

TOWNSHIP OF WALL



Timothy J. Farrell, Mayor  
Dan Becht, Deputy Mayor  
Kevin P. Orender  
Thomas M. Kingman  
Erin M. Mangan

2700 Allaire Road  
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TOWNSHIP OF WALL  
BOARD OF ADJUSTMENT MEETING MINUTES  
3/17/2021

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](http://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	Glen Gerken P.E.	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: 12/31/2020

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 details of the application .
- This the second round of testimony for this application.

### Resolutions

#### **BOA # 25-2020 – John Larson**

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

- **Resolution to 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

- No Other Business

### Minutes to be Adopted

- No Minutes to be Approved.

### Executive Session

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

Board Professionals:

Thomas Catley, Esq.	Absent	Ben Montenegro, Esq.	Absent
Conflict Attorney		Conflict Attorney	
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	
Glenn Gerken, 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: 12/31/2020

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.
- Judy Gorski- Applicant
- Rob Freud -P.P
- Kevin Tennent – Franchise specialist

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.
- Application was carried to May 19, 2021 with no noticing required.

**Resolutions**

**BOA # 25-2020 – John Larson**

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

Decision

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

• Eligible to Vote:

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

- Resolution adopted as written.

Other Business

Minutes

Adjournment

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

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