

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
4/21/2021

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	Glenn Gerken P.E.	Absent
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.	Present	Matthew Zahorsky, P.E., C.M.E.	Absent
Board Engineer		Special Board Engineer	
Christine Winter,	Absent		
Special Board Planner			

Carried Applications

BOA # 7-2021 – San Filippo Residence

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

Address: 2631 18th Avenue

Application Deemed Complete: 2/11/2021

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 5/19/2021 with noticing required.

BOA # 26-2019 – PAX Construction

Block(s): 901 Lot(s): 21.01 Zone: R-60

Address: 541 Shark Station Road

Application Deemed Complete: 6/24/2019

Application Type: Major Final Site Plan with Bulk and Use Variances

Applicant is seeking to obtain a permit for an oversized residential pool cabana and additional parking and outdoor storage of materials for a nonconforming contractor's office.

Carried to 5/19/2021 with noticing required.

New Applications

BOA # 5-2021 – Cabinet Creations & Custom Interiors, LLC

Block(s): 823 Lot(s): 21 Zone: OB-120

Address: 2001 Highway 34

Application Deemed Complete: 2/8/2021

Application Type: Major Preliminary and Final Site Plan with Bulk and Use Variances

Applicant is seeking to renovate and construct an addition to an existing building for use as a wood kitchen cabinet and countertop manufacturing business.

Mr. Morris goes over detail of the application.

Resolutions

BOA # 1-2021 – BugattiG, LLC

Block(s): 88 Lot(s): 4 & 5 Zone: HB-120

Address: 1825 Route 35

- No correction to Resolution to withdraw the application

BOA # 4-2021 – Alan & Danielle Tufts

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

- No corrections resolution can be adopted as written.

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

- No corrections resolution can be adopted as written.

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

- No corrections resolution can be adopted as written.

Other Business

Minutes to be Adopted

Executive Session

Adjournment

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Chairwoman DeSarno called to order the Regular 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	Absent	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	
Dave Magno, P.E.	Absent	Matthew Zahorsky, P.E., C.M.E.	Absent
Board Engineer		Special Board Engineer	

Carried Applications

BOA # **1-2021** – BugattiG, LLC
Block(s): 88 Lot(s): 4 & 5 Zone: HB-120
Address: 1825 Route 35

- No correction to Resolution to withdraw the application

BOA # **4-2021** – Alan & Danielle Tufts
Block(s): 955 Lot(s): 1 Zone: RR

- No corrections resolution can be adopted as written.

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

- No corrections resolution can be adopted as written.

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

- No corrections resolution can be adopted as written.

New Application

BOA # **5-2021** – **Cabinet Creations & Custom Interiors, LLC**
Block(s): 823 Lot(s): 21 Zone: OB-120
Address: 2001 Highway 34 Application Deemed Complete: 2/8/2021

Application Type: Major Preliminary and Final Site Plan with Bulk and Use Variances
Applicant is seeking to renovate and construct an addition to an existing building for use as a wood kitchen cabinet and countertop manufacturing business.

For the Applicant

- Mark Aikins -Attorney

From the Public

- No objectors appeared with respect to the subject development application

Summary

The subject site is a 1.14-acre parcel located at 2001 Route 34, known as Block 823, Lot 21, on the traffic circle intersection of Route 34 and Allaire Road. The parcel is located in the OB-120 Zone.

To the north, across Allaire Road is Wall Circle Park, a multi-tenant office commercial building, in the OB-120 Zone. The parcel adjacent to the northwest is a vacant lot with billboards along the frontage, in the OB-120 Zone.

Across Route 34 to the east, is an auto repair shop in the OP-10 Zone. Adjacent and to the south, is a commercial appliance showroom in the OB-120 Zone, that received use variance approval in 2011. To the west, are single family homes in the R-20 Zone.

Decision

- Motion: Mr. Dorrer
- Second: Mr. Morris
- Roll Call:

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea

- | | | | |
|---------------|--------|------------------------|-----|
| Mr. Addonizio | Absent | Mr. Dorrer (Alt. #1) | Yea |
| Mr. Gray | Yea | Mr. McBarron (Alt. #2) | Yea |
- Application approved with conditions.

Resolutions

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

Decision

- Motion: Mr. Dorrer
 - Second: Vice Chairwoman Morrisey
 - All in favor. None Opposed.
- | | | | |
|---------------------------|--------|------------------------|-----|
| Chairwoman DeSarno | Yea | Ms. Hearn | Yea |
| Vice Chairwoman Morrissey | Yea | Mr. Morris | Yea |
| Mr. Addonizio | Absent | Mr. Dorrer (Alt. #1) | Yea |
| Mr. Gray | Yea | Mr. McBarron (Alt. #2) | Yea |
- Resolution adopted as written.

BOA # 8-2021 – Cassandra Mueller

Block(s): 871 Lot(s): 12 Zone: R-10

Address: 2422 Sycamore Street

Application Deemed Complete: 2/25/2021

Decision

- Motion: Mr. Morris
 - Second: Vice Chairwoman Morrisey
 - All in favor. None Opposed.
- | | | | |
|---------------------------|--------|------------------------|-----|
| Chairwoman DeSarno | Yea | Ms. Hearn | Yea |
| Vice Chairwoman Morrissey | Yea | Mr. Morris | Yea |
| Mr. Addonizio | Absent | Mr. Dorrer (Alt. #1) | Yea |
| Mr. Gray | Yea | Mr. McBarron (Alt. #2) | Yea |
- Resolution adopted as written.

BOA # 9-2021 – Patsy & Josephine Lorusso

Block(s): 225 Lot(s): 5 Zone: R-10

Address: 2902 Grant Street

Application Deemed Complete: 2/25/2021

Decision

- Motion: Mr. Morris
 - Second: Vice Chairwoman Morrisey
 - All in favor. None Opposed.
- | | | | |
|---------------------------|--------|------------------------|-----|
| Chairwoman DeSarno | Yea | Ms. Hearn | Yea |
| Vice Chairwoman Morrissey | Yea | Mr. Morris | Yea |
| Mr. Addonizio | Absent | Mr. Dorrer (Alt. #1) | Yea |
| Mr. Gray | Yea | Mr. McBarron (Alt. #2) | Yea |
- Resolution adopted as written.

BOA # 10-2021 – Brian Thorn

Block(s): 811.02 Lot(s): 3 Zone: ML-25

Address: 2424 Orchard Crest

Application Deemed Complete: 2/25/2021

Decision

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

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea
Mr. Addonizio	Absent	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea
- Resolution adopted as written.

BOA # 21-2021 – Sean and Amy Fields

Block(s): 67.01 Lot(s): 6 Zone: R-6

Address: 1749 Bellewood Ave

Application Deemed Complete: 4/1/2021

Application Type: Bulk Variance

Decision

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

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea
Mr. Addonizio	Absent	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea
- Resolution adopted as written.

Other Business

Administrative Matters:

[Appointment of Special Board Assistant Planner](#) -Christine Winter PP, AICP

- Motion: Chairwoman DeSarno
- Second: Mr. Gray
- All in favor. None Opposed.

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

Minutes

May 19, 2021

Decision

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

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

Adjournment

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

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea
Mr. Addonizio	Absent	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea