

TOWNSHIP OF WALL



Timothy J. Farrell, Mayor
Dan Becht, Deputy Mayor
Kevin P. Orender
Thomas M. Kingman
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TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 3/22/2021

REMOTE MEETING Please be advised that while Townhall is closed to the public, the Planning Board 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/pb-1>.

All meeting material is also available online at www.wallnj.com/pbremotemeetings

Chairwoman Coman called to order **The Workshop Meeting** of the Wall Township Planning Board according to the Sunshine Law.

Welcome to the March 22, 2021 Wall Township planning board workshop meeting this meeting is being held in accordance with the sunshine law and a resolution adopted by this board on January 25, 2021.

Members:

Amanda Agnello (Alt #1)	Present	Chairwoman Coman	Present
Mr. Barlow	Present	Mayor Farrell	Present
Mr. Baumgartner	Present	Mr. Hall	Present
Deputy Mayor Becht	Present	Lieutenant O'Halloran	Present
Mr. Blewitt (Alt #2)	Present	Ms. Shanklin	Present
		Mr. Wonsala (VC)	Present

Board Professionals:

Nora Coyne, P.P., AICP Special Board Planner	Present	Raymond Savacool, P.E., P.P., C.M.E., C.F.M. Board Engineer	Present
Jerry Dasti, Esq./McGuckin Board Attorney	Present	Scott Taylor Board Planner	Present
Jennifer O'Sullivan Board Secretary	Present	Matthew Zahorsky, P.E., C.M.E. Special Board Engineer	Present

New and Carried Applications

PB # 3-2021 – Barry Jost

Block(s): 87 Lot(s): 12 & 12.01 Zone: R-15

Address: 1604 Marconi Road Application Deemed Complete: 2/3/2021

Application Type: Minor Subdivision with Variances

Applicant is seeking to subdivide the property into two lots.

Carried to 4/12/2021 with noticing required.

PB # 1-2021 – Grossman & Egloff

Block(s): 109 Lot(s): 8 Zone: R 7.5

Address: 1716 Leslie Avenue Application Deemed Complete: 1/11/2021

Application Type: Minor Subdivision with Variances

Applicant is seeking to subdivide the property into two lots..

- Ms. Shaklin goes over the application. The owners of the property Carl Grossman and Michelle Egloff have requested a minor subdivision with the existing dwelling to remain and bulk variance approval to divide the site and all the existing non-conforming conditions are proposed remain unchanged, except for the storage shed that they have it is going to be eliminated as part of the proposal.
- Matt Zahorsky's states the impervious coverage under proposed lot 8.1 is pretty excessive the entire backyard it has basically made up of either in ground pool a fishpond or patio, so we would like to hear some testimony as to some alternatives.

PB #9-2020 – Wall Herald Corp.

Block(s): 917 Lot(s): 13 & 66 Zone: AI for Lot 13; CR-40 for 66

Address: 1717 Highway 34 & 5100 West Hurley Pond Road

Application Deemed Complete: 12/18/2020

Application Type: Preliminary and Final Site Plan with Variances

Applicant is seeking to repair/replace existing runway and relocate taxiway & private roadway.

- Greg McGuckin, Board Attorney we did have a discussion with the outcomes attorney and there is a question about an airport plan. The Applicant was going to forward to us, and we have not received at least I have not seen it yet, and this afternoon was their State DOT airport plant application for the grant etc., Madam chair, we could take jurisdiction over the hearing and indicate that we are trying. To obtain that information.
- Ronald S. Gasiorowski, Esq. And I am raising the question with regard to jurisdiction, and I would, this matter, to be carried .
- Matt Dolan attorney for the applicant I will defer to you, Madam, Chairwoman whatever you think is best as it relates to some outstanding issues. I know that Mr. Taylor had requested a copy of our applications to the New Jersey Department of Transportation related to our grants.
- Carried to April 26, 2021 The Board did not require new notice.

Resolutions

PB # 6-2020 – Garden State Precast, LLC

Block(s): 917.01 Lot(s): 38.03 Zone: GI-2

Address: 1630 Wyckoff Road Application Deemed Complete: 9/4/2020

Application Type: Major Preliminary and Final Site Plan

Applicant is seeking to construct an addition to an existing building.

- Carried to 4/12/2021.

Other Business

Minutes to be Adopted.

11/16/2020

- Amend to add dates to the bottom of pages.
- Minutes can be adopted as written.

Executive Session

Adjournment

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TOWNSHIP OF WALL
PLANNING BOARD MEETING MINUTES
3/22/2021

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Chairwoman Coman called to order **The Regular Meeting** of the Wall Township Planning Board at according to the Sunshine Law.

Roll Call

Members:

Amanda Agnello (Alt #1)	Present	Chairwoman Coman	Present
Mr. Barlow	Present	Mayor Farrell	Present
Mr. Baumgartner	Present	Mr. Hall	Present
Deputy Mayor Becht	Present	Lieutenant O’Halloran	Present
Mr. Blewitt (Alt #2)	Present	Ms. Shanklin	Present
Mr. Barlow	Present	Vice Chairman Wonsala	Present

Board Professionals:

Nora Coyne, P.P., AICP	Present	Raymond Savacool, P.E., P.P., C.M.E., C.F.M.	Present
Special Board Planner		Board Engineer	
Jerry Dasti, Esq.	Present	Scott Taylor	Present
Board Attorney		Board Planner	
Jennifer O’Sullivan	Present	Matthew Zahorsky, P.E., C.M.E.	Present
Board Secretary		Special Board Engineer	

Carried Applications

PB # 3-2021 – Barry Jost

Block(s): 87 Lot(s): 12 & 12.01 Zone: R-15
Address: 1604 Marconi Road Application Deemed Complete: 2/3/2021
Application Type: Minor Subdivision with Variances
Applicant is seeking to subdivide the property into two lots.
Carried to 4/12/2021 with noticing required.

PB #9-2020 – Wall Herald Corp.

Block(s): 917 Lot(s): 13 & 66 Zone: A1 for Lot 13; CR-40 for 66
Address: 1717 Highway 34 & 5100 West Hurley Pond Road
Application Deemed Complete: 12/18/2020
Application Type: Preliminary and Final Site Plan with Variances
Applicant is seeking to repair/replace existing runway and relocate taxiway & private roadway.
Carried to 4/26/2021 with no re-noticing required.

New Applications

PB # 1-2021 – Grossman & Egloff

Block(s): 109 Lot(s): 8 Zone: R 7.5

Address: 1716 Leslie Avenue

Application Deemed Complete: 1/11/2021

Application Type: Minor Subdivision with Variances

Applicant is seeking to subdivide the property into two lots..

For the Applicant

- Michael Rubino, Attorney for applicant
- **Mr. Karl Grossman, Owner**
- Joe Kociuba -Planner/Engineer

From the Public

- Public Comment Open for Questions and Comments
- Seeing None

Summary

- The property consists of approximately 15,000 square feet (0.34 acres) and is located within the Residential (R-7.5) Zone District. The site is situated at the end of Leslie Street on the northern side approximately 350 feet east of its intersection with Voorhees Avenue. The property is improved with a 2.5-story single-family dwelling that is serviced by a driveway and walkways. An in-ground pool, fishpond, patio, and storage shed also exist on the property. Figure 1, attached, provides an aerial image of the site.
- Surrounding land uses include single-family residential properties in the R-7.5 zone to the north, south, and east. To the west is vacant Township of Wall owned property in the Public Open Space.
- Existing nonconforming conditions of the site include the following: Principal building front yard setback: 24.4 feet. Exists, where a minimum of 25 feet is required.
Pool rear yard setback: 4.21 feet exists, where a minimum of 7.5 feet is required.
Pool side yard setback: 3.63 feet exists along the western property line, where a minimum of 7.5 feet is required. Patio rear yard setback: 4.21 feet exists, where a minimum of 7.5 feet is required Pool equipment side yard setback: 3.73 feet exists along the western property line, where a minimum of 7.5 feet is required Patio side yard setback: 3.63 feet exists along the western property line, where a minimum of 7.5 feet is required. Storage shed size: 121 feet exists, where a maximum of 120 square feet is permitted.
All of the existing nonconforming conditions are proposed to remain unchanged, except for storage shed size. The storage shed will be eliminated as part of this proposal.
The following new variances are required with this application:
Lot 8.01 impervious coverage: 48.3% proposed, where 26.3% exists, and a maximum of 40% is permitted
Lot 8.01 principal building side yard setback: 6.28 proposed along the eastern property line, where 81.2 feet exists, and 7.5 feet is required.
Lot 8.01 patio side yard setback: 0 feet proposed along the eastern property line where approximately 75 feet exists, and 7.5 feet is required.

Decision

- Motion: Ms. Shanklin
- Second: Vice Chairman Wonsala
- Roll Call:

Amanda Agnello (Alt #1)	Yea	Mayor Farrell	Yea
Mr. Barlow	Yea	Mr. Hall	Yea
Mr. Baumgartner	Yea	Lieutenant O’Halloran	Yea
Deputy Mayor Becht	Yea	Vice Chairman Wonsala	Yea
Mr. Blewitt (Alt #2)	Yea	Chairwoman Coman	Yea
- Application approved with conditions.

Resolutions

PB # 6-2020 – Garden State Precast, LLC

Block(s): 917.01 Lot(s): 38.03 Zone: GI-2

Address: 1630 Wyckoff Road

Application Deemed Complete: 9/4/2020

Application Type: Major Preliminary and Final Site Plan

Applicant is seeking to construct an addition to an existing building.

Carried to 4/12/2021 for further review of the resolution.

Other Business

Minutes

11/16/20

Decision

- Motion: Mr. Barlow
- Second: Vice Chairman Wonsala
- Eligible to Vote .

Mr. Barlow	Yea	Lieutenant O'Halloran	Yea
Mr. Baumgartner	Yea	CMs. Shaklin	Yea
Mayor Farrell	Yea	Vice Chairman Wonsala	Yea
Mr. Hall	Yea	Chairwoman Coman	Yea
- Minutes adopted as written.

Adjournment

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

Amanda Agnello (Alt #1)	Yea	Mayor Farrell	Yea
Mr. Barlow	Yea	Mr. Hall	Yea
Mr. Baumgartner	Yea	Lieutenant O'Halloran	Yea
Deputy Mayor Becht	Yea	Vice Chairman Wonsala	Yea
Mr. Blewitt (Alt #2)	Yea	Chairwoman Coman	Yea