

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 6/20/2022

WORKSHOP SESSION 7:00 PM CONFERENCE ROOM B

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

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#1-2022- Sea Glass on Atlantic LLC

Block: 819 Lot(s): 13 Zone: AH-1

Address: 1809 Atlantic Avenue Application Deemed Complete: 1/7/2022

Application Type: Major Preliminary and Final Site Plan

Applicant is seeking to construct five buildings for a multifamily age restricted community.

Carried to 7/18/2022 with no re-noticing required

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.

- Members discussed details of Application.

Resolutions

PB#13-2021- Adrian & Tracey Gennusa- ONE YEAR EXTENSION

Block: 755 Lot(s): 45 Address: 3705 Belmar Blvd.

- No corrections. Resolution can be adopted as written.

Other Business

Minutes to be Adopted

5/2/2022

- Carried to a later date.

Adjournment

7:30 pm

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TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 6/20/2022

REGULAR MEETING IMMEDIATELY FOLLOWING WORKSHOP SESSION MUNICIPAL MEETING ROOM

7:30PM

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 | Present |
| Vice Chairman Wonsala | Present | Mayor Orender | Absent |
| Mr. Barlow | Absent | Ms. Shanklin | Present |
| Mr. Baumgartner | Present | Ms. Agnello (Alt # 1) | Present |
| Committeeman Farrell | Present | Mr. Blewitt (Alt # 2) | Present |
| Mr. Hall | Absent | | |

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#1-2022- Sea Glass on Atlantic LLC

Block: 819 Lot(s): 13 Zone: AH-1

Address: 1809 Atlantic Avenue Application Deemed Complete: 1/7/2022

Application Type: Major Preliminary and Final Site Plan

Applicant is seeking to construct five buildings for a multifamily age restricted community.

Carried to 7/18/2022 with no re-noticing required

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.

For the Applicant

- **Michael Rubino, Esq., Attorney**
- **Joe Kociuba, Engineer**
- **Daniel Lynch, Architect**
- **Kim Nuccio- Landscape Architect**

From the Public

- **Mike Cahill- Nearby resident**

Summary

The Applicant proposes to construct a one-story building above a basement where two stories above a basement were originally approved. The Application plans to make site improvements and add landscaping to the site.

Decision

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

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

Resolutions

PB#13-2021- Adrian & Tracey Gennusa- ONE YEAR EXTENSION

Block: 755 Lot(s): 45 Address: 3705 Belmar Blvd.

Decision

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

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

Other Business

Minutes

May 2, 2022

- Carried to a later date

Adjournment

9:00 PM

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