

# 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 SPECIAL MEETING MINUTES 3/7/2022

### 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)	Absent
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	Absent
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	Absent	Christine Winter	Absent
Board Planner		Acting Board Secretary	

### **New & Carried Applications**

### **Resolutions**

### **Other Business**

**Redevelopment Study and Preliminary Investigation Report: NJ Route 33/34 and Asbury Road Corridors**

**Redevelopment Study and Preliminary Investigation Report: Motel Sites**

- Kendra Lelie from T&M Associates presenting both reports/studies.
- Planning Board members did not have any issues with the reports but were eager to hear Kendra explain further into the reports for better understanding.

### **Minutes to be Adopted**

### **Adjournment**

7:10 pm

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## TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 3/7/2022

### REGULAR MEETING IMMEDIATELY FOLLOWING WORKSHOP SESSION MUNICIPAL MEETING ROOM

7:12PM

Chairwoman Coman 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	Present	Ms. Shanklin	Present
Mr. Baumgartner	Present	Ms. Agnello (Alt # 1)	Absent
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	Absent
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	Absent	Christine Winter	Absent
Board Planner		Acting Board Secretary	

#### **New and Carried Applications**

#### **Resolutions**

## Other Business

### Redevelopment Study and Preliminary Investigation Report: NJ Route 33/34 and Asbury Road Corridors

### Redevelopment Study and Preliminary Investigation Report: Motel Sites

#### Presenter for the Study and Preliminary Investigation Reports

- **Kendra Lelie- Professional Planner from T&M Associates**

#### From the Public

- George Crimmins- Attorney- Herold Law
- Robert Derroza
- Antonella Benedetto
- Ranek Patel
- Shailesh Miseru
- Sandy Gervis

#### Summary

The presenter, Kendra Lelie found a significant portion of structures deteriorated or in substandard condition during the 33/34 and motel sites study and explained the redevelopment process which will be beneficial for the community. Kendra mentioned residents/business owners can be grandfathered in if they do not want to be a part of the redevelopment process.

### Redevelopment Study and Preliminary Investigation Report: NJ Route 33/34 and Asbury Road Corridors

#### 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	Yea	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	Absent
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	Yea
Mr. Hall	Yea		
- The Planning Board recommends to the Township Committee that the properties identified in the NJ Route 33/34 and Asbury Road Corridors study meet the criteria of an area in need of Redevelopment without Condemnation or Rehabilitation as proposed in the Study.

### Redevelopment Study and Preliminary Investigation Report: Motel Sites

#### Decision

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

Chairwoman Coman	Yea	Lieutenant O'Halloran	Yea
Vice Chairman Wonsala	Yea	Mayor Orender	Yea
Mr. Barlow	Yea	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	Absent
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	Yea
Mr. Hall	Yea		
- The Planning Board recommends to the Township Committee that the properties identified in the Motel Sites study meet the criteria of an area in need of Redevelopment without Condemnation or Rehabilitation as proposed in the Study.

## Minutes

Adjournment

8:40PM

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