

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 PLANNING BOARD MEETING MINUTES 3/21/2022

WORKSHOP SESSION 7:00 PM CONFERENCE ROOM B

7:05pm 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	Absent	Mayor Orender	Absent
Mr. Barlow	Present	Ms. Shanklin	Present
Mr. Baumgartner	Present	Ms. Agnello (Alt # 1)	Present
Committeeman Farrell	Present	Mr. Blewitt (Alt # 2)	Absent
Mr. Hall	Present		

Board Professionals:

Gregory McGuckin, Esq. Board Attorney	Absent	Matthew Zahorsky, PE, CME Special Board Engineer	Absent
Ben Montenegro, Esq. Conflict Attorney	Present	Nora Coyne, PP, AICP Special Board Planner	Absent
Raymond Savacool, PE, PP, CME, CFM Board Engineer	Present	Erika Ward Board Secretary	Present
Scott Taylor, AICP, PP, LLA, LEED AP Board Planner	Present	Christine Winter Acting Board Secretary	Absent
Patrick Varga, Esq	Present		

New & Carried Applications

PB#19-2021- McDonald's Corporation

Block(s): 88 Lot(s): 11 Zone: HB-80

Address: 1831 NJ 35

Application Deemed Complete: 12/7/2021

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

Applicant is seeking façade renovations, signage and site improvements for existing drive-thru restaurant.

- Multiple variances and little conditions.
- Wants to address the unique loading spaces and parking with the applicant.
- Needs to add landscaping.

PB#10-2019- Ramshorn Drive, LLC

Block(s): 893 Lot(s): 108.01 Zone: OP-10

Address: 2691-2697 Highway 70 Application Deemed Complete: 4/24/2019

Application Type: Final Site Plan w/Bulk Variances

Applicant is seeking to construct two commercial office buildings w/associated site work.

- Only requires one variance.
- Drainage is a concern.
- Ms. Agnello identified she would be recusing herself from the application.

Resolutions

PB # 20-2021 – 35 West, LLC

Block(s): 263 Lot(s): 5 Address: 2157 Highway 35

- No corrections. Resolution can be adopted as written.

PB # 5-2021 – The Arc of Monmouth Inc.

Block(s): 930 Lot(s): 51.02 Address: 1345 Campus Parkway Unit A4-A16

- No corrections. Resolution can be adopted as written.

PB # 2-2022 – Poppy Properties

Block(s): 230 Lot(s): 6 Address: 2907 McKinley Avenue

- No corrections. Resolution can be adopted as written.

Other Business

Rob Molner presented the Brookdale Solar Canopy Capital Review Project before the board members, and they recommended the application without comments.

Minutes to be Adopted

2/7/2022 & 2/28/2022

Adjournment

7:40 pm

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TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 3/21/2022

REGULAR MEETING IMMEDIATELY FOLLOWING WORKSHOP SESSION MUNICIPAL MEETING ROOM

7:45PM

Chairwoman 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	Absent	Mayor Orender	Absent
Mr. Barlow	Present	Ms. Shanklin	Present
Mr. Baumgartner	Present	Ms. Agnello (Alt # 1)	Present
Committeeman Farrell	Present	Mr. Blewitt (Alt # 2)	Absent
Mr. Hall	Present		

Board Professionals:

Gregory McGuckin, Esq. Board Attorney	Absent	Matthew Zahorsky, PE, CME Special Board Engineer	Absent
Ben Montenegro, Esq. Conflict Attorney	Absent	Nora Coyne, PP, AICP Special Board Planner	Absent
Raymond Savacool, PE, PP, CME, CFM Board Engineer	Present	Erika Ward Board Secretary	Present
Scott Taylor, AICP, PP, LLA, LEED AP Board Planner	Present	Christine Winter Acting Board Secretary	Absent
Patrick Varga, Esq	Present		

New and Carried Applications

PB#10-2019- Ramshorn Drive, LLC

Block(s): 893 Lot(s): 108.01 Zone: OP-10

Address: 2691-2697 Highway 70 Application Deemed Complete: 4/24/2019

Application Type: Final Site Plan w/Bulk Variances

Applicant is seeking to construct two commercial office buildings w/associated site work.

For the Applicant

- **Timothy B. Middleton, Esq., Attorney**
- **Joseph Kociuba, Engineer**
- **David Feldmin, Architect**

From the Public

- **Edward Liston, Esq., Attorney**- represents Mr. and Mrs. Abbot and Mr. and Mrs. Piccone both located on Horseshoe drive which abuts Ramshorne Drive and drainage is a major concern for them.

Summary

The applicant wants to construct two office buildings with site improvements. Drainage has been a concern however, the Engineer made modifications to the plans and believes there will be no drainage issues in the future. No decision made and application will be carried to 5/16/22.

Decision

- Motion: Mr. Barlow
- Second: Ms. Shanklin
- Roll Call:

Chairwoman Coman	Yea	Lieutenant O'Halloran	Yea
Vice Chairman Wonsala	Absent	Mayor Orender	Absent
Mr. Barlow	Yea	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	Recused
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	Absent
Mr. Hall	Yea		

Carried to 5/16/2022 with no re-noticing required

PB#19-2021- McDonald's Corporation

Block(s): 88 Lot(s): 11 Zone: HB-80

Address: 1831 NJ 35 Application Deemed Complete: 12/7/2021

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

Applicant is seeking façade renovations, signage and site improvements for existing drive-thru restaurant.

For the Applicant

- **Scott Lippert, Esq., Attorney**
- **Aaron Bodenschatz, Engineer**

From the Public

- No objectors appeared with respect to the application.

Summary

Applicant wants to make modifications to prior approved conditions. They are seeking façade renovations, new signage, and site improvements for an existing drive thru which will be changed to a dual drive thru. Scott Taylor recommends adding a sidewalk easement. No decision made and the application will be carried to 5/2/2022.

Decision

- Motion: Mr. Baumgartner
- Second: Mayor Farrell
- Roll Call:

Chairwoman Coman	Yea	Lieutenant O’Halloran	Yea
Vice Chairman Wonsala	Absent	Mayor Orender	Absent
Mr. Barlow	Yea	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	Yea
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	Absent
Mr. Hall	Yea		

Carried to 5/2/2022 with no re-noticing required

Resolutions

PB # 20-2021 – 35 West, LLC

Block(s): 263 Lot(s): 5 Address: 2157 Highway 35

Decision

- Motion: Mr. Hall
- Second: Ms. Shanklin
- Roll Call:

Chairwoman Coman	Yea	Lieutenant O’Halloran	Yea
Vice Chairman Wonsala	Absent	Mayor Orender	Absent
Mr. Barlow	N/A	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	Yea
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	Absent
Mr. Hall	Yea		

- Resolution Adopted as written

PB # 5-2021 – The Arc of Monmouth Inc.

Block(s): 930 Lot(s): 51.02 Address: 1345 Campus Parkway Unit A4-A16

Decision

- Motion: Mr. Barlow
- Second: Mr. Baumgartner
- Roll Call:

Chairwoman Coman	Yea	Lieutenant O’Halloran	Yea
Vice Chairman Wonsala	Absent	Mayor Orender	Absent
Mr. Barlow	Yea	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	N/A
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	N/A
Mr. Hall	Yea		

- Resolution Adopted as written

PB # 2-2022 – Poppy Properties

Block(s): 230 Lot(s): 6 Address: 2907 McKinley Avenue

Decision

- Motion: Ms. Shanklin
- Second: Mayor Farrell
- Roll Call:

Chairwoman Coman	Yea	Lieutenant O’Halloran	Recused
Vice Chairman Wonsala	Absent	Mayor Orender	Absent
Mr. Barlow	Yea	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	Recused
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	Absent
Mr. Hall	Yea		
- Resolution Adopted as written

Other Business

Minutes

February 7, 2022

Decision

- Motion: Mr. Hall
- Second: Ms. Shanklin
- Roll Call:

Chairwoman Coman	Yea	Lieutenant O’Halloran	Yea
Vice Chairman Wonsala	Absent	Mayor Orender	Absent
Mr. Barlow	N/A	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	Yea
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	Absent
Mr. Hall	Yea		
- Minutes adopted as written

February 28, 2022

Decision

- Motion: Mayor Farrell
- Second: Mr. Barlow
- Roll Call:

Chairwoman Coman	Yea	Lieutenant O’Halloran	Yea
Vice Chairman Wonsala	Absent	Mayor Orender	Absent
Mr. Barlow	Yea	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	Yea
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	Absent
Mr. Hall	Yea		
- Minutes adopted as written

Adjournment

10:00 PM

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