

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

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TOWNSHIP OF WALL ZONING BOARD OF ADJUSTMENT MEETING MINUTES 2/16/2022

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.

Members:

Chairwoman DeSarno	Present	Mr. Gray	Present
Vice Chairwoman Morrissey	Present	Mr. Greenwood (Alt. #1)	Present
Mr. Addonizio	Present	Mr. McBarron	Present
Mr. Burke	Present	Mr. Morris	Absent

Board Professionals:

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

New and Carried Applications

BOA # 46-2021 – Kevin & Emily Zeigler

Block(s): 286 Lot(s): 9

Zone: R-20

Address: 992 Atlantic Avenue

Application Deemed Complete: 10/6/2021

Application Type: Bulk Variance

Applicant is seeking to construct a pool, garage, and associated site improvements.

- Discussed removing shed to lower cover percentage
- Drainage is a concern
- Carried application on 1/12/22 so applicant could have representation this meeting

BOA #6-2021 – The Dorrer Family

Block(s): 930 Lot(s): 20 & 21 Zone: HB-20
Address: 1462 Highway 37 & 4908 McGill Road Application Deemed Complete: 2/11/2021
Application Type: Interpretation

Applicant seeks an interpretation that the existing uses of the property are pre-existing nonconforming uses and/or accessory uses and use variance approval to permit leasing of trailers and storage of equipment and materials.

- Seeks interpretation to confirm that U-Haul is an accessory use
- Needs use variance for U-Haul

BOA #39-2021 – PSC Materials, LLC

Block(s): 806 Lot(s): 7.01 Zone: OR-5
Address: 2404 Tiltens Corner Rd. Application Deemed Complete: 7/26/2021
Application Type: Major Preliminary & Final Site Plan with Use and Bulk Variances

Applicant proposes the expansion of a nonconforming use, including the construction of two new barns/garages

- Dismissal recommended due to the number of times the application was carried and the active summons on the site.
- A concept plan was received only a few days prior to the meeting
- Asphalt and dirt pile on property which raises health concerns
- No approvals for the last four years and the company still proceeds to operate

BOA # 26-2019 – Pax Construction

Block(s): 901 Lot(s): 21.01 Zone: R-60
Address: 541 Shark River Station Rd. Application Deemed Complete: 10/4/2019
Application Type: Major Preliminary & Final Site Plan with Use and Bulk Variances

Applicant proposes to construct an oversized cabana and expand the existing commercial parking area
Withdrawing Application

Resolutions

BOA # 52-2021 – Kyle and Heidi Fenstermaker

Block(s): 281 Lot(s): 30 Address: 2152 Gregory Place

Minutes to be Adopted

- 2/2/2022

Adjournment

7:25 PM

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TOWNSHIP OF WALL ZONING BOARD OF ADJUSTMENT MEETING MINUTES 2/16/2022

WORKSHOP SESSION 7:00 PM

Regular Meeting Immediately Following in Municipal Meeting Room

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

7:30PM

Roll Call

Members:

Chairwoman DeSarno	Present	Mr. Gray	Present
Vice Chairwoman Morrissey	Present	Mr. Greenwood (Alt. #1)	Present
Mr. Addonizio	Present	Mr. McBarron	Present
Mr. Burke	Present	Mr. Morris	Absent

Board Professionals:

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

New and Carried Applications

BOA # 46-2021 – Kevin & Emily Zeigler

Block(s): 286 Lot(s): 9

Zone: R-20

Address: 992 Atlantic Avenue

Application Deemed Complete: 10/6/2021

Application Type: Bulk Variance

Applicant is seeking to construct a pool, garage, and associated site improvements.

For the Applicant

- Emily Zeigler, Homeowner
- Timothy Middleton, Esq
- Joseph Kociuba- Planner

From the Public

- None

Summary

- Applicant wants to construct a pool, cabana, and outdoor shower on their property. The home is currently a two-family home which will not be used for short term rentals. The Applicant will be removing two sheds and a deck to reduce lot coverage and there will be no change to the structure of the home. One column on the cabana will be in the side yard setback which will be less than 10 feet away from the property line.

Decision

- Motion: Mr. Addonizio
- Second: Vice Chairwoman Morrissey
- Roll Call:

Chairwoman DeSarno	Yea	Mr. Gray	Yea
Vice Chairwoman Morrissey	Yea	Mr. Greenwood (Alt. #1)	Yea
Mr. Addonizio	Yea	Mr. McBarron	Yea
Mr. Burke	Yea	Mr. Morris	Absent
- Application approved with conditions.

BOA #6-2021 – The Dorrer Family

Block(s): 930 Lot(s): 20 & 21 Zone: HB-20
Address: 1462 Highway 37 & 4908 McGill Road Application Deemed Complete: 2/11/2021
Application Type: Interpretation

Applicant seeks an interpretation that the existing uses of the property are pre-existing nonconforming uses and/or accessory uses and use variance approval to permit leasing of trailers and storage of equipment and materials.

For the Applicant

- Michael Dorrer, Applicant
- Timothy Middleton, Esq
- Joseph Kociuba- Planner

From the Public

- None

Summary

- Applicant is seeking to run a U-Haul company along with storing the vehicles on the property. The site was once used to store township vehicles, impounds, and vehicles that have been in accidents. Applicant wants to carry application to 4/27/22 to get a full board vote.

Carried to 4/27/2022 with no new noticing required

BOA #39-2021 – PSC Materials, LLC

Block(s): 806 Lot(s): 7.01 Zone: OR-5
Address: 2404 Tiltens Corner Rd. Application Deemed Complete: 7/26/2021
Application Type: Major Preliminary & Final Site Plan with Use and Bulk Variances

Applicant proposes the expansion of a nonconforming use, including the construction of two new barns/garages

For the Applicant

- Mark Aikens, Esq

From the Public

- None

Summary

- Requests the applicant ceases any operations on site to be carried to 4/27 and if they do not cease operations the attorney will no longer represent the applicant and the application can be dismissed. The Board agreed allowed the application to be carried until 3/16/2022.

Carried to 3/16/2022 with noticing required

BOA # 26-2019 – Pax Construction

Block(s): 901 Lot(s): 21.01

Zone: R-60

Address: 541 Shark River Station Rd.

Application Deemed Complete: 10/4/2019

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

Applicant proposes to construct an oversized cabana and expand the existing commercial parking area

Withdrawing Application

Resolutions

BOA # 26-2019 – Pax Construction- Resolution to WITHDRAW

Block(s): 901 Lot(s): 21.01

Address: 541 Shark River Station Rd.

- Motion: Mr. Addonizio
- Second: Mr. McBarron
- All in favor. None Opposed.
- Resolution adopted as written.

BOA # 52-2021 – Kyle and Heidi Fenstermaker

Block(s): 281 Lot(s): 30

Address: 2152 Gregory Place

- Motion: Mr. Addonizio
- Second: Vice Chairwoman Morrisey
- All in favor. None Opposed.
- Resolution adopted as written.

Minutes

2/02/2022

Decision

- Motion: Mr. Gray
- Second: Mr. Addonizio
- All in favor. None Opposed.
- Minutes adopted as written.

Adjournment

9:00 PM

- Motion: Mr. McBarron
- Second: Mr. Greenwood
- All in favor. None Opposed.