

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
FAX (732) 449-8995
eward@townshipofwall.com

TOWNSHIP OF WALL ZONING BOARD OF ADJUSTMENT MEETING MINUTES 6/15/2022

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	Ms. Loelius (Alt. #2)	Present
Vice Chairwoman Gray	Absent	Mr. McBarron	Present
Mr. Addonizio	Absent	Mr. Morris	Absent
Mr. Burke	Present	Mr. Shimko	Absent
Mr. Greenwood (Alt. #1)	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#8-2022- Brian Owens

Block(s): 811.11 Lot(s): 19

Zone: R-25

Address: 2372 Apple Ridge Circle

Application Deemed Complete: 3/8/2022

Application Type: Bulk Variance

Applicant is seeking to change in grad that exceeds 2ft to construct a basement entrance.

- Board Members reviewed the details of the project.

BOA#25-2021- Stephen Goodwin

Block(s): 754 Lot(s): 39

Zone: r-30

Address: 3501 Belmar Blvd.

Application Deemed Complete: 5/3/2021

Application Type: Bulk Variance

Applicant is seeking to replace an existing garage and retaining wall that encroach over the rear property line.

- Board Members reviewed the details of the project.

BOA#51-2021- Christopher Meccia

Block(s): 943 Lot(s): 16 Zone: R-60

Address: 1640 Martin Road Application Deemed Complete: 12/21/2021

Application Type: Bulk Variance

Applicant is seeking to construct a single-family home on a vacant lot.

- Board Members reviewed the details of the project.

BOA#7-2022- Donato at Wall 2, LLC

Block(s): 945 Lot(s): 16.002 Zone: OR-10

Address: 1800 Route 34 Application Deemed Complete: 2/18/2022

Application Type: Use Variance

Applicant is seeking to construct a golf instruction/putting studio with simulators.

- Board Members reviewed the details of the project.

BOA#6-2021- The Dorrer Family

Block(s): 930 Lot(s): 20 & 21 Zone: HB-20

Address: 1462 Highway 37 & 4908 McGill Road Application Deemed Complete: 2/11/2021

Application Type: Interpretation

Applicant seeks an interpretation that the existing uses of the property are pre-existing nonconforming uses and/or accessory uses and use variance approval to permit leasing of trailers and storage of equipment and materials.

Carried to 6/29/2022 with no re-noticing required

Resolutions

BOA#12-2022- Township of Wall

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

- No Corrections. Resolution can be adopted as written.

BOA#13-2022- Township of Wall

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

- No Corrections. Resolution can be adopted as written.

BOA #23-2021- David F. Meglathery

Block(s): 893 Lot(s): 8 Address: 2504 Ramshorn Dr.

- No Corrections. Resolution can be adopted as written.

BOA#3-2022- Joseph Spataro

Block(s): 257 Lot(s): 6 Address: 3104 Belmar Blvd.

- No Corrections. Resolution can be adopted as written.

Other Business

Election of Vice Chair

- James Gray- All in favor

Minutes to be Adopted

4/6/2022

Adjournment

7:30 PM

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TOWNSHIP OF WALL ZONING BOARD OF ADJUSTMENT MEETING MINUTES 6/15/2022

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	Ms. Loelius (Alt. #2)	Present
Vice Chairwoman Gray	Absent	Mr. McBarron	Present
Mr. Addonizio	Absent	Mr. Morris	Absent
Mr. Burke	Present	Mr. Shimko	Absent
Mr. Greenwood (Alt. #1)	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#6-2021- The Dorrer Family

Block(s): 930 Lot(s): 20 & 21 Zone: HB-20

Address: 1462 Highway 37 & 4908 McGill Road Application Deemed Complete: 2/11/2021

Application Type: Interpretation

Applicant seeks an interpretation that the existing uses of the property are pre-existing nonconforming uses and/or accessory uses and use variance approval to permit leasing of trailers and storage of equipment and materials.

Carried to 6/29/2022 with no re-noticing required

BOA#8-2022- Brian Owens

Block(s): 811.11 Lot(s): 19

Zone: R-25

Address: 2372 Apple Ridge Circle

Application Deemed Complete: 3/8/2022

Application Type: Bulk Variance

Applicant is seeking to change in grad that exceeds 2ft to construct a basement entrance.

For the Applicant

- Brian Owens, Applicant

From the Public

- None

Summary

- The applicant is looking to construct a basement entrance to make the access inside easier due to the pool being a full story floor below the current entrance of the house.

Decision

- Motion: Mr. McBarron
- Second: Mr. Burke
- Roll Call:

Chairwoman DeSarno	Yea	Mr. McBarron	Yea
Vice Chairwoman Gray	Absent	Mr. Morris	Absent
Mr. Addonizio	Absent	Ms. Loelius (Alt. #2)	Yea
Mr. Burke	Yea	Mr. Shimko	Absent
Mr. Greenwood (Alt. #1)	Yea		
- Application approved with conditions.

BOA#25-2021- Stephen Goodwin

Block(s): 754 Lot(s): 39

Zone: r-30

Address: 3501 Belmar Blvd.

Application Deemed Complete: 5/3/2021

Application Type: Bulk Variance

Applicant is seeking to replace an existing garage and retaining wall that encroach over the rear property line.

For the Applicant

- Stephen Goodwin, Applicant

From the Public

- None

Summary

- The applicant is seeking approval to replace an existing garage that hangs over the property line along with the retaining wall. The adjoining neighbor signed an agreement giving permission to Mr. Goodwin allowing him to replace the garage in the portion that encroaches on to her property.

Decision

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

Chairwoman DeSarno	N/A	Mr. McBarron	Yea
Vice Chairwoman Gray	Absent	Mr. Morris	Absent
Mr. Addonizio	Absent	Ms. Loelius (Alt. #2)	Yea
Mr. Burke	Yea	Mr. Shimko	Absent
Mr. Greenwood (Alt. #1)	Yea		
- Application approved with conditions.

BOA#51-2021- Christopher Meccia

Block(s): 943 Lot(s): 16 Zone: R-60

Address: 1640 Martin Road Application Deemed Complete: 12/21/2021

Application Type: Bulk Variance

Applicant is seeking to construct a single-family home on a vacant lot.

For the Applicant

- Michael Rubino, Esq.
- Joseph Kociuba, Engineer
- Paul Damiano, Architect

From the Public

- Gregory Bitsko

Summary

- This Application is a continuation to the last meeting held on 4/6/2022. The Applicant wants to construct a 2,200 square foot single-family home on a vacant lot. Due to the number of wetlands the house must be built closer to the front property line and side property line which is less than the Township permits. The residents on Martin Road have concerns due to the proposed location of the house and the wetlands.

Decision

- *Carried to 8/3/2022 with no re-noticing required*

BOA#7-2022- Donato at Wall 2, LLC

Block(s): 945 Lot(s): 16.002 Zone: OR-10

Address: 1800 Route 34 Application Deemed Complete: 2/18/2022

Application Type: Use Variance

Applicant is seeking to construct a golf instruction/putting studio with simulators.

For the Applicant

- Richard J. Agnowski, Jr., Esq.
- Russel Wexler, Owner of Studio

From the Public

- Daniel Steinhagen, Esq.

Summary

- The Applicant is seeking to construct a studio consisting of golf simulators for members to join to practice their putting skills. High status members are also allowed to have overnight access to practice any time.

Decision

- *Carried to 9/7/2022 with no re-noticing required*

Resolutions

BOA#12-2022- Township of Wall

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

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Block(s): 257 Lot(s): 6 Address: 3104 Belmar Blvd.

- No Corrections. Resolution can be adopted as written.

Other Business

Election of Vice Chair

- James Gray- All in favor

Minutes

4/6/2022

- No Corrections. Minutes can be adopted as written.

Adjournment

10:00 PM