

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 ZONING BOARD OF ADJUSTMENT MEETING MINUTES 7/6/2022

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	Present	Mr. Morris	Absent
Mr. Burke	Absent	Mr. Shimko	Present
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#15-2021- Kenneth and Andrea Dadd

Block(s): 804 Lot(s): 62 Zone: R-60
Address: 1813 Celeste Drive Application Deemed Complete: 3/28/2022
Application Type: Bulk Variance

Applicant is seeking to construct an addition and an oversized cabana.

- Board Members reviewed the details of the project.

BOA#18-2022- Tom Koontz

Block(s): 4 Lot(s): 26 Zone: R-7.5
Address: 817 Walling Ave. Application Deemed Complete: 4/26/2022
Application Type: Bulk Variance

Applicant is seeking to install a six-foot fence in the front yard.

- Board Members reviewed the details of the project.

BOA#19-2022- Scott and Christine Thompson

Block(s): 274

Lot(s): 18

Zone: R-60

Address: 1448 Ocean Rd.

Application Deemed Complete: 4/29/2022

Application Type: Bulk Variance

Applicant is seeking to construct an attached garage, storage shed, and in-ground pool with associated site improvements.

- Board Members reviewed the details of the project.

BOA#21-2022- Christina and Matthew Devine

Block(s): 307

Lot(s): 21

Zone: R-7.5

Address: 1118 Pennsylvania Ave.

Application Deemed Complete: 4/29/2022

Application Type: Bulk Variance

Applicant is seeking to construct a second floor and front porch on an existing single-family dwelling.

- Board Members reviewed the details of the project.

Resolutions

BOA#6-2022- Eric Struble and Erika Villanueva

Block(s): 952

Lot(s): 6

Address: 4120 West 18th Ave.

- No Corrections. Resolution can be adopted as written.

BOA#14-2022- Connor and Stacey Hart

- Block(s): 63

Lot(s): 177

Address: 1151 Curtis Ave.

No Corrections. Resolution can be adopted as written

BOA#16-2022- Patrick and Maria Gagliano

Block(s): 880

Lot(s): 18

Address: 2579 River Rd.

- *Carried to 7/20/2022*

Other Business

Minutes to be Adopted

Adjournment

7:20 PM

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TOWNSHIP OF WALL ZONING BOARD OF ADJUSTMENT MEETING MINUTES 7/6/2022

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	Present	Mr. Morris	Absent
Mr. Burke	Absent	Mr. Shimko	Present
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#15-2021- Kenneth and Andrea Dadd

Block(s): 804 Lot(s): 62

Zone: R-60

Address: 1813 Celeste Drive

Application Deemed Complete: 3/28/2022

Application Type: Bulk Variance

Applicant is seeking to construct an addition and an oversized cabana.

For the Applicant

- Lynne Dunn, Attorney
- Kenneth Dadd, Applicant/Homeowner
- Kevin Shelly, Engineer

From the Public

- None

Summary

- The applicant would like to construct a cabana; however, the cabana will be 440 square feet which would exceed the permitted size.

Decision

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

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

BOA#18-2022- Tom Koontz

Block(s): 4 Lot(s): 26 Zone: R-7.5
Address: 817 Walling Ave. Application Deemed Complete: 4/26/2022
Application Type: Bulk Variance

Applicant is seeking to install a six-foot fence in the front yard.

For the Applicant

- Tom Koontz, Applicant/Homeowner

From the Public

- None

Summary

- The Applicant proposed to install a six-foot-high fence in a front yard where only four feet is permitted. The Applicants want to construct a taller fence to provide more privacy.

Decision

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

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

BOA#19-2022- Scott and Christine Thompson

Block(s): 274 Lot(s): 18 Zone: R-60
Address: 1448 Ocean Rd. Application Deemed Complete: 4/29/2022
Application Type: Bulk Variance

Applicant is seeking to construct an attached garage, storage shed, and in-ground pool with associated site improvements.

For the Applicant

- Scott Thompson, Applicant/Homeowner
- Mike Rubino, Attorney
- CJ Aker, Architect
- Ray Carpenter, Engineer

From the Public

- None

Summary

- The applicant will be removing the above ground pool and intends to construct an attached garage, inground pool, cabana/shed and generator. There will be a patio around the pool and will have proper fencing. They need variances for the side yard setback, the cabana, and the change in grade.

Decision

- Motion: Mr. Addonizio
- Second: Ms. Loelius
- Roll Call:

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

BOA#21-2022- Christina and Matthew Devine

Block(s): 307 Lot(s): 21 Zone: R-7.5
Address: 1118 Pennsylvania Ave. Application Deemed Complete: 4/29/2022
Application Type: Bulk Variance

Applicant is seeking to construct a second floor and front porch on an existing single-family dwelling.

For the Applicant

- Cristina and Matthew Devine, Applicants/Homeowners
- Steven Barthel, Father of Cristina

From the Public

- Michael Griffin, Neighbor
- William Mitchell, Neighbor

Summary

- The Applicants want to construct a new porch and second floor to better accommodate their growing family. Both neighbors that came and spoke at the meeting support the applicants and fully believe that the house will look great and fit in with the look of the neighborhood.

Decision

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

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

Resolutions

BOA#6-2022- Eric Struble and Erika Villanueva

Block(s): 952 Lot(s): 6 Address: 4120 West 18th Ave.

Decision

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

Chairwoman DeSarno	Yea	Mr. McBarron	Yea
Vice Chairwoman Gray	Absent	Mr. Morris	Absent
Mr. Addonizio	Yea	Ms. Loelius (Alt. #2)	Yea

Mr. Burke	Absent	Mr. Shimko	Yea
Mr. Greenwood (Alt. #1)	Yea		

- No Corrections. Resolution adopted as written.

BOA#14-2022- Connor and Stacey Hart

Block(s): 63 Lot(s): 177 Address: 1151 Curtis Ave.

Decision

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

Chairwoman DeSarno	Yea	Mr. McBarron	Yea
Vice Chairwoman Gray	Absent	Mr. Morris	Absent
Mr. Addonizio	Yea	Ms. Loelius (Alt. #2)	Yea
Mr. Burke	Absent	Mr. Shimko	Yea
Mr. Greenwood (Alt. #1)	Yea		
- No Corrections. Resolution adopted as written.

BOA#16-2022- Patrick and Maria Gagliano

Block(s): 880 Lot(s): 18 Address: 2579 River Rd.

Decision

- *Carried to 7/20/20220*

Other Business

Minutes

4/27/2022

Decision

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

Chairwoman DeSarno	Yea	Mr. McBarron	Yea
Vice Chairwoman Gray	N/A	Mr. Morris	N/A
Mr. Addonizio	N/A	Ms. Loelius (Alt. #2)	N/A
Mr. Burke	N/A	Mr. Shimko	N/A
Mr. Greenwood (Alt. #1)	Yea		
- No Corrections. Resolution adopted as written.

5/4/2022

Decision

- Motion: Ms. Loelius
- Second: Mr. Greenwood
- Roll Call:

Chairwoman DeSarno	Yea	Mr. McBarron	Yea
Vice Chairwoman Gray	N/A	Mr. Morris	N/A
Mr. Addonizio	N/A	Ms. Loelius (Alt. #2)	N/A
Mr. Burke	N/A	Mr. Shimko	N/A
Mr. Greenwood (Alt. #1)	Yea		
- No Corrections. Resolution adopted as written.

Adjournment

9:00 PM