

TOWNSHIP OF WALL



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

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TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 2/1/2021

REMOTE MEETING Please be advised that while Townhall is closed to the public, the Planning Board 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/pb-1>.

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

Chairwoman Coman called to order *The Workshop Meeting* of the Wall Township Planning Board according to the Sunshine Law.

Members:

Amanda Agnello (Alt #1)	Absent	Chairwoman Coman	Present
Mr. Barlow	Present	Mayor Farrell	Present
Mr. Baumgartner	Present	Mr. Hall	Present
Deputy Mayor Becht	Present	Lieutenant O'Halloran	Present
Mr. Blewitt (Alt #2)	Present	Ms. Shanklin	Present
		Vice Chairman Wonsala	Absent

Board Professionals:

Nora Coyne, P.P., AICP Special Board Planner	Present	Raymond Savacool, P.E., P.P., C.M.E., C.F.M. Board Engineer	Present
Mr. McGucklin, Esq Board Attorney	Present	Scott Taylor Board Planner	Present
Jennifer O'Sullivan Board Secretary	Present	Matthew Zahorsky, P.E., C.M.E. Special Board Engineer	Present

New Applications

PB # 8-2020 – 1355 Campus Parkway, LLC

Block(s): 930 Lot(s): 51.04 Zone: OR-10

Address: 1355 Campus Parkway Application Deemed Complete: 12/16/2020

Application Type: Preliminary and Final Site Plan with Variances

Applicant is seeking to construct a carport photovoltaic array system over an existing parking area .

- Mr. Barlow goes over the application. Seems like a straightforward application.
- Mr. Taylor goes over the landscaping building and colors.

Resolutions

No Resolution

Other Business

ORDINANCE NO. 1-2021

AN ORDINANCE OF THE TOWNSHIP OF WALL REPEALING AND REPLACING CHAPTER 140 ARTICLE XXXIII AND ADOPTING A NEW CHAPTER 140 ARTICLE XXXIII "STORMWATER MANAGEMENT" TO REFLECT THE AMENDMENTS TO THE STORMWATER MANAGEMENT RULES AT N.J.A.C. 7:8

- Matt Zahorsky goes over the ordinance presentation.

ORDINANCE NO. 3-2021

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL TO AMEND THE ZONING MAP TO REZONE PORTIONS OF BLOCK 942 LOT 132 FROM OR-10 TO AH4

- Nora Coyne goes over her presentation that was before the board in mid-September.

Minutes to be Adopted.

10/5/2020

- Mr. Hall points out that Page #4 Ms. Shanklin was listed twice.
- Chairwoman Coman points that that Ms. Shanklin was present for the workshop
- Minutes can be approved with those corrections.

Executive Session

Adjournment

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TOWNSHIP OF WALL
PLANNING BOARD MEETING MINUTES
2/1/2021

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

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

Roll Call

Members:

Amanda Agnello (Alt #1)	Absent	Mayor Farrell	Present
Mr. Barlow	Present	Mr. Hall	Present
Mr. Baumgartner	Present	Lieutenant O’Halloran	Present
Deputy Mayor Becht	Present	Ms. Shanklin	Present
Mr. Blewitt (Alt #2)	Present	Vice Chairman Wonsala	Absent
Chairwoman Coman	Present		

Board Professionals:

Nora Coyne, P.P., AICP	Present	Raymond Savacool, P.E., P.P., C.M.E., C.F.M.	Present
Special Board Planner		Board Engineer	
Mr. McGuckin, Esq.	Present	Scott Taylor	Present
Board Attorney		Board Planner	
Jennifer O’Sullivan	Present	Matthew Zahorsky, P.E., C.M.E.	Present
Board Secretary		Special Board Engineer	

Carried Applications

No Carried Application

New Applications

PB # 8-2020 – 1355 Campus Parkway, LLC

Block(s): 930 Lot(s): 51.04 Zone: OR-10

Address: 1355 Campus Parkway Application Deemed Complete: 12/16/2020

Application Type: Preliminary and Final Site Plan with Variances

For the Applicant

- C. Keith Henderson, Esquire
- Jason Wert a licensed professional engineer
- Gordon Milnes associated with the applicant.

From the Public

- No Public Objectors
-

Summary

- This application the applicant submitted a Development Application dated November 5, 2020; Preliminary and Final Major Site Plan prepared by Rettew Associates, Inc. consisting of three (3) sheets dated September 3, 2020, last revised January 15, 2021; Major Preliminary/Final Site Plan entitled "Carport Solar Photovoltaic Array System" prepared by Rettew Associates, Inc. consisting of seven (7) sheets; Solar Canopy Plans, prepared by RBI Solar consisting of ten (10) sheets dated October 26, 2020; and on Environmental Impact Statement prepared by Rettew Associates, Inc. dated August 28, 2020; and WHEREAS, in addition thereto the applicant has submitted a Vehicle Circulation Plan consisting of one (1) sheet prepared Dynamic Engineering, dated October 4, 2016, last revised February 19, 2018 and a Declaration and Grant of Easement dated December 19, 2020; and WHEREAS, the property contains approximately 10.02 acres and it is located at 1355 Campus Parkway adjacent to the intersection of Route 34 and Campus Parkway. The property is located in the OR-10 Office Research Zoning District of the Municipality and currently contains an office building with an associated parking lot.

Decision

- Motion: Mr. Barlow
- Second: Committeeman Farrell
- Roll Call:

Amanda Agnello (Alt #1)	Absent	Mayor Farrell	Yea
Mr. Barlow	Yea	Mr. Hall	Yea
Mr. Baumgartner	Yea	Lieutenant O’Halloran	Yea
Deputy Mayor Becht	Yea	Ms. Shanklin	Yea
Mr. Blewitt (Alt #2)	Yea	Vice Chairman Wonsala	Absent
		Chairwoman Coman	Yea

- Application approved with conditions.

Other Business

ORDINANCE NO. 1-2021

AN ORDINANCE OF THE TOWNSHIP OF WALL REPEALING AND REPLACING CHAPTER 140 ARTICLE XXXIII AND ADOPTING A NEW CHAPTER 140 ARTICLE XXXIII "STORMWATER MANAGEMENT" TO REFLECT THE AMENDMENTS TO THE STORMWATER MANAGEMENT RULES AT N.J.A.C. 7:8

Summary

- Mr. Zahorsky gives presentation on Ordinance No 1.
- The NJDEP has recently updated its stormwater regulations for the State of New Jersey. As part of this update, the NJDEP has issued a new draft stormwater management ordinance which each municipality is required to adopt. The adoption of this ordinance is mandated as part of the MS4 General Permit to discharge stormwater the municipality currently holds with the State. The draft ordinance offered by NJDEP may be modified to suite the specific needs or goals of the Township. However, modification to the ordinance may not make the regulations less stringent, they may only make them more stringent. The NJDEP has required that the updated ordinance requirements must be adopted by March 2, 2021.

Decision

- Motion: Mayor Farrell
- Second: Mr. Barlow
- Roll Call:

Amanda Agnello (Alt #1)	Absent	Mayor Farrell	Yea
Mr. Barlow	Yea	Mr. Hall	Yea
Mr. Baumgartner	Yea	Lieutenant O'Halloran	Yea
Deputy Mayor Becht	Yea	Ms. Shanklin	Yea
Mr. Blewitt (Alt #2)	Yea	Vice Chairman Wonsala	Yea
		Chairwoman Coman	Yea
- Ordinance to be adopted as written.

ORDINANCE NO. 3-2021

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL TO AMEND THE ZONING MAP TO REZONE PORTIONS OF BLOCK 942 LOT 132 FROM OR-10 TO AH4

Summary

- Ms. Nora Coyne goes over her presentation on Ordinance 3.
- The Township Committee on September 23, 2020, adopted Ordinance No. 8-2020 creating the affordable housing AH4-Dunroamin Road Zone and Amending the Zoning Map to rezone portions of Block 942, Lots 79 and 132 from OR-10 to the Affordable Housing AH4-Dunroamin Road Zone. It has been recognized that a small portion of Lot 132, with frontage along the Dunroamin Road existing right-of-way, should be included within the proposed AH4 Zone for the purpose of facilitating the location of the primary roadway access for the development in that zone.

Decision

- Motion: Mr. Baumgartner
- Second: Ms. Shanklin
- Roll Call:

Amanda Agnello (Alt #1)	Absent	Mayor Farrell	Yea
Mr. Barlow	Yea	Mr. Hall	Yea
Mr. Baumgartner	Yea	Lieutenant O'Halloran	Yea
Deputy Mayor Becht	Yea	Ms. Shanklin	Yea
Mr. Blewitt (Alt #2)	Yea	Vice Chairman Wonsala	Absent
		Chairwoman Coman	Yea

Minutes

10/5/2020

Decision

- Motion: Mr. Hall
- Second: Mr. Barlow
- All in favor. None Opposed.

Mr. Barlow	Yea	Ms. Shanklin	Yea
Mr. Baumgartner	Yea		
Mr. Hall	Yea		
Lieutenant O'Halloran	Yea		
Chairwoman Coman	Yea		

- Minutes adopted as written.

Adjournment

- Motion: Mr. Barlow
- Second: Deputy Mayor Becht
- All in favor. None Opposed.

Amanda Agnello (Alt #1)	Absent	Mayor Farrell	Yea
Mr. Barlow	Yea	Mr. Hall	Yea
Mr. Baumgartner	Yea	Lieutenant O'Halloran	Yea
Deputy Mayor Becht	Yea	Ms. Shanklin	Yea
		Vice Chairman Wonsala	Absent
Mr. Blewitt (Alt #2)	Yea	Chairwoman Coman	Yea