

TOWNSHIP OF WALL



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

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TOWNSHIP OF WALL
BOARD OF ADJUSTMENT MEETING MINUTES
4/7/2021

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

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.	Absent
Conflict Attorney		Board Engineer	
Nora Coyne, P.P., AICP	Present	Jennifer O’Sullivan	Present
Special Board Planner		Board Secretary	
Geoffrey Cramer, Esq.	Present	Scott Taylor	Absent
Board Attorney		Board Planner	
Dave Magno, P.E.	Absent	Matthew Zahorsky, P.E., C.M.E.	Present
Board Engineer		Special Board Engineer	

Carried Applications

BOA # [7-2021](#) – San Filippo Residence

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

Address: 2631 18th Avenue

Application Deemed Complete: 11/21/2002

Application Type: Interpretation- Bulk

Applicant is seeking to maintain a 6-foot-high fence in the front yard, and maintain an oversized shed, and to determine if grazing of farm animals is a pre-existing nonconforming use.

- *Carried to 4/21/2021 with noticing required.*

New Applications

BOA # [2-2021](#) – Mona Yousef

Block(s): 880 Lot(s): 20 Zone: R-30

Address: 1605 Bass Point Road

Application Deemed Complete: 1/20/2021

Application Type: Bulk Variance

Applicant is seeking to maintain a deck & shed on the property.

- Mr. Addonizio goes over the application. States that his is an application that we approved back in 2015 and I guess after they finished the work it was found that they were off a little bit in their placement.
- Matt Zahorsky states people make mistakes in construction all the time, the setbacks and the changes are very minimal.

BOA # [24-2020](#) – Terrance J. McGee

Block(s): 845 Lot(s): 33 Zone: R-20

Address: 2402 Ramshorn Drive

Application Deemed Complete: 12/1/2020

Application Type: Bulk Variance

Applicant is seeking to install an in-ground pool in the front yard.

- Ms. Hearn goes over the application. She has many questions for the applicant regarding the driveway. Questions the imperious coverage.

Resolutions

BOA # [18-2020](#) – Route 34 Associates

Block(s): 942 Lot(s): 81 Zone: OR-2

- *Carried to 4/21/2021*

BOA # [3-2021](#) – 628 Chestnut, LLC

Block(s): 13 Lot(s): 5 Zone: R-7.5

- *Carried to 4/21/2021*

BOA # 4-2021 – Alan & Danielle Tufts

Block(s): 955 Lot(s): 1 Zone: RR

- *Carried to 4/21/2021*

Other Business

Minutes to be Adopted.

11/4/2020

- No corrections and can be adopted as written.

11/18/2020

- No corrections and can be adopted as written.

12/2/2020

- No corrections and can be adopted as written.

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	Present
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	Present	Jennifer O’Sullivan	Present
Special Board Planner		Board Secretary	
Geoffrey Cramer, Esq.	Present	Scott Taylor	Absent
Board Attorney		Board Planner	
Dave Magno, P.E.	Absent	Matthew Zahorsky, P.E., C.M.E.	Present
Board Engineer		Special Board Engineer	

New and Carried Applications

BOA # 2-2021 – Mona Yousef

Block(s): 880 Lot(s): 20 Zone: R-30

Address: 1605 Bass Point Road

Application Deemed Complete: 1/20/2021

Application Type: Bulk Variance

Applicant is seeking to maintain a deck & shed on the property.

For the Applicant

- Michael R. Rubino, Jr., Esquire
- Dr. Mona Yousef – Applicant
- Joseph Kociuba P.E., Applicants Engineer

From the Public

- There were no objectors to the subject development application.
- No question or comments from the public.

Summary

- The property in question consists of approximately 25,362 square feet (0.58 acres) and is located within the Residential (R-30) Zone District. The site is situated on the south side of Bass Point Road, just east of its intersection with River Road. The property is improved with a 2.5-story single-family dwelling that is serviced by a stone driveway and walkways. A front yard garage, rear storage shed, and rear wood decking also exist on the property. Surrounding land uses include single-family residential properties in the R-30 zone to the north, east and west. To the South of the property is the Manasquan River. Project Description The applicant proposes to maintain an existing storage shed and deck built within fifty (50) feet of the mean high-water line (MHWL). The property requires variances for structures within 50 feet of the MHWL and shed side yard setback.

Decision

- Motion: Mr. Addonizio
- Second: Vice Chairwoman Morrissey
- Roll Call:

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea
Mr. Addonizio	Yea	Mr. Dorrer	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #1)	Yea
- Application approved with conditions.

BOA # 24-2020 – Terrance J. McGee

Block(s): 845 Lot(s): 33 Zone: R-20

Address: 2402 Ramshorn Drive

Application Deemed Complete: 12/1/2020

Application Type: Bulk Variance

Applicant is seeking to install an in-ground pool in the front yard.

For the Applicant

- Terrance J. McGee – Applicant

From the Public

- Jim & Toni Easley
- Sharon Balsamo
- Tricia Beam – has an issue with the sand. Mr. Zahorsky states that anything disturbed by Mr. McGee will be part of a code enforcement effort and he will have to put some seeds down and get some stabilization in that area, and that will coincide with any structures that are located within.

Summary

- The property in question consists of approximately 20,475 square feet (0.47 acres) and is located within the Residential (R-20) Zone District. The site is situated on the eastern side of Ramshorn Drive approximately 150feet north of its intersection with Holly Boulevard. The property is a through lot that fronts and has street access on Hemlock Street. The property is improved with a two-story single-family dwelling that is serviced by a stone driveway. Extensive brick pavers, a storage shed and attached wood decking also exist on the property. Figure1, attached, provides an aerial image of the site. Surrounding land uses include single-family residential properties in the R-20 zone to the north, south, and east. To the west, across Ramshorn Drive, are single-family dwellings in the R-10 Zone. Project Description The application requires variances to maintain the existing shed and driveway expansions on the property that were installed without permits. In addition, the applicant proposes to install an in-ground pool with associated fencing, pool equipment and surrounding pool walkway. The property requires variances for impervious coverage, accessory structures in a front yard, patio front yard setback, patio side yard setback, shed side yard setback, and change in grade by more than two feet.

Decision

- Motion: Ms. Hearn
- Second: Mr. Gray
- Roll Call:

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea
Mr. Addonizio	Yea	Mr. Dorrer	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #1)	Yea
- Application approved with conditions.

Resolutions

BOA # [18-2020](#) – Route 34 Associates

Block(s): 942 Lot(s): 81 Zone: OR-2

- Carried to 4/21/2021

BOA # [3-2021](#) – 628 Chestnut, LLC

Block(s): 13 Lot(s): 5 Zone: R-7.5

- Carried to 4/21/2021

BOA # 4-2021 – Alan & Danielle Tufts

Block(s): 955 Lot(s): 1 Zone: RR

- Carried to 4/21/2021

Other Business

Minutes

11/4/2020

Decision

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

Chairwoman DeSarno	Choose an item.	Ms. Hearn	Choose an item.
Vice Chairwoman Morrissey	Choose an item.	Mr. Morris	Choose an item.
Mr. Addonizio	Choose an item.	Mr. Dorrer (Alt. #1)	Choose an item.
Mr. Gray	Choose an item.	Mr. McBarron (Alt. #2)	Choose an item.
- Minutes adopted as written.

11/18/2020

Decision

- Motion: Mr. Addonizio
- Second: Mr. Dorrer
- 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
- Minutes adopted as written.

12/2/2020

Decision

- Motion: Mr. Addonizio
- Second: Mr. Dorrer
- 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
- Minutes adopted as written.

Adjournment

- Motion: Choose an item.
- Second: Choose an item.
- All in favor. None Opposed.

Chairwoman DeSarno	Choose an item.	Ms. Hearn	Choose an item.
Vice Chairwoman Morrissey	Choose an item.	Mr. Morris	Choose an item.
Mr. Addonizio	Choose an item.	Mr. Dorrer (Alt. #1)	Choose an item.
Mr. Gray	Choose an item.	Mr. McBarron (Alt. #2)	Choose an item.