF WALL



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

2700 Allaire Road
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TOWNSHIP OF WALL
BOARD OF ADJUSTMENT MEETING MINUTES
6/2/2021

Workshop Session & Regular Meeting 7:00 PM
<https://www.gotomeet.me/WallTwp/boa>

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

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

Chairwoman DeSarno called to order the Workshop Meeting of the Wall Township Board of Adjustment according to the Sunshine Law.

Members:

Chairwoman DeSarno	Present	Ms. Hearn	Present
Vice Chairwoman Morrissey	Present	Mr. Morris	Present
Mr. Addonizio	Absent	Mr. Dorrer	Present
Mr. Gray	Present	Mr. McBarron (Alt. #1)	Present

Board Professionals:

Thomas Catley, Esq.	Absent	Glenn Gerken P.E.	Absent
Conflict Attorney		Board Engineer	
Nora Coyne, P.P., AICP	Absent	Jennifer O’Sullivan	Present
Special Board Planner		Board Secretary	
Geoffrey Cramer, Esq.	Present	Scott Taylor	Absent
Board Attorney		Board Planner	
Dave Magno, P.E.	Absent	Matthew Zahorsky, P.E., C.M.E.	Present
Board Engineer		Special Board Engineer	
Christine Winter,	Present		
Special Board Planner			

Carried Applications

BOA # 12-2021 – Andrew Sigal
Block(s): 764 Lot(s): 6 Zone: R-15

Address: 3018 Pacific Ave

Application Deemed Complete: 3/17/2021

Application Type: Bulk Variance

Applicant is seeking to construct an addition to a single-family home with associated site improvements.

- *Carried to 8/4/2021 with noticing required.*

BOA # 14-2021 – Robert Cancro

Block(s): 274 Lot(s): 7.15 Zone: R-6

Address: 2073 Ohari Drive

Application Deemed Complete: 3/17/2021

Application Type: Bulk Variance

Applicant is seeking to o construct a 520 square foot cabana.

- *Carried to 8/4/2021 with noticing required.*

BOA # 13-2021 – John C. Ross., Jr.

Block(s): 820 Lot(s): 16 Zone: R-6

Address: 2231 Allenwood Road

Application Deemed Complete: 3/17/2021

Application Type: Bulk Variance

Applicant is seeking to install an inground pool and associated walkway.

- *Carried to 6/16/2021 with no renoticing required.*

New Applications

BOA # 11-2021 – John McLoughlin

Block(s): 208. Lot(s): 5. Zone: R-10

Address: 2809 Harrison Street

Application Deemed Complete: 3/21/2021

Application Type: Bulk

Applicant is seeking to construct a detached garage with associated driveway.

- Mr. Dorrer goes over details of the application.

Resolutions

BOA # 24-2020 – Terrance J. McGee

Block(s): 845 Lot(s): 33 Zone: R-20

Address: 2402 Ramshorn Drive

Application Deemed Complete: 12/1/2020

- No corrections resolution can be adopted as written.

BOA # 8-2021 – Cassandra Mueller

Block(s): 871 Lot(s): 12 Zone: R-10

Address: 2422 Sycamore Street

Application Deemed Complete: 2/25/2021

- No corrections resolution can be adopted as written.

BOA # 9-2021 – Patsy & Josephine Lorusso

Block(s): 225 Lot(s): 5 Zone: R-10

Address: 2902 Grant Street

Application Deemed Complete: 2/25/2021

- No corrections resolution can be adopted as written.

BOA # 10-2021 – Brian Thorn

Block(s): 811.02 Lot(s): 3 Zone: ML-25

Address: 2424 Orchard Crest

Application Deemed Complete: 2/25/2021

- No corrections resolution can be adopted as written.

BOA # 21-2021 – Sean and Amy Fields

Block(s): 67.01 Lot(s): 6 Zone: R-6

Address: 1749 Bellewood Ave

Application Deemed Complete: 4/1/2021

Application Type: Bulk Variance

- No corrections resolution can be adopted as written.

Other Business

Minutes to be Adopted

May 19, 2021

- No corrections minutes can be approved as written.

Executive Session

Adjournment

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Chairwoman DeSarno called to order the Workshop Meeting of the Wall Township Board of Adjustment at according to the Sunshine Law.

Roll Call

Members:

Chairwoman DeSarno	Present	Ms. Hearn	Present
Vice Chairwoman Morrissey	Present	Mr. Morris	Present
Mr. Addonizio	Absent	Mr. Dorrer (Alt. #1).	Present
Mr. Gray	Present	Mr. McBarron (Alt. #2)	Present

Board Professionals:

Thomas Catley, Esq.	Absent	Ben Montenegro, Esq.	Absent
Conflict Attorney		Conflict Attorney	
Nora Coyne, P.P., AICP	Absent	Jennifer O’Sullivan	Present
Special Board Planner		Board Secretary	
Geoffrey Cramer, Esq.	Present	Scott Taylor	Absent
Board Attorney		Board Planner	
Dave Magno, P.E.	Absent	Matthew Zahorsky, P.E., C.M.E.	Present
Board Engineer		Special Board Engineer	

Carried Applications

BOA # [12-2021](#) – Andrew Sigal
Block(s): 764 Lot(s): 6 Zone: R-15
Address: 3018 Pacific Ave Application Deemed Complete: 3/17/2021
Application Type: Bulk Variance
Applicant is seeking to construct an addition to a single-family home with associated site improvements.
Carried to 8/4/2021 with noticing required.

BOA # [14-2021](#) – Robert Cancro
Block(s): 274 Lot(s): 7.15 Zone: R-6
Address: 2073 Ohari Drive Application Deemed Complete: 3/17/2021
Application Type: Bulk Variance
Applicant is seeking to o construct a 520 square foot cabana.
Carried to 8/4/2021 with noticing required.

BOA # [13-2021](#) – John C. Ross., Jr.
Block(s): 820 Lot(s): 16 Zone: R-6
Address: 2231 Allenwood Road Application Deemed Complete: 3/17/2021
Application Type: Bulk Variance
Applicant is seeking to install an inground pool and associated walkway.
Carried to 6/16/2021 with no re-noticing required.

BOA # [11-2021](#) – John McLoughlin
Block(s): 208. Lot(s): 5. Zone: R-10
Address: 2809 Harrison Street Application Deemed Complete: 3/21/2021
Application Type: Bulk
Applicant is seeking to construct a detached garage with associated driveway.

For the Applicant

- John McLoughlin Applicant

From the Public

- No objectors appeared with respect to the subject development application

Summary

- The property in question consists of approximately 15,000 square feet (0.34 acres) and is located within the Residential (R-10) Zone District. The site is situated on the southern side of Harrison Street approximately 100 feet west of its intersection with Lincoln Avenue. The property is improved with a 1 ½ story single-family dwelling that is serviced by a driveway and walkways. A side pool with associated patio, and fencing, and rear paver patio also exist on the property. Surrounding land uses include single-family residential properties in the R-10 zone on all sides.
- The applicant proposes to construct a one-story garage with a new driveway extension and concrete walkway leading to the garage. The property requires a variance for accessory garage in the front yard area.

Decision

- Motion: Mr. Dorrer
- Second: Mr. Morris
- **Roll Call:**

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea
Mr. Addonizio	Absent	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea
- Application approved with conditions.

Resolutions

BOA # 24-2020 – Terrance J. McGee

Block(s): 845 Lot(s): 33 Zone: R-20

Address: 2402 Ramshorn Drive

Application Deemed Complete: 12/1/2020

Decision

- Motion: Mr. Dorrer
- Second: Vice Chairwoman Morrisey
- All in favor. None Opposed.

Chairwoman DeSarno	Choose an item.	Ms. Hearn	Choose an item.
Vice Chairwoman Morrissey	Choose an item.	Mr. Morris	Choose an item.
Mr. Addonizio	Choose an item.	Mr. Dorrer (Alt. #1)	Choose an item.
Mr. Gray	Choose an item.	Mr. McBarron (Alt. #2)	Choose an item.
- Resolution adopted as written.

BOA # 8-2021 – Cassandra Mueller

Block(s): 871 Lot(s): 12 Zone: R-10

Address: 2422 Sycamore Street

Application Deemed Complete: 2/25/2021

Decision

- Motion: Mr. Morris
- Second: Vice Chairwoman Morrisey
- All in favor. None Opposed.

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea
Mr. Addonizio	Absent	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea
- Resolution adopted as written.

BOA # 9-2021 – Patsy & Josephine Lorusso

Block(s): 225 Lot(s): 5 Zone: R-10

Address: 2902 Grant Street

Application Deemed Complete: 2/25/2021

Decision

- Motion: Mr. Morris
- Second: Vice Chairwoman Morrisey
- All in favor. None Opposed.

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea
Mr. Addonizio	Absent	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea
- Resolution adopted as written.

BOA # 10-2021 – Brian Thorn

Block(s): 811.02 Lot(s): 3 Zone: ML-25

Address: 2424 Orchard Crest

Application Deemed Complete: 2/25/2021

Decision

- Motion: Vice Chairwoman Morrisey
- Second: Mr. Morris
- All in favor. None Opposed.

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea
Mr. Addonizio	Absent	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea
- Resolution adopted as written.

BOA # 21-2021 – Sean and Amy Fields

Block(s): 67.01 Lot(s): 6 Zone: R-6

Address: 1749 Bellewood Ave

Application Deemed Complete: 4/1/2021

Application Type: Bulk Variance

Decision

- Motion: Mr. Gray
- Second: Vice Chairwoman Morrisey
- All in favor. None Opposed.

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea
Mr. Addonizio	Absent	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea
- Resolution adopted as written.

Other Business

Administrative Matters:

[Appointment of Special Board Assistant Planner](#) -Christine Winter PP, AICP

- Motion: Chairwoman DeSarno
- Second: Mr. Gray
- All in favor. None Opposed.

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea
Mr. Addonizio	Absent	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea
- Minutes adopted as written.

Minutes

May 19, 2021

Decision

- Motion: Mr. Gray
- Second: Mr. Dorrer
- All in favor. None Opposed.

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea
Mr. Addonizio	Absent	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea
- Minutes adopted as written.

Adjournment

- Motion: Mr. Gray
- Second: Mr. Dorrer
- All in favor. None Opposed.

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea
Mr. Addonizio	Absent	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea