



TOWNSHIP OF WALL
REGULAR MEETING AGENDA
MAY 24, 2023

7:00 PM
CONFERENCE ROOM A

This agenda reflects to the extent known at the time of the posting, pursuant to N.J.S.A. 10:4-8(d). The agenda is tentative and is subject to amendment, additions, or deletions prior to the meeting.

Agenda Review:

1. Sunshine Statement

In compliance with the “Open Public Meetings Act,” Chapter 231, P.L. 1975, adequate notice of this meeting has been provided in the following manner: the annual notice was forwarded to the official Township newspapers and was posted in the Wall Township Municipal Building. All notices are on file with the Township Clerk.

2. **Roll Call**

3. Review of the Public Business Meeting Agenda

4. **Resolution No. 23-0511** - Authorization to discuss matters in private session:

- Personnel
- Potential litigation

Motion - Second – Roll Call Vote

MAIN MEETING ROOM

Public Business Portion:

5. Salute to the Flag and a Moment of Silence

6. Sunshine Statement

In compliance with the “Open Public Meetings Act,” Chapter 231, P.L. 1975, adequate notice of this meeting has been provided in the following manner: the annual notice was forwarded to the official Township newspapers and was posted in the Wall Township Municipal Building. All notices are on file with the Township Clerk.

7. **Roll Call**

8. INTRODUCTION OF **ORDINANCE NO. 7-2023** AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 88 LOT 3, AND BLOCK 270 LOTS 12, 14, 15, 22, 23, 24, 54, 67, 68, 69, 70 KNOWN AS THE OLD MILL REDEVELOPMENT PLAN

Re: Adoption of the Old Mill Redevelopment Plan

Motion that **ORDINANCE NO. 7-2023** be adopted as to its first reading and advertised for second reading and public hearing on **July 26, 2023**, at 7:00 pm., pursuant to law.

Motion - Second - Roll-Call Vote

9. INTRODUCTION OF **ORDINANCE NO. 8-2023** AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 274 LOT 25 – 2035 HIGHWAY 35, BLOCK 301 LOT 9 2300 HIGHWAY 35, BLOCK 831 LOT 30 – 2337 HIGHWAY 34 AND FOR THE ROUTE 33/34 CORRIDOR AS DESCRIBED IN THE REDEVELOPMENT PLAN

Re: Adoption of the Route 33/34 Corridor and Motel Sites Redevelopment Plan

Motion that **ORDINANCE NO. 8-2023** be adopted as to its first reading and advertised for second reading and public hearing on **July 26, 2023**, at 7:00 pm., pursuant to law.

Motion - Second - Roll-Call Vote

10. INTRODUCTION OF **ORDINANCE NO. 9-2023** AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 140, "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL" TO CREATE THE AFFORDABLE HOUSING AH12 - 1909 HIGHWAY 35 ZONE AND AMENDING THE ZONING MAP WITHIN CHAPTER 140, "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL" TO REZONE BLOCK 271 LOTS 29, 23.06 AND 23.07 FROM HB-80 TO AH12

Re: Rezone Block 271 Lot 29, 23.06 and 23.07 – 1909 Highway 35 from HB-80 to AH12

Motion that **ORDINANCE NO. 9-2023** be adopted as to its first reading and advertised for second reading and public hearing on **July 26, 2023**, at 7:00 pm., pursuant to law.

Motion - Second - Roll-Call Vote

11. INTRODUCTION OF **ORDINANCE NO. 10-2023** AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL AMENDING AND SUPPLEMENTING CHAPTER 140, "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL" TO CREATE THE AFFORDABLE HOUSING AH9-1880 HIGHWAY 34 ZONE AND AMENDING THE ZONING MAP WITHIN CHAPTER 140, "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL" TO REZONE BLOCK 945 LOT 11 FROM OR-10 TO AH9

Re: Rezone Block 945 Lot 11 – 1880 Highway 34 from OR-10 to AH9

Motion that **ORDINANCE NO. 10-2023** be adopted as to its first reading and advertised for second reading and public hearing on **July 26, 2023**, at 7:00 pm., pursuant to law.

Motion - Seconded - Roll-Call Vote

12. INTRODUCTION OF **ORDINANCE NO. 11-2023** AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL AMENDING AND SUPPLEMENTING CHAPTER 140, "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL" TO CREATE THE AFFORDABLE HOUSING AH9 OVERLAY ZONE AND AMENDING THE ZONING MAP WITHIN CHAPTER 140, "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL"

Re: Overlay Zone Block 945 Lot 12 and 19 – 1862 Highway 34 Rear – 1860 Highway 34 to AH9

Motion that **ORDINANCE NO. 11-2023** be adopted as to its first reading and advertised for second reading and public hearing on **July 26, 2023**, at 7:00 pm., pursuant to law.

Motion - Seconded - Roll-Call Vote

13. INTRODUCTION OF **ORDINANCE NO. 12-2023** AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL AMENDING AND SUPPLEMENTING CHAPTER 140, "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL" TO CREATE THE AFFORDABLE HOUSING AH10 -2599 HIGHWAY 35 ZONE AND AMENDING THE ZONING MAP WITHIN CHAPTER 140, "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL" TO REZONE BLOCK 816 LOT 5, PARCEL VXR2J2, PARCEL VX16, AND PORTIONS OF THE ROUTE 18 RIGHT OF WAY OWNED BY THE STATE OF NJ (PARCELS R2J1A, R2J, 2F AND 15) FROM OR-10 TO AH10

Re: Rezone Block 816 Lot 5, Parcel VXR2J2, Parcel VX16– 2599 Highway 35 and portions of the Route 18 Right of Way owned by the State of NJ (Parcels R2J1A, R2J, 2F AND 15) from OR-10 to AH10

Motion that **ORDINANCE NO. 12-2023** be adopted as to its first reading and advertised for second reading and public hearing on **July 26, 2023**, at 7:00 pm., pursuant to law.

Motion - Seconded - Roll-Call Vote

14. INTRODUCTION OF **ORDINANCE NO. 13-2023** AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL AMENDING AND SUPPLEMENTING CHAPTER 140, "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL" TO CREATE THE AFFORDABLE HOUSING AH11 - 2854 18TH AVENUE ZONE AND AMENDING THE ZONING MAP WITHIN CHAPTER 140, "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL" TO REZONE PORTIONS OF THE NORTHERN HALF OF BLOCK 800 LOT 22 - 2854 18TH AVENUE AND BLOCK 800 LOT 6.01 – 3027 HIGHWAY 138

Re: Rezone portions of Block 800 Lot 22 -2854 18th Ave and Block 800 Lot 6.01- 3027 Highway 138 to from OP-2 and RR-6 to AH11

Motion that **ORDINANCE NO. 13-2023** be adopted as to its first reading and advertised for second reading and public hearing on **July 26, 2023**, at 7:00 pm., pursuant to law.

Motion - Seconded - Roll-Call Vote

15. **Consent Agenda:**

All items listed on the "Consent Agenda" are considered routine by the Township and will be adopted or approved collectively by a single motion and roll-call vote of a majority of the Township Committee. All items are available for public inspection at this meeting and in the office of the Township Clerk. There will be no separate discussion of these items. If a discussion is desired on any item, it will be considered separately. The **Mayor** asks if any member of the Township Committee wishes to consider any item separately. If not, he/she requests a **Motion** to approve the items listed.

Approval of Minutes:

- o 4/26/2023

Resolution No. 23-0512 - Approval of vouchers for May 11, 2023, through May 24, 2023, in the amount of \$8,731,159.05

Resolution No. 23-0513 - Authorization to approve of items of revenue and appropriation N.J.S.A. 40A:4-87 - Monmouth County Open Space Grant Program

Resolution No. 23-0514 - Authorization to cancel utility capital improvement authorization balances of completed projects

Resolution No. 23-0515 - Authorization to execute a contract with Detcon Corp. for the purchase of 624- of the 96-gallon Toter carts through Sourcewell Cooperative Purchasing Program #-41521-TOT at a price not to exceed \$48,160.32

Resolution No. 23-0516 - Authorization to execute an agreement with T Slack Environmental Services for the removal/ replacement piping sump and manhole at the Department of Public Works through State Contract #A42266 at a price no to exceed \$16,933.75

Resolution No. 23-0517 - Authorization for a Performance Bond Reduction for Phases I, II & III for American Properties at Wall - Block 912 Lot 4.02 – 1306 Highway 34

Resolution No. 23-0518 - Authorization to execute and submit the New Jersey Department of Environmental Protection (NJDEP) Stormwater Grant for Tier A Municipalities in the amount of \$25,000.00 for the preparation of required stormwater mapping

Resolution No. 23-0519 - Authorization to appoint Paul Linskey to the Environmental Advisory Committee and Green Team Advisory Committee

Resolution No. 23-0520 - Authorization to approve certain Township refund(s):

- o Tax
- o Utility

Resolution No. 23-0521 - Authorization to approve certain personnel matter(s):

NAME	DEPARTMENT/POSITION	SALARY	EFFECTIVE DATE
Marisa Saliola	Police/ Information Technology Specialist	\$52,000.00 Upon completion of one year an increase in the amount of \$5,000.00	6/5/2023
Jake Howlett	Recreation/ Summer Intern	\$14.13/ hour	6/26/2023
Mae Balesterri	Municipal Court / Summer Intern	\$14.13/ hour	6/5/2023
Patrick Scenna	Administration/ Summer Intern	\$14.13/ hour	6/26/2023
William Reinhard	Engineering-Land Use/ Summer Intern	\$14.13/ hour	6/19/2023
Dylan Bilotta	Construction/ Summer Intern	\$14.13/ hour	6/26/2023
Nicole DiRocco	Youth Center & Community Services/ Summer Intern	\$14.13/ hour	6/15/2023
Corey Pushko	Engineering & DPW/ Summer Seasonal through NJDEP Stormwater Grant to complete GIS mapping project	\$14.13/ hour	5/30/2023

Resolution No. 23-0522 - Authorization to apply for county open space trust funds for the construction of permanent bathroom facilities at Orchard Park

Resolution No. 23-0523 - Authorization to correct Resolution No. 23-0427 which authorized certain personnel actions to modify start dates

Resolution No. 23-0524 - Acknowledging the Township's intent to appropriate funds or bond in the event of a shortfall in funding for the Township's affordable housing programs

Resolution No. 23-0525 - Authorization to reject bids for a new SCADA (Supervisory Control And Data Acquisition System) and authorize the Municipal Clerk to readvertise for public bids

Resolution No. 23-0526 - Authorization to execute a contract with Shore Top Construction Corp. for the construction of the Camp Evans Pickleball Courts Project as a result of a public bid at a price not to exceed \$274,699.00

Resolution No. 23-0527 - Authorization for the Municipal Clerk to advertise for public bids for Police uniforms

One Day Social Affair Permit- William G. Wellhofer Scholarship Foundation – Oak Tree Lodge
June 28, 2023, 2:00PM – 7:00 PM, benefitting Scholarship Foundation Fundraising Event

End of Consent Agenda:

Motion - Second - Roll Call Vote

16. **Public Comment:** Opportunity for anyone to comment with a limit of five (5) minutes per speaker

The public comment portion of our meeting is to allow the public to bring to the Committee’s attention their concerns or comments. In accordance with N.J.S.A. 10: 4-12(a), the Committee asks the public to limit their comments to five minutes or less. The Committee will respect the public’s time by refraining any comment until the speaker has finished with their allotted time. It should be further noted that the public comment portion of our meeting is not structured as a question-and-answer session. If a member of the public has questions, they seek answers to, an appointment can be made with the Township Administrator’s office during regular business hours. The attorney will regulate the time during the comment portion of our meeting.

17. Close Public Comment:

Motion - Second – Roll Call Vote

18. **Closing Comments:**

19. **Resolution No. 23-0528** - Authorization to discuss matters in private session:

- o Potential litigation

Motion - Second – Roll Call Vote

20. Motion to Adjourn:

Motion - Second - Voice Vote - All in Favor