

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
5/24/2021
<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 24, 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)	Present	Chairwoman Coman	Present
Mr. Barlow	Present	Mayor Farrell	Present
Mr. Baumgartner	Present	Mr. Hall	Present
Deputy Mayor Becht	Present	Lieutenant O’Halloran	Present
Mr. Blewitt (Alt #2)	Present (Arrived Late)	Ms. Shanklin	Present
		Vice Chairman Wonsala	Present

Board Professionals:

Nora Coyne, P.P., AICP Special Board Planner	Absent	Raymond Savacool, P.E., P.P., C.M.E., C.F.M. Board Engineer	Absent
Greg McGuckin, Esq. Board Attorney	Present	Scott Taylor Board Planner	Absent
Jennifer O’Sullivan Board Secretary	Present	Matthew Zahorsky, P.E., C.M.E. Special Board Engineer	Present

New and Carried Applications

PB # 5-2021 – American Properties at Wall, LLC

Block(s): 912 Lot(s): 2 & 4.02 Zone: AH2

Address: 1306 Hwy 34 & 1307 Wycoff Road

Application Deemed Complete: 2/24/2021

Application Type: Major Preliminary and Final Site Plan

- Applicant is seeking to construct a 160-unit Condominium/multifamily residential development.
- *Carried to 6/28/2021 with noticing required.*

PB # 2-2021 – 1837 Old Mill Road

Block(s): 270 Lot(s): 25.01 Zone: HB-80

Address: 1837 Old Mill Rd

Application Deemed Complete: 1/19/2021

Application Type: Preliminary and Final Major Site Plan

- Applicant is seeking to construct a new multi-tenant commercial building.
- *Carried to 6/14/2021 with no noticing required.*

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.
- Ms. Shanklin goes over the detail of the project.
- *Carried from 5/10/2021 with no renoticing required.*

Resolutions

PB # 3-2021 – Barry Jost

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

Address: 1604 Marconi Road

- No correction to be made to the resolution.
- The resolution may be adopted as written.

PB # 8-2021 – Wall of Wine, LLC

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

Address: 1933 Highway 35

- No correction to be made to the resolution.
- The resolution may be adopted as written.

PB # 6-2020 – Garden State Precast, LLC

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

Address: 1630 Wyckoff Road

- No correction to be made to the resolution.
- The resolution may be adopted as written.

PB # 1-2021 – Grossman & Egloff

Block(s): 109 Lot(s): 8 Zone: R 7.5

Address: 1716 Leslie Avenue

- No correction to be made to the resolution.
- The resolution may be adopted as written.

Other Business

Minutes to be Adopted

3/8/2021

- No correction to be made to the minutes.
- The minutes may be adopted as written.

3/22/2021

- No correction to be made to the minutes.
- The minutes may be adopted as written.

Executive Session

Adjournment

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

Welcome to the May 24, 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)	Present	Chairwoman Coman	Present
Mr. Barlow	Present	Mayor Farrell	Present
Mr. Baumgartner	Present	Mr. Hall	Present
Deputy Mayor Becht	Present	Lieutenant O’Halloran	Present
Mr. Blewitt (Alt #2)	Absent (Arrived Late)	Ms. Shanklin	Present
		Vice Chairman Wonsala	Present

Board Professionals:

Nora Coyne, P.P., AICP	Absent	Raymond Savacool, P.E., P.P., C.M.E., C.F.M.	Absent
Special Board Planner		Board Engineer	
Greg McGuckin, Esq.	Present	Scott Taylor	Absent
Board Attorney		Board Planner	
Jennifer O’Sullivan	Present	Matthew Zahorsky, P.E., C.M.E.	Present
Board Secretary		Special Board Engineer	

Carried Applications

PB # 5-2021 – American Properties at Wall, LLC

Block(s): 912 Lot(s): 2 & 4.02 Zone: AH2

Address: 1306 Hwy 34 & 1307 Wycoff Road

Application Deemed Complete: 2/24/2021

Application Type: Major Preliminary and Final Site Plan

- Applicant is seeking to construct a 160-unit Condominium/multifamily residential development.
- *Carried to 6/28/2021 with noticing required.*

PB # 2-2021 – 1837 Old Mill Road

Block(s): 270 Lot(s): 25.01 Zone: HB-80

Address: 1837 Old Mill Rd

Application Deemed Complete: 1/19/2021

Application Type: Preliminary and Final Major Site Plan

- Applicant is seeking to construct a new multi-tenant commercial building.
- *Carried to 6/14/2021 with no noticing required.*

New 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.

For the Applicant

- Mark Aikins, Esquire
- Jessica Siciliano
- Patrick Ward Engineer

From the Public

- Numerous residents of the general vicinity. All of them testified in opposition to the plan as presented despite the fact that the Applicant was simply seeking a 1.26-foot deviation from the Ordinance requirements;
- David Dallas, Ed & Kelly Sidley, Sylvia Pade, Adela & Jeff Beecher, Karen Morano, Lori Cormey, Scott Arnone, Laura Zitano, Betsey Cross, and Frank Saake, True & Jeff Lukowiak gave testimony against the project.

Summary

- The property in question consists of approximately 18,658 square feet (0.43 acres) and is located within the Residential (R-7.5) Zone District. The site is situated just west of the intersection of Oak Way and Locust Road. The property is improved with a single-story, single-family dwelling that is serviced by a dirt driveway and concrete walkways. A rear detached garage/shed, paver patio and paver walkway also exist at the rear of the property. Surrounding land uses include single-family residential properties in the R-7.5 zone to the south and east. To the north and west are single-family residential properties in the R-10 zone.
- The applicant has amended the application to remove all structures on the property, subdivide the lot into two lots, and construct a single-family home on each lot. The proposed lot line has been relocated from the original application further to the south to enlarge proposed lot 10.02. The property now requires one variance for lot frontage, as well as a lot depth variance for the existing nonconforming lot depth on each lot.

- The applicant’s request for Minor Subdivision Approval and Variance relief be and hereby is approved subject to the applicant’s compliance with all terms and conditions set forth in the preamble to this Resolution as well as the following conditions: The receipt by the applicant of all approvals and compliance with all permit conditions from any Federal, State, County or local regulatory agency having jurisdiction over this application. Upon receipt of such approvals, the applicant shall provide a copy of any permit or written evidence of approval to the Board and its professional staff. If any agency requires a change in the plans approved by the Board, the applicant must reapply to the Board for approval of that change. The applicant shall provide a statement from the Wall Township Tax Collector that all taxes are paid in full the applicant shall submit an electronic file containing the entire site and lot layout. The applicant shall reimburse the Board for all professional fees extended or expended with regard to this application. The applicant shall comply with all provisions of the reports of the Board’s professional engineer and planner except as modified herein. The applicant shall comply with all representations made before the Board by its attorney, engineer and other expert witnesses as the Board has specifically relied upon those representations in granting the approvals set forth herein. If applicable, the applicant shall enter into an agreement with the Township with regard to its Affordable Housing obligation acceptable in form and content to the municipality. All materials, methods of construction and details shall be in conformance with the current engineering and building requirements of the Township of Wall, which are on file in the Office of the Township Engineer. Applicants shall resubmit this entire proposal for re-approval should there be any deviation from the terms and conditions of this resolution, or the documents submitted as part of this application, all of which are made a part hereof and shall be binding on the applicant. Prior to the issuance of a construction permit, the applicants shall furnish the Township Clerk with a cash bond and performance guarantee in an amount to be determined by the Township Engineer. Applicant shall post an inspection fund with the Township Clerk in an amount to be determined by the Township Engineer. No soil shall be removed from the site without the written approval of the Township Committee. Unless specifically modified herein, the applicants shall comply with all terms and conditions of all prior resolutions of the Wall Township Planning Board regarding this property. The applicant shall comply with all items set forth in the review letters of the Board’s professionals including the comments of the Board’s Engineer and Planner.

Decision

- Motion: Ms. Shanklin
- Second: Vice Chairman Wonsala
- **Roll Call:**

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

- Application approved with conditions.

Resolutions

PB # 3-2021 – Barry Jost
Block(s): 87 Lot(s): 12 & 12.01 Zone: R-15
Address: 1604 Marconi Road

Decision

- Motion: Vice Chairman Wonsala
- Second: Mr. Hall
- All in favor. None Opposed.
- Resolution adopted as written.

Eligible to Vote:

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

PB # 8-2021 – Wall of Wine, LLC
Block(s): 271 Lot(s): 7.01 & 7.02 Zone: HB-80
Address: 1933 Highway 35

Decision

- Motion: Ms. Shanklin
- Second: Mr. Baumgartner
- All in favor. None Opposed.
- Resolution adopted as written.

Eligible to Vote:

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

PB # 6-2020 – Garden State Precast, LLC
Block(s): 917.01 Lot(s): 38.03 Zone: GI-2
Address: 1630 Wyckoff Road

Decision

- Motion: Ms. Shanklin
- Second: Vice Chairman Wonsala
- All in favor. None Opposed.
- Resolution adopted as written.

Eligible to Vote:

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

PB # 1-2021 – Grossman & Egloff

Block(s): 109 Lot(s): 8 Zone: R 7.5

Address: 1716 Leslie Avenue

Decision

- Motion: Mr. Hall
- Second: Amanda Agnello
- All in favor. None Opposed.
- Resolution adopted as written.

Eligible to Vote:

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

Other Business

Minutes

DATE: 3/8/21

Decision

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

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

- Minutes adopted as written.

DATE: 3/22/21

Decision

- Motion: Amanda Agnello
- Second: Ms. Shanklin
- All in favor. None Opposed.

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

- Minutes adopted as written.

Adjournment

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

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