

TOWNSHIP OF WALL



Timothy J. Farrell, Mayor
Dan Becht, Deputy Mayor
Kevin P. Orender
Thomas M. Kingman
Erin M. Mangan

**2700 Allaire Road
P.O. Box 1168
Wall, NJ 07719-1168**

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**TOWNSHIP OF WALL
BOARD OF ADJUSTMENT MEETING MINUTES
7/7/2021
Workshop Session & Regular Meeting 7:00 P.M.
(Conference Room B & 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. Hearn	Present
Vice Chairwoman Morrissey	Present	Mr. Morris	Absent
Mr. Addonizio	Present	Mr. Dorrer	Present
Mr. Gray	Present	Mr. McBarron (Alt. #1)	Present

Board Professionals:

Thomas Catley, Esq.	Absent	Glenn Gerken P.E.	Absent
Conflict Attorney		Board Engineer	
Nora Coyne, P.P., AICP	Absent	Jennifer O’Sullivan	Present
Special Board Planner		Board Secretary	
Geoffrey Cramer, Esq.	Present	Scott Taylor	Absent
Board Attorney		Board Planner	
Dave Magno, P.E.	Absent	Matthew Zahorsky, P.E., C.M.E.	Present
Board Engineer		Special Board Engineer	
Christine Winter,	Present		
Special Board Planner			

Carried Applications

BOA # 20-2021 – Lisa Scurek
Block(s): 208 Lot(s): 7 Zone: R-10
Address: 2803 Harrison Street
Application Type: Bulk Variance

Application Deemed Complete: 3/26/2021

Applicant is seeking to construct storage shed.

Carried to 7/21/2021 with noticing required.

BOA # 7-2021 – San Filippo Residence
Block(s): 269 Lot(s): 6 Zone: RR-6
Address: 2631 18th Avenue
Application Type: Interpretation- Bulk

Application Deemed Complete: 2/11/2021

Applicant is seeking to maintain a 6-foot-high fence in the front yard, and maintain an oversized shed, and to determine if grazing of farm animals is a pre-existing nonconforming use.

Carried to 9/15/2021 with noticing required.

BOA # 6-2021 – The Dorrer Family
Block(s): 930 Lot(s): 20 & 21 Zone: HB-20
Address: 1462 Highway 37 & 4908 McGill Road
Application Type: Interpretation

Application Deemed Complete: 2/11/2021

Applicant is seeking to BOA Interpretation that the lease of U-Haul trailers, and storage of vehicles, buses, and equipment not associated with the garage towing service is a pre-existing nonconforming use.

Carried to 9/1/2021 with noticing required.

New Applications

BOA # 22-2021 – Jon Biondo
Block(s): 804 Lot(s): 42 Zone: RR-6
Address: 1980 Campbell Road
Application Type: Bulk Variance

Application Deemed Complete: 5/13/2021

Applicant is seeking to construct a six-foot high fence along the front property line.

- Mr. Addonizio goes over the project details.

BOA # 25-2021 – John Mahoney
Block(s): 70 Lot(s): 1 Zone: R-10
Address: 1151 18th Ave.
Application Type: Bulk Variance

Application Deemed Complete: 5/3/2021

Applicant is seeking to replace existing garage that violates the side yard setback requirement .

- Mr. Gray goes over the project details.

BOA # 16-2021 – MCG Properties, LLC

Block(s): 274 Lot(s): 14 Zone: R-60

Address: 1496 Ocean Road

Application Deemed Complete: 5/11/2021

Application Type: Bulk Variance

Applicant is seeking to construct a pool and cabana with related site improvements.

- Ms. Hearn goes over the project details.

BOA # 30-2021 – Kyle M Bonner & Kurt F. Morasch

Block(s): 830 Lot(s): 13 Zone: R-20

Address: 22909 Ramshorn Drive

Application Deemed Complete: 5/11/2021

Application Type: Use and Bulk Variances

Applicant is seeking to construct an addition to a home on a lot with two single- family dwellings.

- Mr. Gray goes over the project details.

Resolutions

BOA # 37-2021 – Eric Olsen

Block(s): 954 Lot(s): 19 Zone: RR

Address: 4170 Atlantic Avenue

Application Deemed Complete: 5/18/2021

Application Type: Bulk Variance

- No corrections resolution can be adopted as written.

BOA # 18-2021 – Kelly White

Block(s): 865 Lot(s): 1 Zone: R-10

Address: 1611 Holly Blvd

Application Deemed Complete: 3/26/2021

Application Type: Bulk Variance

- No corrections resolution can be adopted as written.

BOA # 19-2021 – Justin Motzenbecker

Block(s): 324 Lot(s): 26 Zone:

Address: 1121 Minnesink Road

Application Deemed Complete: 5/18/2021

Application Type: Bulk Variance

- No corrections resolution can be adopted as written.

BOA # 13-2021 – John C. Ross., Jr.

Block(s): 820 Lot(s): 16 Zone: R-6

Address: 2231 Allenwood Road

Application Deemed Complete: 3/17/2021

Application Type: Bulk Variance

- No corrections resolution can be adopted as written.

BOA # 23-2018 – 5005 Realty, LLC

Block(s): 913 Lot(s): 5 & 6 Zone: HB -200

Address: 5011 Route 33 & 34

Application Deemed Complete: 8/16/2018

Application Type: Preliminary and Final Site Plan with Bulk Variances

- No corrections resolution can be adopted as written.

Other Business

Minutes to be Adopted

DATE: 6/2/2021

Minutes adopted as written.

Executive Session

Adjournment

TOWNSHIP OF WALL



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BOARD OF ADJUSTMENT MEETING MINUTES
7/7/2021
Workshop Session & Regular Meeting 7:00 P.M.
(Conference Room B & Municipal Meeting Room)**

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

Roll Call

Members:

Chairwoman DeSarno	Present	Ms. Hearn	Present
Vice Chairwoman Morrissey	Present	Mr. Morris	Absent
Mr. Addonizio	Present	Mr. Dorrer (Alt. #1).	Present
Mr. Gray	Present	Mr. McBarron (Alt. #2)	Present

Board Professionals:

Thomas Catley, Esq.	Absent	Ben Montenegro, Esq.	Absent
Conflict Attorney		Conflict Attorney	
Nora Coyne, P.P., AICP	Absent	Jennifer O’Sullivan	Present
Special Board Planner		Board Secretary	
Geoffrey Cramer, Esq.	Present	Scott Taylor	Absent
Board Attorney		Board Planner	
Dave Magno, P.E.	Absent	Matthew Zahorsky, P.E., C.M.E.	Present
Board Engineer		Special Board Engineer	
Christine Winter,	Present		
Special Board Planner			

Carried Applications

BOA # [20-2021](#) – Lisa Scurek

Block(s): 208 Lot(s): 7 Zone: R-10

Address: 2803 Harrison Street

Application Deemed Complete: 3/26/2021

Application Type: Bulk Variance

Applicant is seeking to construct storage shed.

Carried to 7/21/2021 with noticing required.

BOA # [7-2021](#) – San Filippo Residence

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

Address: 2631 18th Avenue

Application Deemed Complete: 2/11/2021

Application Type: Interpretation- Bulk

Applicant is seeking to maintain a 6-foot-high fence in the front yard, and maintain an oversized shed, and to determine if grazing of farm animals is a pre-existing nonconforming use.

Carried to 9/15/2021 with noticing required.

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 is seeking to BOA Interpretation that the lease of U-Haul trailers, and storage of vehicles, buses, and equipment not associated with the garage towing service is a pre-existing nonconforming use.

Carried to 9/1/2021 with noticing required.

New Application

BOA # [22-2021](#) – Jon Biondo

Block(s): 804 Lot(s): 42 Zone: RR-6

Address: 1980 Campbell Road

Application Deemed Complete: 5/13/2021

Application Type: Bulk Variance

Applicant is seeking to construct a six-foot high fence along the front property line.

For the Applicant

- Jon Biondo – Applicant

From the Public

- Michael Shelton
- Tom Degman

Summary

- The subject site is a 23.44-acre parcel located at 1980 Campbell Road known as Block 804 Lot 42. The property is in the Rural Residential RR-6 zone. It is located approximately 1,100 feet north of the intersection of Campbell Road and Allaire Road. It is surrounded by single family residential properties in the R-60, R-40, and RR zones in addition to farm properties in the RR-6 zone. The site is improved with a two-story dwelling, two-story barn, pool, cabana, tennis court, patios, decks, and a gravel driveway. The applicant proposes to construct a 5-foot-high fence along the front property line. A variance is required for the height of the fence.

Decision

- Motion: Mr. Addonizio
- Second: Vice Chairwoman Morrissey
- **Roll Call:**

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Absent
Mr. Addonizio	Yea	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea
- Application denied.

BOA # 25-2021 – John Mahoney

Block(s): 70 Lot(s): 1 Zone: R-10

Address: 1151 18th Ave.

Application Deemed Complete: 5/3/2021

Application Type: Bulk Variance

Applicant is seeking to replace existing garage that violates the side yard setback requirement .

For the Applicant

- John Mahoney – Applicant

From the Public

- No comments or questions from the public.

Summary

- The subject site is a 7,500 square feet parcel located at 1151 18th Avenue, known as Block 70 Lot 1. The property is in the Residential R-10 zone. It is located adjacent to the intersection of 18th Ave. and M St. It is surrounded by single family homes in the R-7.5 zone to the south and the R-10 zone on all other sides. The site is improved with a two and a half story dwelling with 3 sheds, walkways, and a gravel driveway. The applicant proposes to demo existing detached garage and rebuild on the existing concrete slab. A variance is required for side yard setback.

Decision

- Motion: Mr. Addonizio
- Second: Mr. Dorrer
- **Roll Call:**

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Absent
Mr. Addonizio	Yea	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea
- Application approved with conditions.

BOA # 16-2021 – MCG Properties, LLC

Block(s): 274 Lot(s): 14 Zone: R-60

Address: 1496 Ocean Road

Application Deemed Complete: 5/11/2021

Application Type: Bulk Variance

Applicant is seeking to construct a pool and cabana with related site improvements.

For the Applicant

- Mark Aikins – Attorney for the applicant

From the Public

- No comments or questions from the public.

Summary

- The subject site is a 45,232 square feet parcel located at 1496 Ocean Road known as Block 274 Lot 14. The property is in the Residential R-60 zone. It is located approximately 320 feet east of the intersection of Ocean Road and Ohadi Drive. It is surrounded on the north and east sides by single residential dwellings in the R-60 zone. To the south and west are single family residential dwellings in the R-30 zone. The site is improved with a one. The applicant proposes to construct an inground pool associated patios and equipment, and a cabana. A variance is required for impervious coverage. and a half story dwelling with a one story detached garage, and a paver and stone driveway.

Decision

- Motion: Ms. Hearn
- Second: Vice Chairwoman Morrisey
- **Roll Call:**

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Absent
Mr. Addonizio	Yea	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea

- Application approved with conditions.

BOA # 30-2021 – Kyle M Bonner & Kurt F. Morasch

Block(s): 830 Lot(s): 13 Zone: R-20

Address: 22909 Ramshorn Drive

Application Deemed Complete: 5/11/2021

Application Type: Use and Bulk Variances

Applicant is seeking to construct an addition to a home on a lot with two single- family dwellings.

For the Applicant

- **Maeve Desmond, Applicants licensed professional planner**

From the Public

- **No objectors appeared with respect to the subject application**

Summary

- The subject site is a 12,861 SF parcel located at 2209 Ramshorn Drive, and is known as Block 830;Lot 13. The parcel is in the Residential R-20 zone. The site currently contains two residential dwellings. The Front House is a 2-story dwelling with a front porch. The Rear House is a 1-story dwelling with a front porch. The site also includes a detached garage with a stone driveway. The adjacent parcels along both sides and across Ramshorn Drive contain residential structures within the R-20 single family Residential Zone. The area immediately behind the property is the Manasquan River State Wildlife Management Area. Located in the POS- Public Open Space Zone.

The Applicant proposes to expand the front residence, TO A 73.2 SF first floor addition for kitchen space. A 78 SF first floor Deck at the rear of the structure. The second floor will be enlarged by approximately 463 SF to permit a new master bedroom and bath, as well as a 4th bedroom. A second-floor deck is proposed above the mud room. The total increase in living space is from 1,489 SF to 2,027 SF. The total increase in building coverage increases by 73 SF, and the impervious surface coverage increases by 151 SF. The Board of Adjustment of the Township of Wall, County of Monmouth and State of New Jersey, does hereby grant use variance relief to Applicants with respect to Lot 13 in Block 830 as shown on the Wall Township Tax Map (said premises being also known as 2209 Ramshorn Drive) to permit the renovation of the existing residential structure on that property closest to Ramshorn Drive consistent with the architectural plans hereinbefore referenced as well as a variance from the maximum building coverage of the Zoning Ordinance where 17% is the maximum permitted and 23% is proposed, provided, however, that Applicants comply with each of the stipulations hereinbefore set forth and also with the following conditions of this Resolution: The existing driveway is to be completely removed and replaced with a stone driveway. Applicants' compliance with the recommendations and suggestions contained in paragraphs 2, 3 and 4 of the Board's Professional Planner's written report dated June 16, 2021 and a landscaping plan provided in form and content satisfactory to the Board's Professional Planner and consistent with testimony provided during the course of the public hearing. In the event that any negative drainage effects shall occur by reason of the alteration of the driveway of the improvements on the dwelling closest to Ramshorn Drive that impact any neighboring property owner, that impact shall be mitigated by Applicants or their successors in interest, at their cost and expense, to the satisfaction of the Director of Engineering. An as-built plan together with a Zoning Chart shall be provided to the Land Use Department prior to the issuance of any Certificate of Occupancy.

Decision

- Motion: Vice Chairwoman Morrisey
- Second: Mr. Dorrer
- **Roll Call:**

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Absent
Mr. Addonizio	Yea	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea
- Application approved with conditions.

Resolutions

BOA # 37-2021 – Eric Olsen
Block(s): 954 Lot(s): 19 Zone: RR
Address: 4170 Atlantic Avenue
Application Type: Bulk Variance

Application Deemed Complete: 5/18/2021

Decision

- Motion: Mr. Gray
- Second: Mr. Dorrer
- All in favor. None Opposed.

Chairwoman DeSarno	Yea	Ms. Hearn	N/A
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea
Mr. Addonizio	N/A	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea
- Resolution adopted as written.

BOA # 18-2021 – Kelly White
Block(s): 865 Lot(s): 1 Zone: R-10
Address: 1611 Holly Blvd
Application Type: Bulk Variance

Application Deemed Complete: 3/26/2021

Decision

- Motion: Mr. Dorrer
- Second: Mr. Gray
- All in favor. None Opposed.

Chairwoman DeSarno	Yea	Ms. Hearn	N/A
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea
Mr. Addonizio	N/A	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea
- Resolution adopted as written.

BOA # 19-2021 – Justin Motzenbecker
Block(s): 324 Lot(s): 26 Zone:
Address: 1121 Minnesink Road
Application Type: Bulk Variance

Application Deemed Complete: 5/18/2021

Decision

- Motion: Mr. Dorrer
- Second: Mr. Gray
- All in favor. None Opposed.

Chairwoman DeSarno	Yea	Ms. Hearn	N/A
Vice Chairwoman Morrissey	Yea	Mr. Morris	Yea
Mr. Addonizio	N/A	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea
- Resolution adopted as written.

BOA # 13-2021 – John C. Ross., Jr.
Block(s): 820 Lot(s): 16 Zone: R-6
Address: 2231 Allenwood Road
Application Type: Bulk Variance

Application Deemed Complete: 3/17/2021

Decision

- Motion: Vice Chairwoman Morrisey
- Second: Mr. Dorrer
- All in favor. None Opposed.

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Absent
Mr. Addonizio	Yea	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea
- Resolution adopted as written.

BOA # 23-2018 – 5005 Realty, LLC

Block(s): 913Lot(s): 5 & 6 Zone: HB -200

Address: 5011 Route 33 & 34

Application Deemed Complete: 8/16/2018

Application Type: Preliminary and Final Site Plan with Bulk Variances

Decision

- Motion: Mr. Gray
- Second: Mr. Dorrer
- All in favor. None Opposed.

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Absent
Mr. Addonizio	Yea	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea
- Resolution adopted as written.

Other Business

Minutes

DATE: 6/2/2021

Decision

- Motion: Vice Chairwoman Morrisey
- Second: Mr. Dorrer
- All in favor. None Opposed.

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Absent
Mr. Addonizio	Yea	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea
- Minutes adopted as written.

DATE: 6/16/2021

Decision

- Motion: Mr. Addonizio
- Second: Mr. Dorrer
- All in favor. None Opposed.

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Absent
Mr. Addonizio	Yea	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea
- Minutes adopted as written.

Adjournment

- Motion: Mr. Gray
- Second: Mr. Dorrer
- All in favor. None Opposed.

Chairwoman DeSarno	Yea	Ms. Hearn	Yea
Vice Chairwoman Morrissey	Yea	Mr. Morris	Absent
Mr. Addonizio	Yea	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Yea