

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
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TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 2/7/2022

WORKSHOP SESSION 7:00 PM CONFERENCE ROOM B

7:10 Chairwoman Coman called to order *the Workshop Meeting* of the Wall Township Planning Board according to the Sunshine Law.

Members:

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

Board Professionals:

Gregory McGuckin, Esq.	Present	Matthew Zahorsky, PE, CME	Absent
Board Attorney		Special Board Engineer	
Ben Montenegro, Esq.	Absent	Nora Coyne, PP, AICP	Present
Conflict Attorney		Special Board Planner	
Raymond Savacool, PE, PP, CME, CFM	Present	Erika Ward	Present
Board Engineer		Board Secretary	
Scott Taylor, AICP, PP, LLA, LEED AP	Present	Christine Winter	Absent
Board Planner		Acting Board Secretary	

New & Carried Applications

PB # 20-2021 – 35 West, LLC

Block(s): 263 Lot(s): 5

Zone: HB-80

Address: 2157 Highway 35

Application Deemed Complete: 12/13/2021

Application Type: Major Preliminary and Final Site Plan with Bulk Variances

Applicant is seeking to install outdoor seating for Turning Point, and associated site improvements.

- Board Members reviewed the details of the project.

PB # 19-2021 – McDonalds Corporation

Block(s): 88 Lot(s): 11

Zone: HB-80

Address: 1831 NJ 35

Application Deemed Complete: 12/7/2021

Application Type: Major Preliminary and Final Site Plan with Bulk Variances

Applicant is seeking façade renovations, signage and site improvements for existing drive-thru restaurant.

Carried to 3/21/2022 with no re-noticing required

PB # 10-2019 – Ramshorn Drive, LLC

Block(s): 893 Lot(s): 108.01

Zone: OP-10

Address: 2631-2697 Highway 70

Application Deemed Complete: 4/24/2019

Application Type: Major Preliminary and Final Site Plan

Applicant is seeking to construct two medical office buildings.

Carried to 3/21/2022 with no re-noticing required

Resolutions

PB # 15-2021 – Target Corp.

Block(s): 88, Lot(s): 4, 5 Address: 1825 & 1821 Highway 35

- No corrections. Resolution can be adopted as written.

PB # 16-2021 – JSM at 1880 Hwy 34 Wall, LLC

Block(s): 945, Lot(s): 11 Address: 1880 Highway 34

- No corrections. Resolution can be adopted as written.

Other Business

PB# 6-2020 – Karl Grossman & Michele Egloff

Block(s): 109 Lot(s): 8

Zone: R-7.5

Address: 1716 Leslie Avenue

Application Approved: 5/24/2021

Application Type: Minor Subdivision with Bulk Variances – ***Extension of Time***

Applicant is seeking an extension of time for an additional 190 days to file the previously approved minor subdivision application.

- Board has no issue with extension.

Ordinance No. 2-2022 - An Ordinance of the Township Committee of the Township of Wall to Amend the Zoning Map to Zone Block 243 Lot 7 -1099 Morris Lane – into the RR-5 Zone.

Ordinance No. 3-2022 – An Ordinance of the Township Committee of the Township of Wall to Amend the Zoning Map to Zone Block 741 Lot 17 – 2610 Allaire Road into the R-60 Zone.

Ordinance No. 4-2002 – An Ordinance of the Township Committee of the Township of Wall to Amend the Zoning Map to Zone Block 893 Lot 9 – 2518 Ramshorn Drive – into the R-30 Zone.

Ordinance No. 5-2022 – An Ordinance of the Township Committee of the Township of Wall to Amend the Zoning Map to Zone Block 917 Lot 122 – 5104 West Hurley Pond Road – into the CR-40 Zone.

Ordinance No. 6-2022 – An Ordinance of the Township Committee of the Township of Wall to Amend the Zoning Map to Zone Block 280 Lot 16.03, 16.04, and 33.01 into the R-10 Zone.

Ordinance No. 7-2022 – An Ordinance of the Township Committee of the Township of Wall to Amend the Zoning Map to Zone Block 977 Lot 26 Into the RR-5 Zone.

Minutes to be Adopted

1/10/2022

- No corrections. Minutes can be adopted as written.

Adjournment

7:30 pm

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TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 1/10/2022

REGULAR MEETING IMMEDIATELY FOLLOWING WORKSHOP SESSION MUNICIPAL MEETING ROOM

7:30PM

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

Roll Call

Members:

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

Board Professionals:

Gregory McGuckin, Esq. Board Attorney	Present	Matthew Zahorsky, PE, CME Special Board Engineer	Absent
Ben Montenegro, Esq. Conflict Attorney	Absent	Nora Coyne, PP, AICP Special Board Planner	Present
Raymond Savacool, PE, PP, CME, CFM Board Engineer	Present	Erika Ward Board Secretary	Present
Scott Taylor, AICP, PP, LLA, LEED AP Board Planner	Present	Christine Winter Acting Board Secretary	Absent

New and Carried Applications

PB # 20-2021 – 35 West, LLC

Block(s): 263 Lot(s): 5

Zone: HB-80

Address: 2157 Highway 35

Application Deemed Complete: 12/13/2021

Application Type: Major Preliminary and Final Site Plan with Bulk Variances

Applicant is seeking to install outdoor seating for Turning Point, and associated site improvements.

For the Applicant

- **Timothy Middleton, Esq., Attorney**
- **Eric Wagner, Licensed Architect**
- **James Kennedy, Project Engineer**
- **Christopher Cole, Owner**

From the Public

- No objectors appeared with respect to the application.

Summary

The applicant discussed adding an outdoor dining area to the restaurant. The design proposed a trellis over the entryway and dining area, white picket fence, landscape buffering, and changing the existing windows to accordion style windows. There will be no change to the signage. The loading zone will be removed. There are currently 110 seats inside the restaurant and proposing another 40 seats outside. They will be adding bollards around the outdoor dining area due to safety reasonings.

Decision

- Motion: Ms. Shanklin
- Second: Ms. Agnello
- Roll Call:

Chairwoman Coman	Yea	Lieutenant O'Halloran	Yea
Vice Chairman Wonsala	Yea	Mayor Orender	Yea
Mr. Barlow	Absent	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	Yea
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	Yea
Mr. Hall	Yea		
- Application approved with conditions.

PB # 19-2021 – McDonalds Corporation

Block(s): 88 Lot(s): 11

Zone: HB-80

Address: 1831 NJ 35

Application Deemed Complete: 12/7/2021

Application Type: Major Preliminary and Final Site Plan with Bulk Variances

Applicant is seeking façade renovations, signage and site improvements for existing drive-thru restaurant.

Carried to 3/21/2022 with no re-noticing required

PB # 10-2019 – Ramshorn Drive, LLC

Block(s): 893 Lot(s): 108.01

Zone: OP-10

Address: 2631-2697 Highway 70

Application Deemed Complete: 4/24/2019

Application Type: Major Preliminary and Final Site Plan

Applicant is seeking to construct two medical office buildings.

Carried to 3/21/2022 with no re-noticing required

Resolutions

PB # 16-2021 – JSM at 1880 Hwy 34 Wall, LLC

Block(s): 945, Lot(s): 11 Address: 1880 Highway 34

Decision

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

Chairwoman Coman	Yea	Lieutenant O’Halloran	Yea
Vice Chairman Wonsala	Yea	Mayor Orender	N/A
Mr. Barlow	Absent	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	N/A
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	N/A
Mr. Hall	Yea		
- Resolution Adopted as written.

PB # 17-2021 – Glen Oaks Partners, LP

Block(s): 774, Lot(s): 8, 8.3201 Address: Glen Oaks Lane, 3400-3406 Aspen Circle

Decision

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

Chairwoman Coman	Yea	Lieutenant O’Halloran	Yea
Vice Chairman Wonsala	Yea	Mayor Orender	N/A
Mr. Barlow	N/A	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	N/A
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	N/A
Mr. Hall	Yea		
- Resolution Adopted as written

PB # 15-2021 – Target Corp.

Block(s): 88, Lot(s): 4, 5 Address: 1825 & 1821 Highway 35

Carried to a later date

PB # 18-2021 – Two Jay Realty, LLC

Block(s): 811.10 Lot(s): 17.01 Address: 2415 Highway 35

Carried to a later date

Other Business

PB# 6-2020 – Karl Grossman & Michele Egloff

Block(s): 109 Lot(s): 8

Zone: R-7.5

Address: 1716 Leslie Avenue

Application Approved: 5/24/2021

Application Type: Minor Subdivision with Bulk Variances – **Extension of Time**

Applicant is seeking an extension of time for an additional 190 days to file the previously approved minor subdivision application.

- Board has no issue with extension.

Decision

- Motion: Vice Chairman Wonsala
- Second: Ms. Shanklin
- Roll Call:

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

Ordinance No. 2-2022 - An Ordinance of the Township Committee of the Township of Wall to Amend the Zoning Map to Zone Block 243 Lot 7 -1099 Morris Lane – into the RR-5 Zone.

- Nora discussed the ordinance for master plan compliance and the board members recommended the ordinance as written.

Decision

- Motion: Vice Chairman Wonsala
- Second: Mr. Hall
- Roll Call:

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

Ordinance No. 3-2022 – An Ordinance of the Township Committee of the Township of Wall to Amend the Zoning Map to Zone Block 741 Lot 17 – 2610 Allaire Road into the R-60 Zone.

- Nora discussed the ordinance for master plan compliance and the board members recommended the ordinance as written.

Decision

- Motion: Ms. Shanklin
- Second: Vice Chairman Wonsala
- Roll Call:

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

Ordinance No. 4-2002 – An Ordinance of the Township Committee of the Township of Wall to Amend the Zoning Map to Zone Block 893 Lot 9 – 2518 Ramshorn Drive – into the R-30 Zone.

- Nora discussed the ordinance for master plan compliance and the board members recommended the ordinance as written.

Decision

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

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

Ordinance No. 5-2022 – An Ordinance of the Township Committee of the Township of Wall to Amend the Zoning Map to Zone Block 917 Lot 122 – 5104 West Hurley Pond Road – into the CR-40 Zone.

- Nora discussed the ordinance for master plan compliance and the board members recommended the ordinance as written.

Decision

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

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

Ordinance No. 6-2022 – An Ordinance of the Township Committee of the Township of Wall to Amend the Zoning Map to Zone Block 280 Lot 16.03, 16.04, and 33.01 into the R-10 Zone.

- Nora discussed the ordinance for master plan compliance and the board members recommended the ordinance as written.

Decision

- Motion: Mr. Baumgartner
- Second: Vice Chairman Wonsala
- Roll Call:

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

Ordinance No. 7-2022 – An Ordinance of the Township Committee of the Township of Wall to Amend the Zoning Map to Zone Block 977 Lot 26 Into the RR-5 Zone.

- Nora discussed the ordinance for master plan compliance and the board members recommended the ordinance as written.

Decision

- Motion: Ms. Shanklin
- Second: Ms. Agnello
- Roll Call:

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

Minutes

January 10, 2022

Decision

- Motion: Ms. Shanklin
- Second: Ms. Agnello
- Roll Call:

Chairwoman Coman	Yea	Lieutenant O’Halloran	Yea
Vice Chairman Wonsala	Yea	Mayor Orender	Yea
Mr. Barlow	Absent	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	Yea
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	Yea
Mr. Hall	N/A		

- Minutes adopted as written.

Adjournment

8:25PM

- Motion: Ms. Agnello
- Second: Ms. Shanklin
- All in favor. None Opposed.