

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
PLANNING BOARD MEETING MINUTES
5/10/2021
<https://wallnj.com/zoom/pb>

ZOOM 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://wallnj.com/zoom/pb>.

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 May 10th, 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)	Absent	Chairwoman Coman	Present
Mr. Barlow	Present	Mayor Farrell	Present
Mr. Baumgartner	Present	Mr. Hall	Present
Deputy Mayor Becht	Absent	Lieutenant O’Halloran	Present
Mr. Blewitt (Alt #2)	Present	Ms. Shanklin	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	
Greg McGuckin, Esq.	Present	Scott Taylor	Present
Board Attorney		Board Planner	
Jennifer O’Sullivan	Absent	Matthew Zahorsky, P.E., C.M.E.	Present
Board Secretary		Special Board Engineer	
Christine Winter	Present		
Acting Board Secretary			

New and Carried Applications

PB # 7-2021 – Mega Land Wall II & II

Block(s): 271 Lot(s): 20.01 Zone: HB-20

Address: 1919 Highway 35

Application Deemed Complete: 2/25/2021

Application Type: Major Preliminary and Final Site Plan

- Applicant is seeking to Amended Preliminary and Final Site Plan Application with Variances for the installation of an oversized sign.
- Mr. Barlow goes over the detail of the project.

PB # 6-2021 – K. Hovnanian at Wall Quail Ridge, LLC

Block(s): 942 Lot(s): 65,67,79 & 132 Zone: AH4

Address: 4130 W. Hurley Pond Road, 4150-4151 Dunroamin Road, 1770 Hwy 34

Application Deemed Complete: 3/2/2021

Application Type: Major Preliminary and Final Site Plan & Major Preliminary and Final Subdivision

- Applicant is seeking to construct 100 townhomes with associated site improvements.
- Mr. Wonsala goes over the details of the project.

PB # 4-2021 – Jessica Siciliano

Block(s): 171 Lot(s): 10 Zone: R 7.5

Address: 2127 Locust Road

Application Deemed Complete: 2/8/2021

Application Type: Minor Subdivision with Variances

- Applicant is seeking to subdivide the property into two lots..
- *Carried to 5/24/2021 with no renoticing required.*

Resolutions

Administrative Matters:

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

PB # 3-2021 – Barry Jost

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

Address: 1604 Marconi Road

- Carried to 5/24/2021

PB # 6-2020 – Garden State Precast, LLC

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

Address: 1630 Wyckoff Road

- Carried to 5/24/2021

PB # 8-2021 – Wall of Wine, LLC

Block(s): 271 Lot(s): 7.01 & 7.02 Zone: HB-80

Address: 1933 Highway 35

- Carried to 5/24/2021

Other Business

ORDINANCE NO. 9-2021

- Nora Coyne goes over the detail of the Ordinance.

ORDINANCE NO. 11-2021

- Nora Coyne goes over the detail of the Ordinance.

Minutes to be Adopted

Executive Session

Adjournment

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

Welcome to the May 10th, 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.

Roll Call

Members:

Amanda Agnello (Alt #1)	Absent	Chairwoman Coman	Present
Mr. Barlow	Present	Mayor Farrell	Present
Mr. Baumgartner	Present	Mr. Hall	Present
Deputy Mayor Becht	Absent	Lieutenant O’Halloran	Present
Mr. Blewitt (Alt #2)	Present	Ms. Shanklin	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	
Greg McGuckin, Esq.	Present	Scott Taylor	Present
Board Attorney		Board Planner	
Jennifer O’Sullivan	Absent	Matthew Zahorsky, P.E., C.M.E.	Present
Board Secretary		Special Board Engineer	

Christine Winter	Present
Acting Board Secretary	

Other Business

Election of Acting Secretary

On a motion from Mr. Wonsala, seconded by Mr. Barlow, the Board voted to adopt Christine Winter was nominated as Acting Secretary of the Wall Township Planning Board for 2021. There were no other nominations.

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

REINTRODUCTION OF ORDINANCE NO. 9-2021 AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL, CREATING THE AFFORDABLE HOUSING AH7 1452 HIGHWAY 34 ZONE AND AMENDING THE ZONING MAP WITHIN CHAPTER 140 OF THE CODE OF THE TOWNSHIP OF WALL ENTITLED LAND USE AND DEVELOPMENT REGULATIONS TO REZONE BLOCK 930 LOTS 6 AND 18 FROM OR-10 TO AH7.

Decision

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

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

- Ordinance was approved as written.

INTRODUCTION OF ORDINANCE NO. 11-2021 AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY REPEALING AND REPLACING CERTAIN SECTIONS OF CHAPTER 140-140 AND CHAPTER 105 OF THE TOWNSHIP CODE PROHIBITING BUSINESSES FROM SELLING MARIJUANA AND/OR PARAPHERNALIA FACILITATING THE USE OF MARIJUANA, CULTIVATION, FARMING AND MANUFACTURING OF MARIJUANA IN THE TOWNSHIP.

Decision

- Motion: Vice Chairman Wonsala
- Second: Ms. Shanklin
- All in favor. None Opposed.

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

- Ordinance was approved as written.

New and Carried Applications

PB # 4-2021 – Jessica Siciliano

Block(s): 171 Lot(s): 10 Zone: R 7.5

Address: 2127 Locust Road

Application Deemed Complete: 2/8/2021

Application Type: Minor Subdivision with Variances

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

Carried to 5/24/2021 with no noticing required.

PB # 7-2021 – Mega Land Wall II & II

Block(s): 271 Lot(s): 20.01 Zone: HB-20

Address: 1919 Highway 35

Application Deemed Complete: 2/25/2021

Application Type: Major Preliminary and Final Site Plan

Applicant is seeking to Amended Preliminary and Final Site Plan Application with Variances for the installation of an oversized sign.

For the Applicant

- Michael Rubino, Esq.
- Jeff Carson
- James Higgins, PP
- Michael Gallagher, Professional Engineer

From the Public

- Public comment/question was received from Michael Favor, III; and the Board is satisfied the applicant has submitted sufficient reason to grant the relief requested.

Summary

- The applicant is proposing to replace the existing Aldi sign with a 12’ high X 10’ wide (120 sq. ft) sign. The façade sign proposed exceeds the maximum permitted size height of 8 feet permitted by variance. Previous sign variance relief, via a 2016 Planning Board resolution limited the building to 500 square feet of total signage, with no more than one façade sign per tenant, on the front façade only. Each front façade sign was limited to 8’ in height, and no larger than 200 SF.
- The property in question is comprised of approximately 433,886 square feet (10.0 acres) and is located within the Highway Business (HB-80) Zone District. The site is located on the western side of Route 35, approximately 480 feet north of its intersection with Allaire Road. The property is currently utilized as a shopping center. The site is improved with the shopping center along with associated parking areas and driveways. One freestanding advertising sign exists identifying the shopping center. Each tenant within the shopping center also has at least one façade sign.

Decision

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

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

PB # 6-2021 – K. Hovnanian at Wall Quail Ridge, LLC

Block(s): 942 Lot(s): 65,67,79 & 132 Zone: AH4

Address: 4130 W. Hurley Pond Road, 4150-4151 Dunroamin Road, 1770 Hwy 34

Application Deemed Complete: 3/2/2021

Application Type: Major Preliminary and Final Site Plan & Major Preliminary and Final Subdivision

Applicant is seeking to construct 100 townhomes with associated site improvements.

For the Applicant

- Michael R. Rubino, Jr., Esq.
- Dave Fisher

From the Public

- **Comments or questions from the public -Seeing None.**

Summary

- The subject site is approximately 57-acres, known as Lots 65, 79, and 132 located on Dunroamin Road, Route 34, and West Hurley Pond Road. The parcel is in the AH-4 and OR-10 Zoning districts. The site currently contains the Quail Ridge 9-hole Golf Course, miniature golf, and driving range. A portion of the Runway Hazard Zone is also located along the Route 34 frontage.. The adjacent parcels to the north contain warehouse structures within the OR-10 Zone. There is a residential neighborhood to the east in the R-60 Zone. Across West Hurley Pond Road to the south is an office complex. Across Route 34 are various commercial uses and the Monmouth Executive Airport
- The Applicant proposes to consolidate and subdivide the existing Lots 79, 132, and 65, consisting of approximately 57 acres in total, into 3 new parcels as follows: Lot 65.01- This lot is located at the intersection of West Hurley Pond Road and Route 34, with a miniature golf course, and a driving range. Lot 79.01- This lot has frontage on Route 34, and contains portions of the golf course, with an office/storage building and an associated parking lot. Townhome Development Lots (Lots 132.02-132.101). The golf course will be eliminated, and the site will be developed with a new 100-unit town home development consisting of: 100 townhome lots ranging from 1,316 SF to 3,062 SF in area.. The market rate component consists of 80 units, including the Claremont II, Davidson, and Bryn Mawr models. The affordable component consists of 20 units, including the COAH-A, and COAH-B models. One open space lot (Lot 132.01) of 14.15 acres. Access road onto Dunroamin Road, stormwater management, landscaping, and related improvements. The Applicant requests Preliminary and Final Major Site Plan approval and Major Subdivision approval to effectuate the above-described improvements. The Wall Township Housing Element and Fair Share Plan identifies Block 942, Lots 79 and 132 (the K. Hovnanian Project) as an inclusionary project that will deliver 100 total for-sale units with a 20% affordable housing set-aside of 20 affordable for-sale family units. The project satisfies a portion of the third-round obligation which resulted from the Township's December 18, 2019, settlement agreement with the Fair Share. Housing Center. Townhome developments are a permitted use in the AH-4 Zone. The intent of the Zone is to establish a suitable location for the development of low- and moderate-income housing uses consist with the Township's Housing Element and Fair Share Plan.
- Dave Fisher provided testimony regarding the overall project. No testimony from the engineer, traffic expert, and planner

Decision

- Motion: Mr. Barlow
- Second: Mr. Hall
- **Roll Call:**

Amanda Agnello (Alt #1)	Absent	Mr. Hall	Yea
Mr. Barlow	Yea	Lieutenant O'Halloran	Yea
Mr. Baumgartner	Yea	Ms. Shanklin	Yea
Deputy Mayor Becht	Absent	Vice Chairman Wonsala	Yea
Mr. Blewitt (Alt #2)	Yea	Chairwoman Coman	Yea
Mayor Farrell	Yea		
- Application carried to 6/14/21 with no further noticing.

Resolutions

Resolution and Appointment of Acting Recording Secretary -Christine Winter

Decision

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

Amanda Agnello (Alt #1)	Absent	Mr. Hall	Yea
Mr. Barlow	Yea	Lieutenant O'Halloran	Yea
Mr. Baumgartner	Yea	Ms. Shanklin	Yea
Deputy Mayor Becht	Absent	Vice Chairman Wonsala	Yea
Mr. Blewitt (Alt #2)	Yea	Chairwoman Coman	Yea
Mayor Farrell	Yea		
- Resolution adopted as written.

PB # 3-2021 – Barry Jost

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

Address: 1604 Marconi Road

- Carried to 5/24/2021

PB # 6-2020 – Garden State Precast, LLC

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

Address: 1630 Wyckoff Road

- Carried to 5/24/2021

PB # 8-2021 – Wall of Wine, LLC

Block(s): 271 Lot(s): 7.01 & 7.02 Zone: HB-80

Address: 1933 Highway 35

- Carried to 5/24/2021

Minutes

Adjournment

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

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