

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

Jennifer O’Sullivan
Planning Coordinator
(732) 449-8444 Ext. 2243
(732)449-8995 Fax
josullivan@townshipofwall.com

TOWNSHIP OF WALL
BOARD OF ADJUSTMENT MEETING MINUTES
8/4/2021
Workshop Session & Regular Meeting 7:00 P.M.
(Conference Room B & Municipal Meeting Room)

Vice Chair Morrissey called to order the Workshop Meeting of the Wall Township Board of Adjustment according to the Sunshine Law.

Members:

Chairwoman DeSarno	Absent	Ms. Hearn	Present
Vice Chairwoman Morrissey	Present	Mr. Morris	Absent
Mr. Addonizio	Absent	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.	Present	Matthew Zahorsky, P.E., C.M.E.	Present
Board Engineer		Special Board Engineer	
Christine Winter,	Present		
Special Board Planner			

Carried Applications

BOA # 17-2021 – Pedro Umana

Block(s): 4 Lot(s): 25 Zone: R 7-5

Address: 819 Walling Ave

Application Deemed Complete: 5/15/2021

Application Type: Bulk Variance

Applicant is seeking to construct an oversized garage addition for use as a gazebo.

Carried to 9/1/2021 with no re-noticing required.

BOA # 14-2021 – Robert Cancro

Block(s): 274 Lot(s): 7.15 Zone: R-6

Address: 2073 Ohari Drive

Application Deemed Complete: 3/17/2021

Application Type: Bulk Variance

Applicant is seeking to o construct a 520 square foot cabana.

Carried to 10/20/2021 with noticing required.

BOA # 36-2021 – Robert & Amy McGurrin

Block(s): 56 Lot(s): 8 Zone: R-7.5

Address: 1157 Hilltop Drive

Application Deemed Complete: 5/18/2021

Application Type: Bulk Variance

Applicant is seeking to construct a new covered porch .

Carried to 9/1/2021 with no re-noticing required.

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 9/15/2021 with no re-noticing required.

New Applications

BOA # 33-2021 – Patrick Cronin

Block(s): 771 Lot(s): 21 Zone: RR

Address: 3443 Woodfield Avenue

Application Deemed Complete: 5/18/2021

Application Type: Bulk Variance

- Applicant is seeking to construct an oversized detached garage
- Mr. Dorrer goes over the detail of the project.

BOA # 12-2021 – Andrew Sigal
Block(s): 764 Lot(s): 6 Zone: R-15
Address: 3018 Pacific Avenue
Application Type: Bulk Variance

Application Deemed Complete: 3/17/2021

- Applicant is seeking to construct an addition to a single-family home with associated site improvements.
- Mr. Hearn goes over the project details.

Resolutions

BOA # 26-2021 – Lisa Szem
Block(s): 943 Lot(s): 20 Zone: R-60
Address: 1630 Rustic Court

Application Deemed Complete: 5/3/2021

- No correction to Resolution to withdraw the application

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

- No corrections resolution can be adopted as written.

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

Application Deemed Complete: 3/26/2021

- No correction to Resolution to withdraw the application

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

- **Carried to 9/1/2021**

Other Business

Minutes to be Adopted

Executive Session

Adjournment

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

Jennifer O’Sullivan
Planning Coordinator
(732) 449-8444 Ext. 2243
(732)449-8995 Fax
josullivan@townshipofwall.com

TOWNSHIP OF WALL
BOARD OF ADJUSTMENT MEETING MINUTES
8/4/2021
Workshop Session & Regular Meeting 7:00 P.M.
(Conference Room B & Municipal Meeting Room)

Vice Chair Morrissey called to order the Regular Meeting of the Wall Township Board of Adjustment at according to the Sunshine Law.

Roll Call

Members:

Chairwoman DeSarno	Absent	Ms. Hearn	Present
Vice Chairwoman Morrissey	Present	Mr. Morris	Present
Mr. Addonizio	Absent	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	

Carried Applications

BOA # 17-2021 – Pedro Umana

Block(s): 4 Lot(s): 25 Zone: R 7-5

Address: 819 Walling Ave

Application Deemed Complete: 5/15/2021

Application Type: Bulk Variance

Applicant is seeking to construct an oversized garage addition for use as a gazebo.

Carried to 9/1/2021 with no re-noticing required.

BOA # 14-2021 – Robert Cancro

Block(s): 274 Lot(s): 7.15 Zone: R-6

Address: 2073 Ohari Drive

Application Deemed Complete: 3/17/2021

Application Type: Bulk Variance

Applicant is seeking to o construct a 520 square foot cabana.

Carried to 10/20/2021 with noticing required.

BOA # 36-2021 – Robert & Amy McGurrin

Block(s): 56 Lot(s): 8 Zone: R-7.5

Address: 1157 Hilltop Drive

Application Deemed Complete: 5/18/2021

Application Type: Bulk Variance

Applicant is seeking to construct a new covered porch .

Carried to 9/1/2021 with no re-noticing required.

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 9/15/2021 with no re-noticing required.

New Application

BOA # 33-2021 – Patrick Cronin

Block(s): 771 Lot(s): 21 Zone: RR

Address: 3443 Woodfield Avenue

Application Deemed Complete: 5/18/2021

Application Type: Bulk Variance

For the Applicant

- Patrick Cronin – Applicant

From the Public

- No comments or questions from the public.

Summary

- The subject site is a 3.49 acre parcel located at 3443 Woodfield Ave. known as Block 771 Lot 21. The property is in the Residential RR zone. It is located 1,064 feet west of the intersection of Woodfield Ave. and Pilgrim Rd. It is surrounded by single family residences in the RR and R-30 zones and to the north a farm in the R-60 zone and vacant land in the POS zone. The site is improved with a two-story dwelling with inground pool, patios, walkways, and a paved driveway.
- The applicant proposes construct a 2,265 square foot garage and gravel driveway. A variance is required for maximum garage area.

Decision

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

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

BOA # 12-2021 – Andrew Sigal

Block(s): 764 Lot(s): 6 Zone: R-15

Address: 3018 Pacific Avenue

Application Deemed Complete: 3/17/2021

Application Type: Bulk Variance

Applicant is seeking to construct an addition to a single-family home with associated site improvements.

For the Applicant

- Andrew Sigal

From the Public

- No comments or questions from the public

Summary

- The property in question consists of approximately 5,000 square feet (0.11 acres) and is located within the Residential (R-15) Zone District. The site is situated on the northern side of Pacific Avenue approximately 500 feet south of its intersection with Virginia Avenue. The property is improved with a 1 ½ -story single-family dwelling that is serviced by an existing gravel driveway a paver patio and storage shed also exist at the rear of the property. Figure 1, attached, provides an aerial image of the site. Surrounding land uses include single-family residential properties in the R-15 zone to the east and south and single-family residential properties in the R-30 zone to the north. To the west of the site is vacant land owned by the Township of Wall in the R-15.
- The applicant proposes to construct a 12’-7” first floor addition and open covered front porch. A paver walkway and 2 air conditioning units are also proposed. The property requires variances for building coverage and impervious coverage.

Decision

- Motion: Ms. Hearn
- Second: Mr. Dorrer
- Roll Call:

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

Resolutions

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

- **Carried to 9/1/2021**

BOA # 26-2021 – Lisa Szem

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

Address: 1630 Rustic Court

Application Deemed Complete: 5/3/2021

Decision

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

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

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

Decision

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

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

BOA # 20-2021 – Lisa Scurek

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

Address: 2803 Harrison Street

Application Deemed Complete: 3/26/202

Decision

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

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

Other Business

Minutes

DATE 7/21/21

Decision

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

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