

TOWNSHIP OF WALL

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

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



Erika Ward
Planning and Zoning
Board Secretary

(732) 449-8444 Ext. 2243
FAX (732) 449-8995
eward@townshipofwall.com

TOWNSHIP OF WALL ZONING BOARD OF ADJUSTMENT MEETING MINUTES 1/18/2023

WORKSHOP SESSION 7:00 PM

Regular Meeting Immediately Following in Municipal Meeting Room

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

Roll Call

Members:

Chairwoman DeSarno	Present	Ms. Loelius (Alt. #2)	Present
Vice Chairwoman Gray	Absent	Mr. McBarron	Present
Mr. Addonizio	Present	Mr. Morris	Present
Mr. Burke	Present	Mr. Shimko	Absent
Mr. Greenwood (Alt. #1)	Present		

Board Professionals:

Thomas Catley, Esq.	Absent	Scott Taylor, AICP, PP, LLA, LEED AP	Absent
Conflict Attorney		Board Planner	
Nora Coyne, PP, AICP	Absent	Matthew Zahorsky, PE, CME	Absent
Special Board Planner		Special Board Engineer	
Geoffrey Cramer, Esq.	Present	Erika Ward	Present
Board Attorney		Board Secretary	
Dave Magno PE., PP., CME	Absent		
Board Engineer			

New and Carried Applications

BOA#7-2021- Filippo Residence

Block(s): 269 Lot(s): 6 Zone: RR-6

Address: 2631 18TH Ave Application Deemed Complete: 2/11/2021

Application Type: Interpretation with Bulk Variances

Applicant is seeking an interpretation that the grazing of farm animals is pre-existing nonconforming use, and permission to construct two sheds.

- Tim Middleton wrote a letter to the board requesting to carry the application to May 17, 2023, and the Board granted the request and announced it at the hearing.

BOA#1-2022- Krishna Restaurant

Block(s): 80 Lot(s): 57 Zone: HB-120

Address: 1735 Highway 35 Application Deemed Complete: 1/10/2022

Application Type: P/F Major Site Plan w/Bulk and Use Variances

Applicant is seeking to add a drive thru to an existing fast-food restaurant.

Carried to 3/15/2023 with no re-noticing required

Resolutions

BOA#36-2022- Betty Jane & Richard Schlossberg

Block(s): 92 Lot(s): 179 Address: 1105 Glendale

- No corrections. Resolution can be adopted as written.

BOA#37-2022- Tereza Mirkovic & James Priolo

Block(s): 350 Lot(s): 46 Address: 503 Lenni-Lenape Trail

Carried to a future date.

BOA#38-2022- Michael Fillian

Block(s): 61 Lot(s): 1 Address: 1130 17th Ave.

- No corrections. Resolution can be adopted as written.

Other Business

2023 Reorganization

- Discussed the election of officers, secretary, and professionals.

Minutes to be Adopted

10/19/2022

- Minutes can be approved as written.

Adjournment

7:05 PM

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WORKSHOP SESSION 7:00 PM

Regular Meeting Immediately Following in Municipal Meeting Room

Vice Chairman Gray called to order the Regular Meeting of the Wall Township Board of Adjustment according to the Sunshine Law.

Roll Call

Members:

Chairwoman DeSarno	Present	Ms. Loelius (Alt. #2)	Present
Vice Chairwoman Gray	Absent	Mr. McBarron	Present
Mr. Addonizio	Present	Mr. Morris	Present
Mr. Burke	Present	Mr. Shimko	Absent
Mr. Greenwood (Alt. #1)	Present		

Board Professionals:

Thomas Catley, Esq.	Absent	Scott Taylor, AICP, PP, LLA, LEED AP	Absent
Conflict Attorney		Board Planner	
Nora Coyne, PP, AICP	Absent	Matthew Zahorsky, PE, CME	Absent
Special Board Planner		Special Board Engineer	
Geoffrey Cramer, Esq.	Present	Erika Ward	Present
Board Attorney		Board Secretary	
Dave Magno PE., PP., CME	Absent		
Board Engineer			

New and Carried Applications

BOA#7-2021- Filippo Residence

Block(s): 269 Lot(s): 6 Zone: RR-6

Address: 2631 18TH Ave Application Deemed Complete: 2/11/2021

Application Type: Interpretation with Bulk Variances

Applicant is seeking an interpretation that the grazing of farm animals is pre-existing nonconforming use, and permission to construct two sheds.

Carried to 3/15/2023 with no re-noticing required.

BOA#1-2022- Krishna Restaurant

Block(s): 80 Lot(s): 57 Zone: HB-120

Address: 1735 Highway 35 Application Deemed Complete: 1/10/2022

Application Type: P/F Major Site Plan w/Bulk and Use Variances

Applicant is seeking to add a drive thru to an existing fast-food restaurant.

Carried to 3/15/2023 with no re-noticing required.

ELECTION OF OFFICERS:

Election of Chairman

On a motion from Mr. Addonizio, seconded by Mr. McBarron, Ms. Mary DeSarno was nominated as Chairman of the Wall Township Board of Adjustment for 2023. There were no other nominations. All in Favor.

Election of Vice-Chairman

On a motion from Chairwoman Desarno, seconded by Mr. Addonizio, James Gray was nominated as Vice Chairman of the Wall Township Board of Adjustment for 2023. There were no other nominations. All in Favor.

Appointment of Board Attorney- Geoff Cramer, Esq.

On a motion from Mr. Addonizio, seconded by Chairwoman Desarno, Geoffrey S. Cramer Esq. was appointed as Board Attorney for 2023. All in Favor.

Appointment of Board Conflict Attorney- Thomas Catley, Esq.

On a motion from Mr. Addonizio, seconded by Chairwoman Desarno, Thomas Catley, Esq. was appointed as Board Conflict Attorney for 2023. All in favor.

Appointment of Board Conflict Attorney- Benjamin Montenegro, Esq.

On a motion from Mr. Addonizio, seconded by Mr. Greenwood, Benjamin Montenegro, Esq. was appointed as Board Conflict Attorney for 2023. All in favor.

Appointment of Engineer

Carried to a future date.

Appointment of Special Board Engineer- Matt Zahorsky P.E

On a motion from Mr. Addonizio, seconded by Mr. McBarron, Matt Zahorsky was appointed as Planning Board, Special Board Engineer for 2023. All in favor.

Appointment of Planner- Scott Taylor, P.P., AICP, LLA Leed AP of Taylor Design Group

On a motion from Mr. Addonizio, seconded by Mr. McBarron, Scott Taylor was appointed as Board of Adjustment Consulting Planner for 2023. All in favor.

Appointment of Special Board Planner- Nora Coyne, P.P, AICP

On a motion from Mr. Addonizio seconded by Ms. Loelius, Nora Coyne was appointed as Planning Board, Special Board Planner for 2023. All in favor

Election of Board Secretary- Erika Ward

On a motion from Mr. Addonizio, seconded by Chairwoman Desarno, Erika Ward was nominated as Secretary of the Wall Township Board of Adjustment for 2023. All in favor.

Resolution Setting Meeting Dates, Setting Annual Meeting Time, Naming Official Newspapers, and Adopting Procedures for the Year 2023

On a motion from Mr. Addonizio, seconded by Ms. Chairwoman Desarno, the Board voted to adopt the Resolution Setting the 2023 Meeting Dates and first three meeting dates in 2024, Setting Annual Meeting Time, Naming Official Newspapers, and Adopting Procedures for the Year 2023. All in favor.

Resolutions

BOA#36-2022- Betty Jane & Richard Schlossberg

Block(s): 92 Lot(s): 179 Address: 1105 Glendale

Decision

- Motion: Mr. Greenwood
- Second: Ms. Mc.Barron
- All in favor. None Opposed.
- No corrections. Resolution can be adopted as written.

BOA#37-2022- Tereza Mirkovic & James Priolo

Block(s): 350 Lot(s): 46 Address: 503 Lenni-Lenape Trail

Carried to a future date.

BOA#38-2022- Michael Fillian

Block(s): 61 Lot(s): 1 Address: 1130 17th Ave

Decision

- Motion: Mr. Adoonizio
- Second: Mr. Burke
- All in favor. None Opposed.
- No corrections. Resolution can be adopted as written.

Other Business

Minutes

10/19/2022

Decision

- Motion: Mr. Burke
- Second: Ms. Loelius
- All in favor. None Opposed.
- No corrections. Minutes can be adopted as written.

Adjournment

7:30 PM

Respectfully submitted by:
Erika Ward