

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 4/4/2022

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

New & Carried Applications

PB#4-2022- Richard Schulz

Block: 917 Lot(s): 74 Zone:GI-2

Address: 5138 West Hurley Pond Rd. Application Deemed Complete: 2/25/2022

Application Type: Minor Subdivision with Bulk Variances

Applicant is seeking a technical subdivision to subdivide the existing lot into two lots.

- The members and professionals went over the details of the project.

Resolutions

Resolution of the Wall Township Planning Board recommending the designation of an area in need of redevelopment as well as an area in need of rehabilitation pursuant to N.J.S.A.

40A:12a-5 including the following:

Block 907, Lots 1, 5, 10, 11, 12, 22, 23, 25, 26 AND 47;

Block 908, Lots 2, 3, 4, 5.01, 6, 7 and 8,;

Block 909, Lots 1,6 and 7;

Block 911, Lots 1, 2, 11, 12, 13 and 26;

Block 912, Lots 2 and 4.02;

Block 930.01, Lots 13, 14 and 15

- No Corrections. Resolution can be adopted as written.

Resolution of the Wall Township Planning Board recommending the designation of block 274, lot 25, block 301, lot 9, block 745, lot 2, and block 831, lot 30 be designated as a non-condemnation area in need of redevelopment and an area in need of rehabilitation pursuant to N.J.S.A. 40A:12a-5

- No Corrections. Resolution can be adopted as written.

Minutes to be Adopted

3/7/2022

Adjournment

7:20 pm

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TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 4/4/2022

REGULAR MEETING IMMEDIATELY FOLLOWING WORKSHOP SESSION MUNICIPAL MEETING ROOM

7:25PM

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	Absent
Vice Chairman Wonsala	Present	Mayor Orender	Absent
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	Present
Conflict Attorney		Special Board Planner	
Raymond Savacool, PE, PP, CME, CFM	Absent	Erika Ward	Present
Board Engineer		Board Secretary	
Scott Taylor, AICP, PP, LLA, LEED AP	Absent	Christine Winter	Absent
Board Planner		Acting Board Secretary	
Patrick Varga, Esq	Absent		

New and Carried Applications

PB#4-2022- Richard Schulz

Block: 917 Lot(s): 74 Zone:GI-2

Address: 5138 West Hurley Pond Rd. Application Deemed Complete: 2/25/2022

Application Type: Minor Subdivision with Bulk Variances

Applicant is seeking a technical subdivision to subdivide the existing lot into two lots.

For the Applicant

- **Michael Rubino, Esq., Attorney**
- **Joseph Kociuba, Engineer**
- **Richard Schulz, Owner**

From the Public

- **None**

Summary

The applicant is seeking a technical subdivision with bulk variances, dividing the existing lot into two lots. The applicant wants to relocate one sign and install another freestanding sign on the property.

Decision

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

Chairwoman Coman	Yea	Lieutenant O’Halloran	Absent
Vice Chairman Wonsala	Yea	Mayor Orender	Absent
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		

Resolutions

Resolution of the Wall Township Planning Board recommending the designation of an area in need of redevelopment as well as an area in need of rehabilitation pursuant to N.J.S.A.

40A:12a-5 including the following:

Block 907, Lots 1, 5, 10, 11, 12, 22, 23, 25, 26 AND 47;

Block 908, Lots 2, 3, 4, 5.01, 6, 7 and 8,;

Block 909, Lots 1,6 and 7;

Block 911, Lots 1, 2, 11, 12, 13 and 26;

Block 912, Lots 2 and 4.02;

Block 930.01, Lots 13, 14 and 15

Decision

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

Chairwoman Coman	Yea	Lieutenant O’Halloran	Absent
Vice Chairman Wonsala	Yea	Mayor Orender	Absent
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		

- Resolution Adopted as written

Resolution of the Wall Township Planning Board recommending the designation of Block 274, Lot 25, Block 301, Lot 9, Block 745, Lot 2, and Block 831, Lot 30 be designated as a non-condemnation area in need of redevelopment and an area in need of rehabilitation pursuant to N.J.S.A. 40A:12a-5

Decision

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

Chairwoman Coman	Yea	Lieutenant O’Halloran	Absent
Vice Chairman Wonsala	Yea	Mayor Orender	Absent
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		
- Resolution Adopted as written

Other Business

Minutes

March 7, 2022

Decision

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

Chairwoman Coman	Yea	Lieutenant O’Halloran	Absent
Vice Chairman Wonsala	Yea	Mayor Orender	Absent
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		
- Minutes adopted as written

Adjournment

7:50 PM

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