

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
BOARD OF ADJUSTMENT MEETING MINUTES
3/3/2021

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	Present	Mr. Dorrer	Present
Mr. Gray	Present	Mr. McBarron (Alt. #1)	Present

Board Professionals:

Thomas Catley, Esq.	Absent	Glenn Gerken .	Present
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	Present
Board Attorney		Board Planner	
Dave Magno, P.E.	Absent	Matthew Zahorsky, P.E., C.M.E.	Absent
Board Engineer		Special Board Engineer	

Carried Applications

No Carried Application

New Applications

BOA # 1-2021 – BugattiG, LLC

Block(s): 88 Lot(s): 4 & 5 Zone: HB-120

Address: 1825 Route 35 Application Deemed Complete: Click or tap to enter a date.

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

Applicant is seeking to use property for a doggy daycare and install an outdoor play area .

- Mr. Morris goes over the detail of the application.

Resolutions

BOA # 25-2020 – John Larson

Block(s): 16 Lot(s): 27 Zone: R 7.5

- No correction to be made to the resolution.
- Resolution may be adopted as written.

BOA # 18-2020 – Route 34 Associates

Block(s): 942 Lot(s): 81 Zone: OR-2

- **Carried to 4/7/2021**

BOA # 3-2021 – 628 Chestnut, LLC

Block(s): 13 Lot(s): 5 Zone: R-7.5

- **Carried to 4/7/2021**

BOA # 4-2021 – Alan & Danielle Tufts

Block(s): 955 Lot(s): 1 Zone: RR

- **Carried to 4/7/2021**

Other Business

Minutes to be Adopted.

10/7/2020 and 10/21/2020

- Click or tap here to enter text.
- Click or tap here to enter text.

Executive Session

Motion: Choose an item.

Second: Choose an item.

All in Favor. None Opposed.

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	Present	Mr. Dorrer (Alt. #1).	Present
Mr. Gray	Present	Mr. McBarron (Alt. #2)	Present

Board Professionals:

Thomas Catley, Esq.	Absent	Glenn Gerken .	Present
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	Present
Board Attorney		Board Planner	
Dave Magno, P.E.	Absent	Matthew Zahorsky, P.E., C.M.E.	Absent
Board Engineer		Special Board Engineer	

New and Carried Applications

BOA # 1-2021 – BugattiG, LLC

Block(s): 88 Lot(s): 4 & 5 Zone: HB-120

Address: 1825 Route 35 Application Deemed Complete: Click or tap to enter a date.

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

Applicant is seeking to use property for a doggy daycare and install an outdoor play area .

For the Applicant

- Terry Brady, Esq.
- Rob Freud, PE, PP
- Judy Gorski -Applicant

From the Public

- No objectors

Summary

- The subject site is a 17.45-acre parcel located at 1825 Highway 35 at the southeast corner of the 18th Avenue and Old Mill Road intersection, known as Block 88, Lots 4 and 5. The parcel is in the Highway Business HB-120 Zone. The site currently contains a 189,959 SF shopping center with a variety of commercial uses including: GNC, Dollar Tree, Jersey Strong, and previously Kmart.2. To the north, across 18th Avenue, are residential uses, including the Glen Wall Heights and Xanadu Apartments in the HD-12 Zone. The adjacent parcel to the east contains a ShopRite in the HB-120 Zone. Further east there are various commercial uses with frontage on Route 35, the Polypod Brook, and the Bearmore Mobile Home Park. To the south are commercial uses with frontage on Route 35, including McDonald's and TD Bank in the HB-120 Zone. To the west, across Old Mill Road is a mix of office/industrial uses in the HB-120 Zone and single-family homes in the R-60 Zone.

The Applicant proposes to convert the previous Joyce Leslie space (9,778 SF), to a K9 Resorts Doggie Daycare facility. The proposed improvements include the elimination of 7 parking spaces at the rear of the building for a fenced-in play area.

The Applicant requests a use variance, and minor site plan approval with several bulk variances. The subject site is also within the designated Old Mill Redevelopment Area. No Redevelopment Plan has been created or adopted for this area.

Decision

- Motion: Mr. Morris
- Second: Vice Chairwoman Morrissey
- **Roll Call:**

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

- Application was adjourned to 3/17/2021.

Resolutions

BOA # – BOA # 25-2020 – John Larson

Block(s): 16 Lot(s): 27 Zone: R 7.5

Decision

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

Chairwoman DeSarno Yea

Vice Chairwoman Morrissey Yea

Mr. Addonizio Yea

Mr. Gray Yea

Ms. Hearn Yea

Mr. Morris Absent

Mr. Dorrer (Alt. #1) Yea

Mr. McBarron (Alt. #2) Yea

- Resolution adopted as written.

BOA # 18-2020 – Route 34 Associates

Block(s): 942 Lot(s): 81 Zone: OR-2

Carried to 4/7/2021.

BOA # 3-2021 – 628 Chestnut, LLC

Block(s): 13 Lot(s): 5 Zone: R-7.5

Carried to 4/7/2021.

BOA # 4-2021 – Alan & Danielle Tufts

Block(s): 955 Lot(s): 1 Zone: RR

Carried to 4/7/2021.

Other Business

Minutes

Adjournment

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

Chairwoman DeSarno Yea

Vice Chairwoman Morrissey Yea

Mr. Addonizio Yea

Mr. Gray Yea

Ms. Hearn Yea

Mr. Morris Yea

Mr. Dorrer (Alt. #1) Yea

Mr. McBarron (Alt. #2) Yea