

# 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  
FAX (732) 449-8995  
eward@townshipofwall.com

## TOWNSHIP OF WALL ZONING BOARD OF ADJUSTMENT MEETING MINUTES 3/15/2023

### 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.

#### Roll Call

##### Members:

Chairwoman DeSarno	Present	Ms. Loelius (Alt. #2)	Present
Vice Chairwoman Gray	Absent	Mr. McBarron	Present
Mr. Addonizio	Present	Mr. Morris	Absent
Mr. Burke	Absent	Mr. Shimko	Absent
Mr. Greenwood (Alt. #1)	Absent		

##### Board Professionals:

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

#### New and Carried Applications

##### **BOA#2-2023**

Block(s): 878    Lot(s): 5    Zone: R-30

Address: 1603 Allen Way

Application Deemed Complete: 1/5/2023

Application Type: Bulk Variance

Applicant is seeking to construct an accessory detached garage & associated site work to an existing single-family home.

- Members discussed the details of the application.

##### **BOA#7-2021- Filippo Residence**

Block(s): 269    Lot(s): 6    Zone: RR-6

Address: 2631 18<sup>TH</sup> Ave

Application Deemed Complete: 2/11/2021

Application Type: Interpretation with Bulk Variances

Applicant is seeking an interpretation that the grazing of farm animals is pre-existing nonconforming use, and permission to construct two sheds.

*Carried to 5/17/2023 with no re-noticing required.*

**BOA#1-2022- Krishna Restaurant**

Block(s): 80      Lot(s): 57      Zone: HB-120

Address: 1735 Highway 35

Application Deemed Complete: 1/10/2022

Application Type: P/F Major Site Plan w/Bulk and Use Variances

Applicant is seeking to add a drive thru to an existing fast-food restaurant.

*Carried to 4/19/2023 with re-noticing required.*

**BOA#31-2022- 1914 Atlantic LLC**

Block(s): 799      Lot(s): 44      Zone: OR-5

Address: 1914 Atlantic Ave.

Application Deemed Complete: 6/27/2022

Application Type: Bulk Variance

Applicant is seeking to use the existing pole barn for a hand car wash and detailing business.

*Carried to 5/17/2023 with no re-noticing required.*

**Resolutions**

**BOA#10-2022- Timothy & Christina Cusack**

Block(s): 751      Lot(s): 31      Address: 3804 Belmar Blvd.

- No corrections. Resolution can be adopted as written.

**BOA#36-2022- Betty Jane & Richard Schlossberg**

Block(s): 179      Lot(s): 92      Address: 1105 Glendale Parkway

- No corrections. Resolution can be adopted as written.

**BOA#37-2022- Tereza Mirkovic & James Priolo- RESTATED**

Block(s): 350      Lot(s): 46      Address: 503 Lenni-Lenape Trail

- No corrections. Resolution can be adopted as written.

**BOA#39-2022- Thomas Andrews**

Block(s): 200      Lot(s): 4      Address: 2805 Pierce St.

- No corrections. Resolution can be adopted as written.

**BOA#40-2022- Stephanie Libonate**

Block(s): 771      Lot(s): 14.26      Address: 2089 Overlook Dr.

- No corrections. Resolution can be adopted as written.

**Other Business**

**Minutes to be Adopted**

**12/7/2022**

- Minutes can be approved as written.

**Adjournment**

7:10 PM

# 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  
FAX (732) 449-8995  
eward@townshipofwall.com

## TOWNSHIP OF WALL ZONING BOARD OF ADJUSTMENT MEETING MINUTES 3/15/2023

### 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.

### Roll Call

#### Members:

Chairwoman DeSarno	Present	Ms. Loelius (Alt. #2)	Present
Vice Chairwoman Gray	Absent	Mr. McBarron	Present
Mr. Addonizio	Present	Mr. Morris	Absent
Mr. Burke	Absent	Mr. Shimko	Absent
Mr. Greenwood (Alt. #1)	Absent		

#### Board Professionals:

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

### New and Carried Applications

#### **BOA#7-2021- Filippo Residence**

Block(s): 269      Lot(s): 6      Zone: RR-6

Address: 2631 18<sup>TH</sup> Ave      Application Deemed Complete: 2/11/2021

Application Type: Interpretation with Bulk Variances

Applicant is seeking an interpretation that the grazing of farm animals is pre-existing nonconforming use, and permission to construct two sheds.

*Carried to 5/17/2023 with no re-noticing required.*

#### **BOA#1-2022- Krishna Restaurant**

Block(s): 80      Lot(s): 57      Zone: HB-120

Address: 1735 Highway 35      Application Deemed Complete: 1/10/2022

Application Type: P/F Major Site Plan w/Bulk and Use Variances

Applicant is seeking to add a drive thru to an existing fast-food restaurant.

*Carried to 4/19/2023 with re-noticing required.*

**BOA#31-2022- 1914 Atlantic LLC**

Block(s): 799    Lot(s): 44    Zone: OR-5

Address: 1914 Atlantic Ave.                      Application Deemed Complete: 6/27/2022

Application Type: Bulk Variance

Applicant is seeking to use the existing pole barn for a hand car wash and detailing business.

*Carried to 5/17/2023 with no re-noticing required.*

**BOA#2-2023**

Block(s): 878    Lot(s): 5                      Zone: R-30

Address: 1603 Allen Way                      Application Deemed Complete: 1/5/2023

Application Type: Bulk Variance

Applicant is seeking to construct an accessory detached garage & associated site work to an existing single-family home.

For the Applicant

- Homeowner
- Family Member

From the Public

- None

Summary

- The Applicant would like to add a detached garage to his property. He cannot construct an attached garage due to the locations of the bedrooms but believes that the detached garage will blend in with the rest of the neighborhood. The Homeowner has an existing shed and gazebo which he did not receive proper approvals for and agreed to remove the shed and apply for permits for the gazebo.

Decision

- Motion: Mr. Addonizio
- Second: Ms. Loelius
- Roll Call:
 

Chairwoman DeSarno	Yea	Mr. McBarron	Yea
Vice Chairwoman Gray	Absent	Mr. Morris	Absent
Mr. Addonizio	Yea	Ms. Loelius (Alt. #2)	Yea
Mr. Burke	Absent	Mr. Shimko	Abstain
Mr. Greenwood (Alt. #1)	Absent		
- Application approved with conditions.

**Resolutions**

**BOA#10-2022- Timothy & Christina Cusack**

Block(s): 751    Lot(s): 31    Address: 3804 Belmar Blvd.

Decision

- Motion: Mr. Addonizio
- Second: Ms. Loelius
- All in favor. None Opposed.
- No corrections. Resolution can be adopted as written.

**BOA#36-2022- Betty Jane & Richard Schlossberg**

Block(s): 179    Lot(s): 92    Address: 1105 Glendale Parkway

Decision

- Motion: Mr. Addonizio
- Second: Ms. Loelius
- All in favor. None Opposed.
- No corrections. Resolution can be adopted as written.

**BOA#37-2022- Tereza Mirkovic & James Priolo- RESTATED**

Block(s): 350    Lot(s): 46    Address: 503 Lenni-Lenape Trail  
Decision

- Motion: Mr. Addonizio
- Second: Mr. McBarron
- All in favor. None Opposed.
- No corrections. Resolution can be adopted as written.

**BOA#39-2022- Thomas Andrews**

Block(s): 200    Lot(s): 4    Address: 2805 Pierce St.  
Decision

- Motion: Mr. Addonizio
- Second: Ms.Loelius
- All in favor. None Opposed.
- No corrections. Resolution can be adopted as written.

**BOA#40-2022- Stephanie Libonate**

Block(s): 771    Lot(s): 14.26    Address: 2089 Overlook Dr.  
Decision

- Motion: Mr. Addonizio
- Second: Ms.Loelius
- All in favor. None Opposed.
- No corrections. Resolution can be adopted as written.

**Other Business**

**Minutes**

**12/7/2022**

Decision

- Motion: Mr. Addonizio
- Second: Ms. Loelius
- All in favor. None Opposed.
- No corrections. Minutes can be adopted as written.

**Adjournment**

**7:30 PM**

Respectfully submitted by:  
Erika Ward