

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 8/3/2022

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

Board Professionals:

Thomas Catley, Esq. Conflict Attorney	Absent	Scott Taylor, AICP, PP, LLA, LEED AP Board Planner	Absent
Nora Coyne, PP, AICP Special Board Planner	Present	Matthew Zahorsky, PE, CME Special Board Engineer	Present
Geoffrey Cramer, Esq. Board Attorney	Present	Erika Ward Board Secretary	Present
Dave Magno PE., PP., CME Board Engineer	Absent	Christine Winter Acting Board Secretary	Absent
Terry Vogt PE., PP., CME Board Engineer	Present		

New and Carried Applications

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 seeks an interpretation that the existing uses of the property are pre-existing nonconforming uses and/or accessory uses and use variance approval to permit leasing of trailers and storage of equipment and materials.

- Board Members reviewed the details of the project.

BOA #22-2022 – Phillip Howley

Block(s): 271 Lot(s): 6.01 Zone: R-30

Address: 1920 New Bedford Rd

Application Deemed Complete: 4/29/2022

Application Type: Bulk Variance

Applicant is seeking to relocate an existing metal garage.

- Board Members reviewed the details of the project.

BOA #23-2022 – Gary Saldutti

Block(s): 79 Lot(s): 2.01 Zone: R-20

Address: 1404 Marconi Road

Application Deemed Complete: 4/29/2022

Application Type: Bulk Variance

Applicant is seeking to install an in-ground pool with associated patio and site work.

- Board Members reviewed the details of the project.

BOA #25-2022 – John Morris

Block(s): 893.06 Lot(s): 49.07 Zone: R-7.5

Address: 2610 Greenland Lane

Application Deemed Complete: 5/4/2022

Application Type: Bulk Variance

Applicant is seeking to install a gazebo within 10 feet of a pool.

Carried to a later date with re-noticing required

BOA # 26-2022 – Matthew Thomasian

Block(s): 863 Lot(s): 1 Zone: R-10

Address: 1619 Holly Blvd

Application Deemed Complete: 5/4/2022

Application Type: Bulk Variance

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

- Board Members reviewed the details of the project.

BOA #51-2022 – Christopher Meccia

Block(s): 943 Lot(s): 16 Zone: R-60

Address: 1640 Martin Road

Application Deemed Complete: 12/21/2021

Application Type: Bulk Variance

Applicant is seeking to construct a single family home on a vacant lot.

- Board Members reviewed the details of the project.

Resolutions

BOA#40-2021- Thomas McNamara-RESTATED

Block(s): 281 Lot(s): 19

Address: 2419 Terrace Place

BOA#11-2022- John Doherty

Block(s): 60 Lot(s): 87

Address: 1635 Riverview Terrace

BOA#16-2022- Patrick and Maria Gagliano

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

Other Business

Minutes to be Adopted

Adjournment

7:25 PM

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 8/3/2022

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	Present	Mr. McBarron	Present
Mr. Addonizio	Absent	Mr. Morris	Absent
Mr. Burke	Present	Mr. Shimko	Absent
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	
Terry Vogt PE., PP., CME	Present		
Board Engineer			

New and Carried Applications

BOA #25-2022 – John Morris

Block(s): 893.06 Lot(s): 49.07 Zone: R-7.5

Address: 2610 Greenland Lane

Application Deemed Complete: 5/4/2022

Application Type: Bulk Variance

Applicant is seeking to install a gazebo within 10 feet of a pool.

Carried to a later date with re-noticing required

BOA # 26-2022 – Matthew Thomasian

Block(s): 863 Lot(s): 1 Zone: R-10

Address: 1619 Holly Blvd

Application Deemed Complete: 5/4/2022

Application Type: Bulk Variance

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

For the Applicant

- Matthew Thomasian, Homeowner

From the Public

- None

Summary

- The applicant is proposing to install a generator in the front yard due to many power outages. The applicant will create a buffer around the generator so residents will not be able to see the generator from the road.

Decision

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

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

- Application approved with conditions.

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 seeks an interpretation that the existing uses of the property are pre-existing nonconforming uses and/or accessory uses and use variance approval to permit leasing of trailers and storage of equipment and materials.

For the Applicant

- Tim Middleton, Attorney
- Joe Kociuba, Engineer
- Mr. Dorrer, Applicant/Homeowner

From the Public

- None

Summary

- This meeting is a continuation from 4/27/2022. The applicant, Mr. Dorrer seeks an interpretation and variance approval for his property and explained what the property has been used for through the years.

Decision

Carried to 10/5/2022 with no re-noticing required

BOA #22-2022 – Phillip Howley

Block(s): 271 Lot(s): 6.01 Zone: R-30

Address: 1920 New Bedford Rd

Application Deemed Complete:4/29/2022

Application Type: Bulk Variance

Applicant is seeking to relocate an existing metal garage.

For the Applicant

- Mike Rubino, Attorney
- Joe Kociuba, Engineer
- Phillip Howley, Applicant/Homeowner

From the Public

- Harold Fernandez, Resident- 192 New Bedford Road

Summary

- The applicant wants to relocate a shed that was constructed without a permit. The garage is located in the side yard setback.

Decision

Carried to 10/5/2022 with no re-noticing required

BOA #23-2022 – Gary Saldutti

Block(s): 79 Lot(s): 2.01 Zone: R-20

Address: 1404 Marconi Road

Application Deemed Complete: 4/29/2022

Application Type: Bulk Variance

Applicant is seeking to install an in-ground pool with associated patio and site work.

For the Applicant

- Gary Saldutti, Homeowner

From the Public

- None

Summary

- The applicant is proposing to install an inground pool, pool equipment, retaining walls, and pool patio which will require a variance for the pool side yard setback. The pool setback will be 7.5 feet instead of the required 10 foot setback requirement.

Decision

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

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

- Application approved with conditions.

BOA #51-2022 – Christopher Meccia

Block(s): 943 Lot(s): 16 Zone: R-60

Address: 1640 Martin Road

Application Deemed Complete: 12/21/2021

Application Type: Bulk Variance

Applicant is seeking to construct a single family home on a vacant lot.

For the Applicant

- Mike Rubino, Attorney
- Joe Kociuba, Engineer

From the Public

- Greg Bisko, Neighbor, Objector
- Pam Shimko, Neighbor, Objector
- Peter Skokus, Neighbor Objector

Summary

- This Application is a continuation to the last meeting held on 6/15/2022. The Applicant wants to construct a 2,200 square foot single-family home on a vacant lot. Due to the number of wetlands the house must be built closer to the front property line and side property line which is less than the Township permits. The residents on Martin Road have concerns due to the proposed location of the house and the wetlands. Pam Shimko, a neighbor on Martin Road raised concern regarding a gore located between her property and the subject property. Due to this concern the application is being carried.

Decision

Carried to 10/19/2022 with no re-noticing required

Resolutions

BOA#40-2021- Thomas McNamara-RESTATED

Block(s): 281 Lot(s): 19 Address: 2419 Terrace Place

Decision

- Motion: Mr. McBarron
- Second: Chairwoman DeSarno
- Roll Call:

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

BOA#11-2022- John Doherty

Block(s): 60 Lot(s): 87 Address: 1635 Riverview Terrace Decision

- Motion: Mr. McBarron
- Second: Chairwoman DeSarno
- Roll Call:

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

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

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

Minutes

Adjournment

10:30 PM