

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 6/22/2022

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	Present	Mr. McBarron	Present
Mr. Addonizio	Present	Mr. Morris	Present
Mr. Burke	Present	Mr. Shimko	Present
Mr. Greenwood (Alt. #1)	Present		

Board Professionals:

Thomas Catley, Esq.	Absent	Scott Taylor, AICP, PP, LLA, LEED AP	Present
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	Present	Christine Winter	Absent
Board Engineer		Acting Board Secretary	

New and Carried Applications

BOA#9-2022- Amanda and Joe Agnello

Block(s): 801 Lot(s): 13 Zone: R-40
Address: 2149 Allenwood Road Application Deemed Complete: 3/18/2021
Application Type: Bulk Variance

Applicant is seeking to install a concrete pool patio, walkway, and driveway expansion.

- Board Members reviewed the details of the project.

BOA#1-2022- Krishna Restaurant

Block(s): 80 Lot(s): 57 Zone: HB-120
Address: 1735 Highway 35 Application Deemed Complete: 1/10/2022
Application Type: P/F Major Site Plan w/Bulk and Use Variances

Applicant is seeking to add a drive thru to an existing fast-food restaurant.

- Board Members reviewed the details of the project.

BOA#7-2021- Filippo Residence

Block(s): 269 Lot(s): 6 Zone: RR-6

Address: 2631 18TH Ave

Application Deemed Complete: 2/11/2021

Application Type: Interpretation with Bulk Variances

Applicant is seeking an interpretation that the grazing of farm animals is pre-existing nonconforming use, and permission to construct two sheds.

- *Carried to 7/20/2022 with no re-noticing required*

BOA#39-2021- PSC Materials, LLC

Block(s): 806 Lot(s): 7.01 Zone: OR-5

Address: 2404 Tiltens Corner Rd.

Application Deemed Complete: 7/26/2021

Application Type: Major Preliminary & Final Site Plan with Use and Bulk Variances

Applicant proposes the expansion of a nonconforming use, including the construction of two new barns/garages

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

Resolutions

BOA #8-2022- Brian Owens

Block(s): 811.11

Lot(s): 19

Address: 2372 Apple Ridge Circle

- No Corrections. Resolution can be adopted as written.

BOA#25-2021- Stephen Goodwin

Block(s): 754

Lot(s): 39

Address: 3501 Belmar Blvd

- *Carried to 6/29/2022*

BOA#38-2021- R. Reginald Hyde- RESTATED RESOLUTION

Block(s): 829

Lot(s): 15

Address: 3111 Atlantic Avenue

- *Carried to 6/29/2022*

BOA#45-2021- Jamie Paradise- RESTATED RESOLUTION

Block(s): 858

Lot(s): 10

Address: 2413 Riverside Terrace

- *Carried to 6/29/2022*

Other Business

Minutes to be Adopted

Adjournment

7:30 PM

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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	Present	Mr. McBarron	Present
Mr. Addonizio	Present	Mr. Morris	Present
Mr. Burke	Present	Mr. Shimko	Present
Mr. Greenwood (Alt. #1)	Present		

Board Professionals:

Thomas Catley, Esq.	Absent	Scott Taylor, AICP, PP, LLA, LEED AP	Present
Conflict Attorney		Board Planner	
Nora Coyne, PP, AICP	Present	Matthew Zahorsky, PE, CME	Present
Special Board Planner		Special Board Engineer	
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BOA#39-2021- PSC Materials, LLC

Block(s): 806 Lot(s): 7.01 Zone: OR-5

Address: 2404 Tiltens Corner Rd. Application Deemed Complete: 7/26/2021

Application Type: Major Preliminary & Final Site Plan with Use and Bulk Variances

Applicant proposes the expansion of a nonconforming use, including the construction of two new barns/garages

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

BOA#9-2022- Amanda and Joe Agnello

Block(s): 801 Lot(s): 13 Zone: R-40

Address: 2149 Allenwood Road Application Deemed Complete: 3/18/2021

Application Type: Bulk Variance

Applicant is seeking to install a concrete pool patio, walkway, and driveway expansion.

For the Applicant

- Joseph Kociuba, Engineer
- Joe Agnello, Homeowner

From the Public

- None

Summary

- The applicant lives on an undersized lot and wants to make upgrades to their property to make their property safer for their children. They want to construct a driveway expansion, walkway, and patio around the pool. There were no objections.

Decision

- Motion: Vice Chairman Gray
- Second: Mr. McBarron
- Roll Call:

Chairwoman DeSarno	Yea	Mr. McBarron	Yea
Vice Chairwoman Gray	Yea	Mr. Morris	Yea
Mr. Addonizio	Recused	Ms. Loelius (Alt. #2)	Yea
Mr. Burke	Yea	Mr. Shimko	Yea
Mr. Greenwood (Alt. #1)	Recused		

- Application approved with conditions.

BOA#1-2022- Krishna Restaurant

Block(s): 80 Lot(s): 57 Zone: HB-120

Address: 1735 Highway 35 Application Deemed Complete: 1/10/2022

Application Type: P/F Major Site Plan w/Bulk and Use Variances

Applicant is seeking to add a drive thru to an existing fast-food restaurant.

For the Applicant

- Michael Galante, Engineer
- David Shafkowitz

From the Public

- None

Summary

- The applicant intends to add a drive thru to the existing Burger King. Due to the Covid-19 Pandemic, orders through the drive thru have rose and the Applicant believes it is necessary due to the demand of orders.

Decision

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

Resolutions

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Other Business

Adjournment

9:00 PM