

TOWNSHIP OF WALL

2700 Allaire Road
P.O. Box 1168
Wall, New Jersey 07719-1168
www.wallnj.com

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



Erika Ward
Planning and Zoning
Board Secretary

(732) 449-8444 Ext. 2243
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TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 1/23/2023

WORKSHOP SESSION 7:00 PM CONFERENCE ROOM B

7:00 Chairman Wonsala called to order *the Workshop Meeting* of the Wall Township Planning Board according to the Sunshine Law.

Members:

Chairman Wonsala	Absent	Committeeman Orender	Present
Mr. Barlow	Absent	Vice Chair Shanklin	Present
Mr. Baumgartner	Present	Lieutenant Steitz	Present
Mr. Blewitt	Absent	Ms. Agnello (Alt # 1)	Absent
Mayor Farrell	Present	Mr. Mulholland (Alt # 2)	Present
Mr. Hall	Absent		

Board Professionals:

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

2023 REORGANIZATION Continuation

Establishment Meeting Schedule for 2023 and Reorganization Meeting date for 2024.

On a motion from Mr. Baumgartner, seconded by Committeeman Orender, the Board voted to adopt the 2023 Meeting Schedule and the 2024 Reorganization meeting date for January 9, 2023.

Chairman Wonsala	Absent	Committeeman Orender	Yea
Mr. Barlow	Absent	Vice Chair Shanklin	Yea
Mr. Baumgartner	Yea	Lieutenant Steitz	Yea
Mr. Blewitt	Absent	Ms. Agnello (Alt # 1)	Absent
Mayor Farrell	Yea	Mr. Mulholland (Alt # 2)	Yea
Mr. Hall	Absent		

New & Carried Applications

PB#9-2021- Wall Owner, LLC

Block(s): 922 Lot(s): 5 Zone: OR-10 & GI-10

Address: 1875 Highway 34

Application Deemed Complete: 6/1/2021

Application Type: Preliminary Final Site Plan w/Conditional Use

Applicant is seeking to construct a warehouse and non-store retailer complex w/associated site improvements.

Carried to 2/27/2023 with no re-noticing required.

PB#10-2019- Ramshorn Drive, LLC

Block(s): 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 2/27/2023 with no re-noticing required.

Resolutions

PB#7-2020 J&J Landmark, LLC

Block(s): 831 Lot(s): 36.02 Address: 2345 Highway 34

- No corrections. Resolution can be adopted as written.

Other Business

Minutes to be Adopted

Adjournment

7:10 pm

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TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 1/23/2023

REGULAR MEETING IMMEDIATELY FOLLOWING WORKSHOP SESSION MUNICIPAL MEETING ROOM

7:05PM

Chairman Wonsala called to order the **Regular Meeting** of the Wall Township Planning Board at according to the Sunshine Law.

Roll Call

Members:

Chairman Wonsala	Absent	Committeeman Orender	Present
Mr. Barlow	Absent	Vice Chair Shanklin	Present
Mr. Baumgartner	Present	Lieutenant Steitz	Present
Mr. Blewitt	Absent	Ms. Agnello (Alt # 1)	Absent
Mayor Farrell	Present	Mr. Mulholland (Alt # 2)	Present
Mr. Hall	Absent		

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	Absent	Erika Ward	Present
Board Engineer		Board Secretary	
Scott Taylor, AICP, PP, LLA, LEED AP	Absent		
Board Planner			
Patrick Varga, Esq	Absent		

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Resolutions

PB#7-2020 J&J Landmark, LLC

Block(s): 831 Lot(s): 36.02 Address: 2345 Highway 34

- Motion: Committeeman Orender
- Second: Mayor Farrell
- All in favor. None Opposed.

Other Business

Minutes

Adjournment

7:10 PM

- Motion: Mayor Farrell
- Second: Mr. Baumgartner
- All in favor. None Opposed.

Respectfully Submitted by: Erika Ward