

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

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TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 8/1/2022

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:

Acting Chairman Wonsala	Present	Mayor Orender	Absent
Mr. Barlow	Absent	Ms. Shanklin	Present
Mr. Baumgartner	Present	Ms. Agnello (Alt # 1)	Absent
Committeeman Farrell	Present	Mr. Blewitt (Alt # 2)	Present
Mr. Hall	Present		
Lieutenant O'Halloran	Present		

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	Absent
Scott Taylor, AICP, PP, LLA, LEED AP Board Planner	Present	Christine Winter Acting Board Secretary	Absent
Patrick Varga, Esq	Absent		

New & Carried Applications

PB # 9-2022 Michael Gittleman

Block: 248.01 Lot: 17

Zone: R-10

Address: 3115 Belmar Blvd.

Application Deemed Complete: 4/27/2022

Application Type: Major Preliminary and Final Subdivision with Bulk Variances

Applicant is seeking to subdivide the lot into three lots.

Carried to 9/12/2022 with no re-noticing required

PB#10-2022- Anchor Sign, Inc. for Dollar Tree Stores, Inc.

Block: 319 Lot(s): 13 Zone: HB-120
Address: 2410 Hwy 35 Application Deemed Complete: 5/20/2022
Application Type: Major Preliminary and Final Site Plan with Bulk Variances
Applicant is seeking to install two oversized façade signs.

Carried to 8/15/2022 with re-noticing required

PB#6-2022- Wall 34 Realty, LLC

Block: 930 Lot(s): 6 & 18 Zone: AH-7
Address: 4898 Megill Rd. & 1452 Highway 34 Application Deemed Complete: 2/9/2022
Application Type: Major Preliminary and Final Site Plan w/Minor Subdivision
Applicant is seeking to construct a multi-family residential community consisting of 296 townhouses, clubhouse with pool, site improvements, and a township water tower.

- Members discussed details of Application.

Resolutions

PB#1-2022- Sea Glass on Atlantic LLC

Block: 819 Lot(s): 13 Zone: AH-1
No corrections. Resolution can be adopted as written.

Other Business

Minutes to be Adopted

Adjournment

7:15 pm

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TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 8/1/2022

REGULAR MEETING IMMEDIATELY FOLLOWING WORKSHOP SESSION MUNICIPAL MEETING ROOM

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

Roll Call

Members:

Acting Chairman Wonsala	Present	Mayor Orender	Absent
Mr. Barlow	Absent	Ms. Shanklin	Present
Mr. Baumgartner	Present	Ms. Agnello (Alt # 1)	Absent
Committeeman Farrell	Present	Mr. Blewitt (Alt # 2)	Present
Mr. Hall	Present		
Lieutenant O'Halloran	Present		

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	Absent
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#9-2022 Michael Gittleman

Block: 248.01 Lot: 17

Zone: R-10

Address: 3115 Belmar Blvd.

Application Deemed Complete: 4/27/2022

Application Type: Major Preliminary and Final Subdivision with Bulk Variances

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Carried to 9/12/2022 with no re-noticing required

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Address: 4898 Megill Rd. & 1452 Highway 34 Application Deemed Complete: 2/9/2022
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Applicant is seeking to construct a multi-family residential community consisting of 296 townhouses, clubhouse with pool, site improvements, and a township water tower.

For the Applicant

- **John Sarto, Esq., Attorney**
- **Patrick Lynam, Engineer**
- **Jeremy Greene, Architect**
- **David Fultz, VP of Land Development for Toll Brothers**
- **Michelle Briehof- Traffic Engineer**

From the Public

- **None**

Summary

The Applicant proposes to merge lots 6 & 18 to build 296 townhouses within 29 buildings. This will consist of 228 market rate townhouses in 24 buildings & 68 affordable townhouses in 5 buildings. The Applicant also proposes to construct a clubhouse and outdoor pool. The affordable units will have basic amenities and will be blended into the buildings to make it more inclusionary. The market rate units have options to upgrade all amenities. The Board and professionals went over the details of the amenities.

Decision

- Motion: Ms. Shanklin
- Second: Committeeman Farrell
- Roll Call:

Vice Chairman Wonsala	Yea	Lieutenant O’Halloran	Yea
Mr. Barlow	Absent	Mayor Orender	Absent
Mr. Baumgartner	Yea	Ms. Shanklin	Yea
Committeeman Farrell	Yea	Ms. Agnello (Alt #1)	Absent
Mr. Hall	Yea	Mr. Blewitt (Alt #2)	Yea
- *Carried to 9/19/2022 with no re-noticing required*

Resolutions

PB#1-2022- Sea Glass on Atlantic LLC

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

Decision

- Motion: Committeeman Farrell
- Second: Ms. Shanklin
- Roll Call:

Mr. Baumgartner	Yea	Lieutenant O’Halloran	Yea
Committeeman Farrell	Yea	Mayor Orender	Absent
Mr. Hall	Yea	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	Absent
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	Yea
- No corrections. Resolution adopted as written.

Other Business

Minutes

Adjournment

9:05 PM

- Motion: Ms. Shanklin
- Second: Committeeman Farrell
- All in favor: None Opposed.