

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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eward@townshipofwall.com

TOWNSHIP OF WALL ZONING BOARD OF ADJUSTMENT MEETING MINUTES 9/7/2022

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	Present
Mr. Greenwood (Alt. #1)	Present		

Board Professionals:

Thomas Catley, Esq.	Absent	Scott Taylor, AICP, PP, LLA, LEED AP	Present
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	Present	Christine Winter	Absent
Board Engineer		Acting Board Secretary	

New and Carried Applications

BOA#7-2021- Filippo Residence

Block(s): 269 Lot(s): 6 Zone: RR-6
Address: 2631 18TH Ave Application Deemed Complete: 2/11/2021

Application Type: Interpretation with Bulk Variances

Applicant is seeking an interpretation that the grazing of farm animals is pre-existing nonconforming use, and permission to construct two sheds.

- Board Members reviewed the details of the project.

BOA#39-2021- PSC Materials, LLC

Block(s): 806 Lot(s): 7.01 Zone: OR-5
Address: 2404 Tiltens Corner Rd. Application Deemed Complete: 7/26/2021

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

Applicant proposes the expansion of a nonconforming use, including the construction of two new barns/garages.

- Board Members reviewed the details of the project.

BOA#27-2022- Matthias Loewenberg

Block(s): 811.09 Lot(s): 3 Zone: R-25

Address: 1418 Cortland Dr.

Application Deemed Complete: 6/9/2022

Application Type: Bulk Variance

Applicant is seeking to construct an oversized cabana/gazebo

- Board Members reviewed the details of the project.

BOA#28-2022- Kenneth & Amy Brockel

Block(s): 756 Lot(s): 6 Zone: R-30

Address: 1702 Randolph Way

Application Deemed Complete: 6/9/2022

Application Type: Bulk Variance

Applicant is seeking to install a six-foot high fence in the front yard.

- Board Members reviewed the details of the project.

BOA#7-2022- Donato at Wall 2, LLC

Block(s): 945 Lot(s): 16.002 Zone: OR-10

Address: 1800 Route 34

Application Deemed Complete: 2/18/2022

Application Type: Use Variance

Applicant is seeking to construct a golf instruction/putting studio with simulators.

Application Withdrawn

Resolutions

BOA#23-2022- Gary Saldutti

Block(s): 79 Lot(s): 2.01

Address: 1404 Marconi Road

- No corrections. Resolution can be adopted as written.

BOA#24-2022- John & Erin Janides

Block(s): 740 Lot(s): 1

Address: 2000 Gardner Road

- No corrections. Resolution can be adopted as written.

BOA#26-2022- Matthew Thomasian

Block(s): 863 Lot(s): 1

Address: 1619 Holly Boulevard

- No corrections. Resolution can be adopted as written.

BOA#20-2022- Mary Lou Browning

Block(s): 882 Lot(s): 2

Address: 2600 River Road

- No corrections. Resolution can be adopted as written.

Other Business

Minutes to be Adopted

6/15/2022 & 6/22/2022

Adjournment

7:20 PM

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TOWNSHIP OF WALL ZONING BOARD OF ADJUSTMENT MEETING MINUTES 9/7/2022

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	Present
Mr. Greenwood (Alt. #1)	Present		

Board Professionals:

Thomas Catley, Esq.	Absent	Scott Taylor, AICP, PP, LLA, LEED AP	Present
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	Present	Christine Winter	Absent
Board Engineer		Acting Board Secretary	

New and Carried Applications

BOA#27-2022- Matthias Loewenberg

Block(s): 811.09 Lot(s): 3 Zone: R-25

Address: 1418 Cortland Dr.

Application Deemed Complete: 6/9/2022

Application Type: Bulk Variance

Applicant is seeking to construct an oversized cabana/gazebo

For the Applicant

- Matthias Lowenberg, Homeowner
- Jonathan Katz, Architect

From the Public

- None

Summary

- The applicant is proposing to construct a 300 square foot pool cabana but needs a variance due to exceeding the permitted cabana size of 180 square feet.

Decision

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

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

- Application approved with conditions.

BOA#28-2022- Kenneth & Amy Brockel

Block(s): 756 Lot(s): 6 Zone: R-30

Address: 1702 Randolph Way

Application Deemed Complete: 6/9/2022

Application Type: Bulk Variance

Applicant is seeking to install a six-foot high fence in the front yard.

For the Applicant

- Kenneth and Amy Brockel, Applicant/Homeowner

From the Public

- None

Summary

- The Applicant is proposing to install a white or tan vinyl six-foot high fence around their home and a portion will be located in the front yard. They would like to add privacy to their home and believe it will go with the look of the neighborhood.

Decision

- Motion: Mr. Morris
- Second: Ms. Loelius
- Roll Call:

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

- Application approved with conditions.

BOA#7-2021- Filippo Residence

Block(s): 269 Lot(s): 6 Zone: RR-6

Address: 2631 18TH Ave

Application Deemed Complete: 2/11/2021

Application Type: Interpretation with Bulk Variances

Applicant is seeking an interpretation that the grazing of farm animals is pre-existing nonconforming use, and permission to construct two sheds.

For the Applicant

- Tim Middleton, Attorney
- Chris and Maria San Filippo, Applicant/Homeowner

From the Public

- Mike Shelton, Wall Township Resident

Summary

- The applicant currently utilizes their property as farm. They live on 3.31 acres and need 5 acres to own a farm. However, the applicant contends that the property has always been used as a farm. The applicant would like to legitimize the existing structures, add an addition on their home, and keep their 4 goats, 4 beehives, add 1-2 donkeys and 25 chickens.

Decision

Carried to 11/9/2022 with no re-noticing required

BOA#39-2021- PSC Materials, LLC

Block(s): 806 Lot(s): 7.01 Zone: OR-5

Address: 2404 Tiltens Corner Rd. Application Deemed Complete: 7/26/2021

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

Applicant proposes the expansion of a nonconforming use, including the construction of two new barns/garages.

For the Applicant

- Mark Aikins, Attorney
- Walter Hopkins, Project Engineer
- John Ray, Traffic Engineer

From the Public

- Charles Shaw, Attorney
- Joe Rossi, Neighbor

Summary

- The applicant is proposing to construct a 15,000 square foot flex space building, proposed parking lot, and parking improvements for the existing buildings. The Applicant is also currently using the property as a “contractors’ yard” which consists of recycling, concrete, and asphalt materials and is not permitted in the OR-5 zone

Decision

Carried to 11/9/2022 with no re-noticing required

Resolutions

BOA#23-2022- Gary Saldutti

Block(s): 79 Lot(s): 2.01 Address: 1404 Marconi Road

Decision

- Motion: Mr. McBarron
- Second: Mr. Greenwood
- Roll Call:

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

BOA#24-2022- John & Erin Janides

Block(s): 740 Lot(s): 1 Address: 2000 Gardner Road

- No corrections. Resolution can be adopted as written.
- Motion: Mr. Shimko
- Second: Mr. Burke
- Roll Call:

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

BOA#26-2022- Matthew Thomasian

Block(s): 863 Lot(s): 1

Address: 1619 Holly Boulevard

Decision

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

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

BOA#20-2022- Mary Lou Browning

Block(s): 882 Lot(s): 2

Address: 2600 River Road

Decision

- Motion: Mr. McBarron
- Second: Mr. Greenwood
- Roll Call:

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

Minutes

6/15/2022

- Motion: Ms. Loelius
- Second: Mr. McBarron
- All in favor. None Opposed.

6/22/2022

- Motion: Mr. McBarron
- Second: Vice Chairman Gray
- All in favor. None Opposed.

Adjournment

9:40 PM

Respectfully submitted by:
Erika Ward