

# 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 9/19/2022

### 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:

|                       |         |                       |         |
|-----------------------|---------|-----------------------|---------|
| Chairman Wonsala      | Present | Mayor Orender         | Absent  |
| Mr. Barlow            | Present | Vice Chair Shanklin   | Present |
| Mr. Baumgartner       | Present | Ms. Agnello (Alt # 1) | Present |
| Committeeman Farrell  | Present | Mr. Blewitt (Alt # 2) | Present |
| Mr. Hall              | Present |                       |         |
| Lieutenant O'Halloran | Present |                       |         |

#### Board Professionals:

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

### **New & Carried Applications**

#### **PB#5-2020 – ASP Wall, LLC**

Block(s): 917 Lot(s): 65 Zone: GI-5

Address: 5165 Belmar Blvd.

Application Deemed Complete: 7/16/2020

Application Type: Preliminary and Final Site Plan

Applicant is seeking to construct six warehouse/office buildings.

*Carried to 10/17/2022 with no re-noticing required.*

**PB # 9-2022 Michael Gittleman**

Block: 248.01 Lot: 17 Zone: R-10  
Address: 3115 Belmar Blvd. Application Deemed Complete: 4/27/2022  
Application Type: Major Preliminary and Final Subdivision with Bulk Variances  
Applicant is seeking to subdivide the lot into three lots.

- Members discussed details of Application.

**PB#13-2022- Robert D'Anton**

Block: 876 Lot(s): 16.02 Zone: R-30  
Address: 1615 Lakewood Rd. Application Deemed Complete: 8/8/2022  
Application Type: Amended Major Final Subdivision  
Applicant is seeking to amend the Resolution of approval dated 12/7/2007 to excise the condition requiring lot line adjustment and allow lot lines to remain as is.

- Members discussed details of Application.

**PB#6-2022- Wall 34 Realty, LLC**

Block: 930 Lot(s): 6 & 18 Zone: AH-7  
Address: 4898 Megill Rd. & 1452 Highway 34 Application Deemed Complete: 2/9/2022  
Application Type: Major Preliminary and Final Site Plan w/Minor Subdivision  
Applicant is seeking to construct a multi-family residential community consisting of 296 townhouses, clubhouse with pool, site improvements, and a township water tower.

- Members discussed details of Application.

**Resolutions**

**PB#3-2022- Ramshorn Executive Centre, II, LLC**

Block: 813 Lot(s): 1.01 Zone: OB-20  
• No corrections. Resolution can be adopted as written.

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

Block: 819 Lot(s): 42 & 44 Zone: OR-10  
• No corrections. Resolution can be adopted as written.

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

Block: 319 Lot(s): 13 Zone: HB-120  
• No corrections. Resolution can be adopted as written.

**Other Business**

**Minutes to be Adopted**

**8/1/2022**

- Minutes can be adopted as written.

**8/15/2022**

- Minutes carried to a later date.

**Adjournment**

7:25 pm

# TOWNSHIP OF WALL

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## TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 9/19/2022

### 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:

|                       |         |                       |         |
|-----------------------|---------|-----------------------|---------|
| Chairman Wonsala      | Present | Mayor Orender         | Absent  |
| Mr. Barlow            | Present | Vice Chair Shanklin   | Present |
| Mr. Baumgartner       | Present | Ms. Agnello (Alt # 1) | Present |
| Committeeman Farrell  | Present | Mr. Blewitt (Alt # 2) | Present |
| Mr. Hall              | Present |                       |         |
| Lieutenant O'Halloran | Present |                       |         |

##### Board Professionals:

|                                      |         |                           |         |
|--------------------------------------|---------|---------------------------|---------|
| Gregory McGuckin, Esq.               | Present | Matthew Zahorsky, PE, CME | Absent  |
| Board Attorney                       |         | Special Board Engineer    |         |
| Ben Montenegro, Esq.                 | Absent  | Nora Coyne, PP, AICP      | Absent  |
| 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#9-2022 Michael Gittleman**

Block: 248.01 Lot: 17

Zone: R-10

Address: 3115 Belmar Blvd.

Application Deemed Complete: 4/27/2022

Application Type: Major Preliminary and Final Subdivision with Bulk Variances

Applicant is seeking to subdivide the lot into three lots.

##### For the Applicant

- **Mark Aikins, Esq., Attorney**
- **Jason Fichter, Engineer & Planner**

##### From the Public

- **None**

Summary

The Applicant proposes to demolish the existing structure and subdivide the existing lot into three lots and each lot will consist of one single-family home. The applicant will plant a row of evergreens on the rear of each property along route 18 to provide buffering.

Decision

- **Carried to 11/7/2022 with no re-noticing required**

**PB#13-2022- Robert D’Anton**

Block: 876 Lot(s): 16.02 Zone: R-30

Address: 1615 Lakewood Rd. Application Deemed Complete: 8/8/2022

Application Type: Amended Major Final Subdivision

Applicant is seeking to amend the Resolution of approval dated 12/7/2007 to excise the condition requiring lot line adjustment and allow lot lines to remain as is.

For the Applicant

- Tim Middleton, Esq., Attorney
- Robert D’Anton, Applicant
- Mike Rubino, Esq., Attorney- testified regarding previous 2010 approval

From the Public

- Steven Renna, Neighbor

Summary

The Applicant proposes to demolish the existing building and build his home on the lot as is and to excise the condition in the previous approval requiring a lot line adjustment.

Decision

- Motion: Mr. Hall
- Second: Vice Chair Shanklin
- Roll Call:
 

|                      |     |                       |        |
|----------------------|-----|-----------------------|--------|
| Chairman Wonsala     | Yea | Lieutenant O’Halloran | Yea    |
| Mr. Barlow           | Yea | Mayor Orender         | Absent |
| Mr. Baumgartner      | Yea | Vice Chair Shanklin   | Yea    |
| Committeeman Farrell | Yea | Ms. Agnello (Alt #1)  | Yea    |
| Mr. Hall             | Yea | Mr. Blewitt (Alt #2)  | Yea    |
- **Application approved with conditions**

**PB#6-2022- Wall 34 Realty, LLC**

Block: 930 Lot(s): 6 & 18 Zone: AH-7

Address: 4898 Megill Rd. & 1452 Highway 34 Application Deemed Complete: 2/9/2022

Application Type: Major Preliminary and Final Site Plan w/Minor Subdivision

Applicant is seeking to construct a multi-family residential community consisting of 296 townhouses, clubhouse with pool, site improvements, and a township water tower.

For the Applicant

- John Sarto, Esq., Attorney
- Jeremy Greene, Architect

From the Public

- Bill Sherapa, 14 Tucker Dr. Neptune City, NJ- Objector

Summary

Continuation from 8/1/2022. The Applicant proposes to merge lots 6 & 18 to build 296 townhouses within 29 buildings. This will consist of 228 market rate townhouses in 24 buildings & 68 affordable townhouses in 5 buildings. The Applicant also proposes to construct a clubhouse and outdoor pool. All colors, locations, and materials are subject to the board planner’s approval. Pergola like structures will be at the entrances of all affordable units. The Applicant will modify the buildings color to a darker gray. All exterior materials used in market rate units will be

consistent with the affordable units. Market rate units will have options to upgrade interior materials and the affordable units will have base level materials.

Decision

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

|                      |        |                       |        |
|----------------------|--------|-----------------------|--------|
| Chairman Wonsala     | Yea    | Lieutenant O’Halloran | N/A    |
| Mr. Barlow           | Absent | Mayor Orender         | Absent |
| Mr. Baumgartner      | Yea    | Vice Chair Shanklin   | Yea    |
| Committeeman Farrell | Yea    | Ms. Agnello (Alt #1)  | N/A    |
| Mr. Hall             | Yea    | Mr. Blewitt (Alt #2)  | N/A    |
- **Application approved with conditions**

**Resolutions**

**PB#3-2022- Ramshorn Executive Centre, II, LLC**

Block: 813      Lot(s): 1.01      Zone: OB-20

Decision

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

|                      |     |                       |        |
|----------------------|-----|-----------------------|--------|
| Chairman Wonsala     | Yea | Lieutenant O’Halloran | Yea    |
| Mr. Barlow           | N/A | Mayor Orender         | Absent |
| Mr. Baumgartner      | Yea | Vice Chair Shanklin   | Yea    |
| Committeeman Farrell | Yea | Ms. Agnello (Alt #1)  | N/A    |
| Mr. Hall             | N/A | Mr. Blewitt (Alt #2)  | Yea    |
- **No corrections. Resolution adopted as written.**

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

Block: 819      Lot(s): 42 & 44      Zone: OR-10

Decision

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

|                      |     |                       |        |
|----------------------|-----|-----------------------|--------|
| Chairman Wonsala     | Yea | Lieutenant O’Halloran | N/A    |
| Mr. Barlow           | N/A | Mayor Orender         | Absent |
| Mr. Baumgartner      | Yea | Vice Chair Shanklin   | Yea    |
| Committeeman Farrell | Yea | Ms. Agnello (Alt #1)  | N/A    |
| Mr. Hall             | Yea | Mr. Blewitt (Alt #2)  | Yea    |
- **No corrections. Resolution adopted as written.**

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

Block: 319      Lot(s): 13      Zone: HB-120

Decision

- Motion: Mr. Barlow
- Second: Committeeman Farrell
- Roll Call:
 

|                  |     |                       |        |
|------------------|-----|-----------------------|--------|
| Chairman Wonsala | Yea | Lieutenant O’Halloran | Yea    |
| Mr. Barlow       | Yea | Mayor Orender         | Absent |

|                      |     |                      |     |
|----------------------|-----|----------------------|-----|
| Mr. Baumgartner      | Yea | Vice Chair Shanklin  | Yea |
| Committeeman Farrell | Yea | Ms. Agnello (Alt #1) | N/A |
| Mr. Hall             | Yea | Mr. Blewitt (Alt #2) | Yea |

- **No corrections. Resolution adopted as written.**

**Other Business**

**Minutes**

**8/1/2022**

Decision

- Motion: Mr. Hall
- Second: Ms. Shanklin
- **Roll Call:**

|                      |     |                       |        |
|----------------------|-----|-----------------------|--------|
| Chairman Wonsala     | Yea | Lieutenant O’Halloran | N/A    |
| Mr. Barlow           | N/A | Mayor Orender         | Absent |
| Mr. Baumgartner      | Yea | Vice Chair Shanklin   | Yea    |
| Committeeman Farrell | Yea | Ms. Agnello (Alt #1)  | N/A    |
| Mr. Hall             | Yea | Mr. Blewitt (Alt #2)  | Yea    |
- **Minutes can be adopted as written.**

**8/15/2022**

- **Minutes carried to a later date.**

Adjournment

9:05 PM

- Motion: Mr. Barlow
- Second: Committeeman Farrell
- All in favor: None Opposed.

**Respectfully submitted by:**

Erika Ward