

# 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  
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## TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 8/15/2022

### 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	Present	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	Absent	Matthew Zahorsky, PE, CME Special Board Engineer	Present
Ben Montenegro, Esq. Conflict Attorney	Absent	Nora Coyne, PP, AICP Special Board Planner	Present
Raymond Savacool, PE, PP, CME, CFM Board Engineer	Present	Erika Ward Board Secretary	Present
Scott Taylor, AICP, PP, LLA, LEED AP Board Planner	Present	Christine Winter Acting Board Secretary	Absent
Patrick Varga, Esq	Absent		

### **New & Carried Applications**

#### **PB#10-2019- Ramshorn Drive, LLC**

Block: 893 Lot(s): 108.01 Zone: OP-10

Address: 2691-2697 Hwy 70

Application Deemed Complete: 4/24/2019

Application Type: Major Preliminary and Final Site Plan

Applicant is seeking to construct two medical office buildings.

*Carried to 10/17/2022 with re-noticing required*

**PB#8-2022- Jersey Mike's Franchise Systems, Inc.**

Block: 819 Lot: 42 & 44 Zone: OR-2

Address: 2271 Landmark Place Application Deemed Complete: 5/20/2022

Application Type: Major Preliminary and Final Site Plan with Bulk Variances

Applicant is seeking to demolish an existing office building and construct a new office building.

- Members discussed details of Application.

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

Block: 319 Lot: 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.

- Members discussed details of Application.

**Resolutions**

**Other Business**

**Minutes to be Adopted**

5/2/2022, 5/16/2022, 6/6/2022, 6/20/2022, 7/18/2022

**Adjournment**

7:25 pm

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## TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 8/15/2022

### 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	Present	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.	Absent	Matthew Zahorsky, PE, CME	Present
Board Attorney		Special Board Engineer	
Ben Montenegro, Esq.	Absent	Nora Coyne, PP, AICP	Present
Conflict Attorney		Special Board Planner	
Raymond Savacool, PE, PP, CME, CFM	Present	Erika Ward	Present
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#10-2019- Ramshorn Drive, LLC**

Block: 893 Lot(s): 108.01 Zone: OP-10

Address: 2691-2697 Hwy 70

Application Deemed Complete: 4/24/2019

Application Type: Major Preliminary and Final Site Plan

Applicant is seeking to construct two medical office buildings.

*Carried to 10/17/2022 with re-noticing required*

**PB#8-2022- Jersey Mike’s Franchise Systems, Inc.**

Block: 819 Lot: 42 & 44 Zone: OR-2

Address: 2271 Landmark Place Application Deemed Complete: 5/20/2022

Application Type: Major Preliminary and Final Site Plan with Bulk Variances

Applicant is seeking to demolish an existing office building and construct a new office building.

For the Applicant

- Mike Rubino, Attorney
- Joe Kociuba, Engineer
- John Gelson, General Counsel of Jersey Mike’s
- John Amelchenko, Architect

From the Public

- None

Summary

The Applicant is seeking to demolish an existing 1 story office building and build a 2-story office building on lot 44. On lot 42 the applicant proposes to construct a new façade on the existing warehouse and use a part of the building for a training center and offices for the employees.

Decision

- Motion: Ms. Shanklin
- Second: Mr. Barlow
- Roll Call:
 

Acting Chairman Wonsala	Yea	Lieutenant O’Halloran	Yea
Mr. Barlow	Yea	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
- **Application approved with conditions.**

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

Block: 319 Lot: 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.

For the Applicant

- Michael Malinsky, Attorney
- Jim Hirni, Director of Communications for Anchor Signs

From the Public

- None

Summary

The Applicant is seeking a variance to install two façade signs where only one 50 square foot maximum sign is permitted. The board professionals also recommended the applicant use a more muted green for the signs, rather than bright green signs. The applicant agreed.

Decision

- Motion: Mr. Hall
- Second: Mr. Baumgartner
- Roll Call:
 

Acting Chairman Wonsala	Yea	Lieutenant O’Halloran	Yea
Mr. Barlow	Yea	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
- **Application approved with conditions.**

## Resolutions

## Other Business

## Minutes

**5/2/2022**

Decision

- Motion: Mr. Barlow
- Second: Mr. Hall
- All in favor
- **Minutes adopted as written**

**5/16/2022**

Decision

- Motion: Ms. Shanklin
- Second: Mr. Barlow
- All in favor
- **Minutes adopted as written**

**6/6/2022**

Decision

- Motion: Mr. Hall
- Second: Committeeman Farrell
- All in favor
- **Minutes adopted as written**

**6/20/2022**

Decision

- Motion: Ms. Shanklin
- Second: Mr. Blewitt
- All in favor
- **Minutes adopted as written**

**7/18/2022**

Decision

- Motion: Committeeman Farrell
- Second: Ms. Shanklin
- All in favor
- **Minutes adopted as written**

Adjournment

9:20 PM

Respectfully Submitted by:  
Erika Ward