

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

(732) 449-8444 Ext. 2243
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TOWNSHIP OF WALL ZONING BOARD OF ADJUSTMENT MEETING MINUTES 5/4/2022

WORKSHOP SESSION 7:00 PM

Regular Meeting Immediately Following in Municipal Meeting Room

Chairwoman DeSarno called to order the Workshop Meeting of the Wall Township Board of Adjustment according to the Sunshine Law.

Members:

Chairwoman DeSarno	Present	Mr. Greenwood (Alt. #1)	Present
Vice Chairwoman Morrissey	Absent	Ms. Loelius (Alt. #2)	Present
Mr. Addonizio	Absent	Mr. McBarron	Absent
Mr. Burke	Present	Mr. Morris	Present
Acting Chairman Gray	Present		

Board Professionals:

Thomas Catley, Esq.	Absent	Scott Taylor, AICP, PP, LLA, LEED AP	Absent
Conflict Attorney		Board Planner	
Nora Coyne, PP, AICP	Present	Matthew Zahorsky, PE, CME	Present
Special Board Planner		Special Board Engineer	
Geoffrey Cramer, Esq.	Present	Erika Ward	Present
Board Attorney		Board Secretary	
Dave Magno PE., PP., CME	Absent	Christine Winter	Absent
Board Engineer		Acting Board Secretary	

New and Carried Applications

BOA#6-2022- Eric Struble & Erika Villanueva

Block(s): 950 Lot(s): 6 Zone:R-10

Address: 4120 West 18th Ave. Application Deemed Complete: 2/11/2022

Application Type: Bulk Variance

Applicant is seeking install an inground pool with associated pool patio/walkway.

Carried to 7/20/2022 with re-noticing required

BOA #23-2021- David F. Meglathery

Block(s): 893 Lot(s): 8 Zone: R-30

Address: 2504 Ramshorn Dr. Application Deemed Complete: 5/3/2021

Application Type: Bulk Variance

Applicant is seeking to construct a six-foot high fence in the front yard area.

- Board Members reviewed the details of the project.

BOA#3-2022- Joseph Spataro

Block(s): 257 Lot(s): 6 Zone:R-10

Address: 3104 Belmar Blvd. Application Deemed Complete: 1/14/2022

Application Type: Bulk Variance

Applicant is seeking to construct a new home.

- Board Members reviewed the details of the project.

Resolutions

BOA#12-2022- Township of Wall

Block(s): 4 Lot(s): 31 Address: 805 Walling Avenue

- Carried to future meeting.

BOA#13-2022- Township of Wall

Block(s): 336 Lot(s): 16 Address: 1123 Manito Road

- Carried to future meeting.

Minutes to be Adopted

4/6/2022- Carried to future meeting.

Adjournment

7:30 PM

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TOWNSHIP OF WALL ZONING BOARD OF ADJUSTMENT MEETING MINUTES 5/4/2022

WORKSHOP SESSION 7:00 PM

Regular Meeting Immediately Following in Municipal Meeting Room

Chairwoman DeSarno called to order the Regular Meeting of the Wall Township Board of Adjustment according to the Sunshine Law.

Roll Call

Members:

Chairwoman DeSarno	Present	Mr. Greenwood (Alt. #1)	Present
Vice Chairwoman Morrissey	Absent	Ms. Loelius (Alt. #2)	Present
Mr. Addonizio	Absent	Mr. McBarron	Absent
Mr. Burke	Present	Mr. Morris	Present
Acting Chairman Gray	Present		

Board Professionals:

Thomas Catley, Esq. Conflict Attorney	Absent	Scott Taylor, AICP, PP, LLA, LEED AP Board Planner	Absent
Nora Coyne, PP, AICP Special Board Planner	Present	Matthew Zahorsky, PE, CME Special Board Engineer	Present
Geoffrey Cramer, Esq. Board Attorney	Present	Erika Ward Board Secretary	Present
Dave Magno PE., PP., CME Board Engineer	Absent	Christine Winter Acting Board Secretary	Absent

New and Carried Applications

BOA#6-2022- Eric Struble & Erika Villanueva

Block(s): 950 Lot(s): 6 Zone:R-10

Address: 4120 West 18th Ave. Application Deemed Complete: 2/11/2022

Application Type: Bulk Variance

Applicant is seeking install an inground pool with associated pool patio/walkway.

Carried to 7/20/2022 with re-noticing required

BOA #23-2021- David F. Meglathery

Block(s): 893 Lot(s): 8 Zone: R-30

Address: 2504 Ramshorn Dr. Application Deemed Complete: 5/3/2021

Application Type: Bulk Variance

Applicant is seeking to construct a six-foot high fence in the front yard area.

For the Applicant

- Timothy Middleton, Attorney
- David Meglathery, Applicant

From the Public

- None

Summary

- The applicant is seeking to construct a six-foot fence in the front yard where only four feet is permitted. Mr. Middleton provided photos of the property and explained why the fence would be beneficial to the applicant and his family.

Decision

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

Chairwoman DeSarno	Yea	Mr. Gray	Yea
Vice Chairwoman Morrissey	Absent	Mr. Greenwood (Alt. #1)	Yea
Mr. Addonizio	Absent	Mr. McBarron	Absent
Mr. Burke	Yea	Mr. Morris	Yea
- Application approved with conditions.

BOA#3-2022- Joseph Spataro

Block(s): 257 Lot(s): 6 Zone:R-10

Address: 3104 Belmar Blvd. Application Deemed Complete: 1/14/2022

Application Type: Bulk Variance

Applicant is seeking to construct a new home.

For the Applicant

- Timothy Middleton, Attorney
- Joseph Spataro, Applicant

From the Public

- Mike Gillman is a neighbor of that applicant and also lives on Belmar Blvd. and supports the applicant’s decision to build a new home on the property.

Summary

- The applicant is seeking to demolish an existing house to build a new single-family home with a driveway and walkway.

Decision

- Motion: Mr. Gray
- Second: Mr. Greenwood
- Roll Call:

Chairwoman DeSarno	Yea	Mr. Gray	Yea
Vice Chairwoman Morrissey	Absent	Mr. Greenwood (Alt. #1)	Yea
Mr. Addonizio	Absent	Mr. McBarron	Absent
Mr. Burke	Yea	Mr. Morris	Yea
- Application approved with conditions.

Resolutions

BOA#12-2022- Township of Wall

Block(s): 4 Lot(s): 31 Address: 805 Walling Avenue

- Carried to future meeting.

BOA#13-2022- Township of Wall

Block(s): 336 Lot(s): 16 Address: 1123 Manito Road

- Carried to future meeting.

Minutes

4/6/2022- Carried to future meeting.

Adjournment

10:00 PM