

TOWNSHIP OF WALL



Timothy J. Farrell, Mayor
Dan Becht, Deputy Mayor
Kevin P. Orender
Thomas M. Kingman
Erin M. Mangan

**2700 Allaire Road
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**TOWNSHIP OF WALL
BOARD OF ADJUSTMENT MEETING MINUTES
9/1/2021
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.

Welcome to the September 1st, 2021, Wall Township Board of Adjustment workshop meeting this meeting is being held in accordance with the sunshine law and a resolution adopted by this board on January 13, 2021.

Members:

Chairwoman DeSarno	Present	Ms. Hearn	Absent
Vice Chairwoman Morrissey	Present	Mr. Morris	Present
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	Present	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,	Absent		
Special Board Planner			

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 is seeking to BOA Interpretation that the lease of U-Haul trailers, and storage of vehicles, buses, and equipment not associated with the garage towing service is a pre-existing nonconforming use.

Carried to September 15, 2021, with noticing required.

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 October 6, 2021, with no re-noticing required.

BOA # 34-2021 – Ryan and Allison Perry

Block(s): 871 Lot(s): 16 Zone: R-10

Address: 2424 Sycamore Street

Application Deemed Complete: 5/18/2021

Application Type: Bulk Variance

Applicant is seeking to construct an addition, deck, and pool to an existing single-family home.

Carried to October 6, 2021, with no re-noticing required.

New Applications

BOA # 35-2021 – Anthony & Heather DeBlasio

Block(s): 858 Lot(s): 3 Zone: R-30

Address: 1633 Rivercrest Lane

Application Deemed Complete: 5/18/2021

Application Type: Bulk Variance

Applicant is seeking to construct a one-story addition to a single-family home.

- Mr. Gray goes over detail of the project.

BOA # 36-2021 – Robert & Amy McGurrian

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 .

- Mr. Gray goes over detail of the project.

Resolutions

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 # 28-2021 – Robert & Barbara Curran

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

Address: 3246 Ridgewood Road

Application Deemed Complete: 5/3/2021

- No corrections resolution can be adopted as written.

BOA # 33-2021 – Patrick Cronin

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

Address: 3443 Woodfield Avenue

Application Deemed Complete: 5/18/2021

- No corrections resolution can be adopted as written.

BOA # 12-2021 – Andrew Sigal

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

Address: 3018 Pacific Avenue

Application Deemed Complete: 3/17/2021

- No corrections resolution can be adopted as written.

Other Business

Minutes to be Adopted

8/4/2021

No corrections to the minutes and can be adopted as written.

Executive Session

Adjournment

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**TOWNSHIP OF WALL
BOARD OF ADJUSTMENT MEETING MINUTES
9/1/2021
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.

Welcome to the September 1st, 2021, Wall Township Board of Adjustment regular meeting this meeting is being held in accordance with the sunshine law and a resolution adopted by this board on January 13, 2021

Roll Call

Members:

Chairwoman DeSarno	Present	Ms. Hearn	Absent
Vice Chairwoman Morrissey	Present	Mr. Morris	Present
Mr. Addonizio	Absent	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	Present	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,	Absent		
Special Board Planner			

Carried Applications

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Application Deemed Complete: 5/15/2021

Application Type: Bulk Variance

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Carried to October 6, 2021, with no re-noticing required.

BOA # 34-2021 – Ryan and Allison Perry

Block(s): 871 Lot(s): 16 Zone: R-10

Address: 2424 Sycamore Street

Application Deemed Complete: 5/18/2021

Application Type: Bulk Variance

Applicant is seeking to construct an addition, deck, and pool to an existing single-family home.

Carried to October 6, 2021, with no re-noticing required.

New Application

BOA # 35-2021 – Anthony & Heather DeBlasio

Block(s): 858 Lot(s): 3 Zone: R-30

Address: 1633 Rivercrest Lane

Application Deemed Complete: 5/18/2021

Application Type: Bulk Variance

Applicant is seeking to construct a one-story addition to a single-family home.

For the Applicant

- Anthony & Heather DeBlasio

From the Public

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Summary

- The property in question consists of approximately 8,460 square feet (0.19 acres) and is located within the Residential (R-30) Zone District. The site is situated on the southern side of Rivercrest Lane approximately 135 feet west of its intersection with Riverside Terrace. The property is improved with a one-story single-family dwelling that is serviced by a stone driveway and paver walkway. A rear storage shed, and wood deck also exist on the property
- The applicant proposes to remove the existing wood deck and construct an approximately 24'x21'-8" 1-story addition. . The property requires a variance for exceeding the maximum permitted building coverage by approximately 2.5%.

- The Board of Adjustment of the Township of Wall, County of Monmouth and State of New Jersey, does hereby grant bulk variance relief to Applicants with respect to Lot 83 in Block 858 as shown on the Wall Township Tax Map (said premises being also known as 1633 River Crest Lane) from the maximum building coverage requirement of the Zoning Ordinance provided, however, that Applicants install a dry well system for the proposed addition which fulfills a design criteria for storage of one inch of rain fall from the new roof area over the proposed addition and complies with each stipulation hereinbefore contained as well as with each of the following conditions: Applicants shall provide an updated survey of the property and zoning chart in form and content satisfactory to the Township Planner and to the Township Director of Engineering prior to the issuance of any Certificate of Occupancy. Applicants and their successors in interest shall minimize any negative drainage impact upon adjacent properties and should such negative drainage impact occur, then such impact shall be mitigated by Applicants, or Applicants’ successors in interest, to the satisfaction of the Director of Engineering.

Decision

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

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

BOA # 36-2021 – Robert & Amy McGurrian

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 .

For the Applicant

- Robert & Amy McGurrian

From the Public

-

Summary

- The subject site is a 5,000 square feet parcel located at 1157 Hilltop Drive known as Block 56 Lot 8. The property is in the Residential R-7.5 zone. It is located 50 feet west of the intersection of Hilltop Drive and Riverview Terrace. It is surrounded by single family dwellings in the R-7.5 zone. The site is improved with a one and a half story dwelling with a patio, shed, walkways, and asphalt driveway.
- Project Description The applicant proposes to construct a covered front porch. A variance is required for the front yard.
- The Board of Adjustment of the Township of Wall, County of Monmouth and State of New Jersey, does hereby grant bulk variance relief to Applicants with respect to Lot 8 in Block 56 as shown on the Wall Township Tax Map (said premises being also known as 1157 Hilltop Drive) provided, however, that Applicants comply with the stipulations hereinbefore contained and with all of the

following conditions of this approval: Applicants shall pay all fees associated with and obtain all permits with respect to the work to be done and all construction shall be performed consistent with the plans provided to this Board for its review. Applicants shall provide an updated as-built survey of the property and a zoning chart in form and content satisfactory to the Township Planner and to the Township Director of Engineering prior to the issuance of any Certificate of Occupancy. Consistent with testimony during the hearing, Applicants shall provide to the Township Planner for her review a landscaping plan identifying plantings with respect to the front yard area. All runoff from the proposed new construction shall be directed towards Hilltop Drive. Applicants shall minimize any drainage impact upon adjacent properties, and should such negative impact occur, then such impact shall be mitigated by Applicants, or Applicants' successors in interest, at Applicants' or their successors' cost and expense, to the satisfaction of the Director of Engineering.

Decision

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

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

Resolutions

BOA # 29-2021 – Joseph Gorga
Block(s): 725 Lot(s): 1 Zone: R-15
Address: 1309 Winding Brook Lane
Decision

Application Deemed Complete: 5/4/2021

- Motion: Mr. Dorrer
- Second: Vice Chairwoman Morrissey
- All in favor. None Opposed.
- **Eligible to Vote**

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

BOA # 28-2021 – Robert & Barbara Curran
Block(s): 826 Lot(s): 2 Zone: R-20
Address: 3246 Ridgewood Road
Decision

Application Deemed Complete: 5/3/2021

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

- **Eligible to Vote**

Chairwoman DeSarno	Yea	Ms. Hearn	Absent
Vice Chairwoman Morrissey	Yea	Mr. Morris	N/A
Mr. Gray	Yea	Mr. Dorrer (Alt. #1)	Yea

- Resolution adopted as written.

BOA # 33-2021 – Patrick Cronin

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

Address: 3443 Woodfield Avenue

Application Deemed Complete: 5/18/2021

Decision

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

- **Eligible to Vote**

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

- Resolution adopted as written.

BOA # 12-2021 – Andrew Sigal

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

Address: 3018 Pacific Avenue

Application Deemed Complete: 3/17/2021

Decision

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

- **Eligible to Vote**

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

- Resolution adopted as written.

Minutes

8/4/2021

Decision

- Motion: Mr. Gray
- Second: Vice Chairwoman Morrissey
- All in favor. None Opposed.
- **Eligible to Vote**

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

Adjournment

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

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