

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 PLANNING BOARD MEETING MINUTES 6/6/2022

WORKSHOP SESSION 7:00 PM CONFERENCE ROOM B

WChairwoman Coman called to order *the Workshop Meeting* of the Wall Township Planning Board according to the Sunshine Law.

Members:

Chairwoman Coman	Present	Lieutenant O'Halloran	Absent
Vice Chairman Wonsala	Present	Mayor Orender	Present
Mr. Barlow	Present	Ms. Shanklin	Present
Mr. Baumgartner	Present	Ms. Agnello (Alt # 1)	Absent
Committeeman Farrell	Present	Mr. Blewitt (Alt # 2)	Absent
Mr. Hall	Present		

Board Professionals:

Gregory McGuckin, Esq. Board Attorney	Present	Matthew Zahorsky, PE, CME Special Board Engineer	Absent
Ben Montenegro, Esq. Conflict Attorney	Absent	Nora Coyne, PP, AICP Special Board Planner	Absent
Raymond Savacool, PE, PP, CME, CFM Board Engineer	Present	Erika Ward Board Secretary	Present
Scott Taylor, AICP, PP, LLA, LEED AP Board Planner	Present	Christine Winter Acting Board Secretary	Absent
Patrick Varga, Esq	Absent		

New & Carried Applications

PB#3-2022- Ramshorn Executive Centre, II, LLC

Block: 813 Lot(s): 1.01 Zone: OB-20

Address: Paynters Rd and Route 34 Application Deemed Complete: 1/10/2022

Application Type: Major Preliminary and Final Site Plan w/Bulk Variances

Applicant is seeking to construct a one story building and associated site improvements.

Carried to 6/20/2022 with no re-noticing required

PB#9-2022- Michael Gittleman

Block: 248.01 Lot(s): 17 Zone: R-10
Address: 3115 Belmar Blvd. Application Deemed Complete: 4/27/2022
Application Type: Preliminary and Final Subdivision Plan w/Bulk Variances
Applicant is seeking to subdivide the lot into three lots.
Carried to 8/1/2022 with no re-noticing required

PB#6-2022- Wall 34 Realty, LLC

Block: 930 Lot(s): 6 & 18 Zone: AH-7
Address: 4898 Megill Rd. & 1452 Highway 34 Application Deemed Complete: 2/9/2022
Application Type: Major Preliminary and Final Site Plan w/Minor Subdivision
Applicant is seeking to construct a multi-family residential community consisting of 296 townhouses, clubhouse with pool, site improvements, and a township water tower.

- Members discussed details of Application.

Resolutions

PB#7-2022 Bakes Brewing, LLC

Block: 4 Lot(s): 1.01 Address: 1718 Highway 71

- No corrections. Resolution can be adopted as written.

PB#21-2021- McDonalds Corporation

Block: 88 Lot(s): 11 Address: 1831 NJ 35

- No corrections. Resolution can be adopted as written.

Other Business

Minutes to be Adopted

4/25/2022

- No corrections. Accepted as written

Adjournment

7:30 pm

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TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 6/6/2022

REGULAR MEETING IMMEDIATELY FOLLOWING WORKSHOP SESSION MUNICIPAL MEETING ROOM

7:25PM

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

Roll Call

Members:

Chairwoman Coman	Present	Lieutenant O'Halloran	Absent
Vice Chairman Wonsala	Present	Mayor Orender	Present
Mr. Barlow	Present	Ms. Shanklin	Present
Mr. Baumgartner	Present	Ms. Agnello (Alt # 1)	Absent
Committeeman Farrell	Present	Mr. Blewitt (Alt # 2)	Absent
Mr. Hall	Present		

Board Professionals:

Gregory McGuckin, Esq.	Present	Matthew Zahorsky, PE, CME	Absent
Board Attorney		Special Board Engineer	
Ben Montenegro, Esq.	Absent	Nora Coyne, PP, AICP	Absent
Conflict Attorney		Special Board Planner	
Raymond Savacool, PE, PP, CME, CFM	Present	Erika Ward	Present
Board Engineer		Board Secretary	
Scott Taylor, AICP, PP, LLA, LEED AP	Present	Christine Winter	Absent
Board Planner		Acting Board Secretary	
Patrick Varga, Esq	Absent		

New and Carried Applications

PB#3-2022- Ramshorn Executive Centre, II, LLC

Block: 813 Lot(s): 1.01 Zone: OB-20

Address: Paynters Rd and Route 34 Application Deemed Complete: 1/10/2022

Application Type: Major Preliminary and Final Site Plan w/Bulk Variances

Applicant is seeking to construct a one story building and associated site improvements.

Carried to 6/20/2022 with no re-noticing required

PB#9-2022- Michael Gittleman

Block: 248.01 Lot(s): 17 Zone: R-10
Address: 3115 Belmar Blvd. Application Deemed Complete: 4/27/2022
Application Type: Preliminary and Final Subdivision Plan w/Bulk Variances
Applicant is seeking to subdivide the lot into three lots.

Carried to 8/1/2022 with no re-noticing required

PB#6-2022- Wall 34 Realty, LLC

Block: 930 Lot(s): 6 & 18 Zone: AH-7
Address: 4898 Megill Rd. & 1452 Highway 34 Application Deemed Complete: 2/9/2022
Application Type: Major Preliminary and Final Site Plan w/Minor Subdivision
Applicant is seeking to construct a multi-family residential community consisting of 296 townhouses, clubhouse with pool, site improvements, and a township water tower.

For the Applicant

- **Michael J. Gross, Esq., Attorney**
- **Patrick Lynam, Engineer**
- **Jeremy Green, Architect**
- **Michelle Briehof- Traffic Engineer**
- **David Fultz- VP of Land Development for Toll Brothers**

From the Public

- **None**

Summary

The Applicant proposes to merge lots 6 & 18 to build 296 townhouses within 29 buildings. This will consist of 228 market rate townhouses in 24 buildings & 68 affordable townhouses in 5 buildings. The Applicant also proposes to construct a clubhouse and outdoor pool.

Decision

- Motion: Mr. Barlow
- Second: Mayor Orender
- Roll Call:

Chairwoman Coman	Yea	Lieutenant O'Halloran	Absent
Vice Chairman Wonsala	Yea	Mayor Orender	Yea
Mr. Barlow	Yea	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	Absent
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	Absent
Mr. Hall	Yea		
- *Carried to 8/1/2022 with no re-noticing required*

Resolutions

PB#7-2022 Bakes Brewing, LLC

Block: 4 Lot(s): 1.01 Address: 1718 Highway 71

Decision

- Motion: Vice Chairman Wonsala
- Second: Mr. Barlow
- Roll Call:

Chairwoman Coman	Yea	Lieutenant O'Halloran	N/A
Vice Chairman Wonsala	Yea	Mayor Orender	Yea
Mr. Barlow	Yea	Ms. Shanklin	Yea
Mr. Baumgartner	N/A	Ms. Agnello (Alt #1)	N/A
Committeeman Farrell	N/A	Mr. Blewitt (Alt #2)	Yea
Mr. Hall	N/A		
- No corrections. Resolution can be adopted as written.

PB#21-2021- McDonalds Corporation

Block: 88 Lot(s): 11 Address: 1831 NJ 35

Decision

- Motion: Vice Chairman Wonsala
- Second: Mr. Barlow
- Roll Call:

Chairwoman Coman	Yea	Lieutenant O'Halloran	N/A
Vice Chairman Wonsala	Yea	Mayor Orender	Yea
Mr. Barlow	Yea	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	N/A
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	N/A
Mr. Hall	Yea		
- No corrections. Resolution can be adopted as written.

Other Business

Minutes

April 25, 2022

Decision

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

Chairwoman Coman	Yea	Lieutenant O'Halloran	N/A
Vice Chairman Wonsala	Yea	Mayor Orender	N/A
Mr. Barlow	Yea	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	N/A
Committeeman Farrell	N/A	Mr. Blewitt (Alt #2)	N/A
Mr. Hall	N/A		
- Minutes adopted as written

Adjournment

9:00 PM

- Motion: Mayor Farrell
- Second: Vice Chairman Wonsala
- All in favor. None Opposed.