

**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**  
  
***www.wallnj.com***

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**TOWNSHIP OF WALL  
BOARD OF ADJUSTMENT MEETING MINUTES  
7/21/2021  
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	Present
Mr. Addonizio	Present	Mr. Dorrer	Present
Mr. Gray	Present	Mr. McBarron (Alt. #1)	Absent

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 # 27-2021 – Joseph Piddington and Tracey Shropshire

Block(s): 901 Lot(s): 4 Zone: R-60

Address: 523 Shark River Station Road

Application Deemed Complete: 5/3/2021

Application Type: Bulk Variance

Applicant is seeking to construct a detached garage with metal siding and roofing.

Carried to 8/4/2021 with noticing required.

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 existing garage and retaining wall that encroach over the rear property line.

Carried to 9/15/2021 with noticing required.

### New Applications

BOA # 26-2021 – Lisa Szem

Block(s): 943 Lot(s): 20 Zone: R-60

Address: 1630 Rustic Court

Application Deemed Complete: 5/3/2021

Application Type: Bulk Variance

- Applicant is seeking to construct a shed/cabana in a front yard area
- Mr. Hearn goes over the details of the project.

BOA # 29-2021 – Joseph Gorga

Block(s): 725 Lot(s): 1 Zone: R-15

Address: 1309 Winding Brook Lane

Application Deemed Complete: 5/4/2021

Application Type: Bulk Variance

- Applicant is seeking to install a generator in the front yard area.
- Mr. Gray goes over the detail of the project.

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.
- Mr. Gray goes over the detail of the project.

BOA # 28-2021 – Robert & Barbara Curran

Block(s): 826 Lot(s): 2 Zone: R-20

Address: 3246 Ridgewood Road

Application Deemed Complete: 5/3/2021

Application Type: Bulk Variance

- Applicants seeking approval to construct retaining wall in front of Applicants' residence to prevent the continuing soil erosion and migration of Applicants' front yard toward Ridgewood Road.
- Mr. Morris goes over the details of the project.

### Resolutions

BOA # 22-2021 – Jon Biondo

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

Address: 1980 Campbell Road

Application Deemed Complete: 5/13/2021

- No correction to Resolution to withdraw the application

BOA # 25-2021 – John Mahoney

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

Address: 1151 18th Ave.

Application Deemed Complete: 5/3/2021

- No corrections resolution can be adopted as written.

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

- No corrections resolution can be adopted as written.

BOA # 16-2021 – MCG Properties, LLC

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

Address: 1496 Ocean Road

Application Deemed Complete: 5/3/2021

- No corrections resolution can be adopted as written.

### Other Business

### Minutes to be Adopted

7/7/2021

- No corrections minutes can be adopted as written.

### Executive Session

### Adjournment

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**TOWNSHIP OF WALL  
BOARD OF ADJUSTMENT MEETING MINUTES  
7/21/2021  
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	Present
Mr. Addonizio	Present	Mr. Dorrer (Alt. #1).	Present
Mr. Gray	Present	Mr. McBarron (Alt. #2)	Absent

**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.	Absent
Board Engineer		Special Board Engineer	
Christine Winter,	Present		
Special Board Planner			

### Carried Applications

BOA # 27-2021 – Joseph Piddington and Tracey Shropshire

Block(s): 901 Lot(s): 4 Zone: R-60

Address: 523 Shark River Station Road

Application Deemed Complete: 5/3/2021

Application Type: Bulk Variance

Applicant is seeking to construct a detached garage with metal siding and roofing.

Carried to 8/4/2021 with noticing required.

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 existing garage and retaining wall that encroach over the rear property line.

Carried to 9/15/2021 with noticing required.

### New Application

BOA # 26-2021 – Lisa Szem

Block(s): 943 Lot(s): 20 Zone: R-60

Address: 1630 Rustic Court

Application Deemed Complete: 5/3/2021

Application Type: Bulk Variance

- Applicant is seeking to construct a shed/cabana in a front yard area

For the Applicant

- Lisa Szem

From the Public

- There were no objectors to the subject application.

Summary

- The subject site is a 60,000 square feet parcel located at 1630 Rustic Court, known as Block 943 Lot 20. The property is in the Residential R-60 zone. It is located at the intersection of Rustic Ct. and Martin Road. It is surrounded by single family dwellings in the R-60 and RR-5 zones. The site is improved with a three-story dwelling with inground pool, patios, gazebo, walkways, and gravel driveway. The applicant proposes to construct a cabana. A variance is required for an accessory building in a front yard.
- The Board of Adjustment of the Township of Wall, County of Monmouth and State of New Jersey, does hereby grant variance relief to Applicant with respect to Lot 20 in Block 943 as shown on the Wall Township Tax Map (said premises being also known as 1630 Rustic Court) as requested by Applicant, all in connection with the construction of a cabana shed type structure that complies with the testimony and stipulations hereinbefore provided as well as with the impervious coverage that does not exceed 20% and provided further that Applicant complies with each of the following conditions: Construction of the cabana shall occur within the existing footprint of the slate patio that is contiguous to the pool. The Roof covering of the proposed structure shall not exceed 180 s.f. and the height of the cabana shall not exceed 12 feet measured from the existing patio. Applicant shall provide an updated Zoning Chart to the Director of Engineering prior to the issuance of any final certificate of occupancy in order to assure that the improvements on this property do not exceed the maximum impervious coverage of 20%.

Decision

- Motion: Mr. Gray
- Second: Mr. Dorrer

- Roll Call:
 

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

BOA # 29-2021 – Joseph Gorga

Block(s): 725 Lot(s): 1 Zone: R-15

Address: 1309 Winding Brook Lane

Application Deemed Complete: 5/4/2021

Application Type: Bulk Variance

Applicant is seeking to install a generator in the front yard area.

For the Applicant

- Joseph Gorga and his wife Eileen Gorga

From the Public

- There were no objectors to the subject development application.

Summary

- The subject site is a 16,217 square feet parcel located at 1309 Winding Brook Lane known as Block 725 Lot 1. The property is in the Residential R-15 zone. It is located at the intersection of Winding Brook Lane and Heather Drive. It is surrounded by single family dwellings in the R-15 zone. The site is improved with a one-story dwelling with a deck, porch walkways, and 2 asphalt driveways.
- The applicant proposes to install a generator. A variance is required for an accessory structure in the front yard.
- The Board of Adjustment of the Township of Wall, County of Monmouth and State of New Jersey, does hereby grant the bulk variance relief requested by Applicant with respect to Lot 1 in Block 725 (said premises being also known as 1309 Winding Brook Lane) to allow the location of the exterior whole house generator in the front yard setback , provided, however that Applicant complies with all of the stipulations hereinbefore contained together with each of the following conditions: Applicant shall obtain all appropriate zoning, electrical and building permits that be required with respect to the installation. Applicant shall comply with all maintenance instructions and specifications provided by the manufacturer with reference to the unit to be installed. The generator shall be located not less than 31 feet from the right of way of Heather Drive. Applicant shall provide and maintain a buffer, whether in the form of a lattice fence or shrubbery, which buffering, or screening shall be reviewed by the Assistant Township Planner as to sufficiency.

Decision

- Motion: Mr. Gray
- Second: Mr. Dorrer
- Roll Call:
 

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

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.

For the Applicant

- Lisa Scurek

From the Public

- No objectors appeared with respect to the subject development application

Summary

- The subject site is a 5,000 square feet parcel located at 2803 Harrison Street, known as Block 208 Lot 7. The property is in the Residential R-10 zone. It is located 50 feet west of the intersection of Lincoln Avenue and Harrison Street. It is surrounded by single family dwellings in the R-10 zone. Camp Evans is located beyond the residences to the east. The site is improved with a one-story dwelling with an attached front porch, wood deck, and concrete driveway
- The Board of Adjustment of the Township of Wall, County of Monmouth and State of New Jersey, does hereby grant the bulk variance relief requested by Applicant with respect to Lot 7 in Block 208 (said premises being also known as 2803 Harrison Street) from the maximum building coverage requirement of the Zoning Ordinance provided however that Applicant complies with all of the stipulations hereinbefore contained as well as with each of the following conditions: Applicant, or her successors in interest, shall minimize any negative drainage impact upon adjacent properties and should such negative drainage impact occur then that impact will be mitigated by the Applicant, or her successors in interest, to the satisfaction of the Director of Engineering. Applicant shall provide a screen or install a planted buffer consistent with a plan to be reviewed by the Assistant Township Planner.

Decision

- Motion: Mr. Gray
- Second: Mr. Dorrer
- Roll Call:
 

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

BOA # 28-2021 – Robert & Barbara Curran

Block(s): 826 Lot(s): 2 Zone: R-20

Address: 3246 Ridgewood Road

Application Deemed Complete: 5/3/2021

Application Type: Bulk Variance

- Applicants seeking approval to construct retaining wall in front of Applicants’ residence to prevent the continuing soil erosion and migration of Applicants’ front yard toward Ridgewood Road.

For the Applicant

- Robert & Barbara Curran

From the Public

- No objectors appeared with respect to the subject development application.

Summary

- The subject site is a 25,750 square feet parcel located at 3246 Ridgewood Road known as Block 826 Lot 2. The property is in the Residential R-20 zone. It is located 238 feet east of the intersection of Atlantic Avenue and Allenwood Road. It is surrounded by single family residences in the R-20 zone. The site is improved with a one and a half story dwelling with detached garage, wood deck, patios, walkways, retaining walls, and two asphalt driveways. The applicant proposes to construct a retaining wall in the Township right of way. A variance is required for a change in grade that exceeds 2 feet.

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Decision

- Motion: Mr. Morris
- Second: Mr. Gray
- Roll Call:
 

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

Resolutions

BOA # 22-2021 – Jon Biondo

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

Address: 1980 Campbell Road

Application Deemed Complete: 5/13/2021

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	Yea
Mr. Addonizio	Absent	Mr. Dorrer (Alt. #1)	Yea
Mr. Gray	Yea	Mr. McBarron (Alt. #2)	Absent
- Resolution of Denial adopted as written.



BOA # 25-2021 – John Mahoney

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

Address: 1151 18th Ave.

Application Deemed Complete: 5/3/2021

Decision

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

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

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

Decision

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

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

BOA # 16-2021 – MCG Properties, LLC

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

Address: 1496 Ocean Road

Application Deemed Complete: 5/3/2021

Decision

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

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

Date: 7/7/2021

Decision

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

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