

# 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  
FAX (732) 449-8995  
eward@townshipofwall.com

## TOWNSHIP OF WALL ZONING BOARD OF ADJUSTMENT MEETING MINUTES 2/1/2023

### WORKSHOP SESSION 7:00 PM

Regular Meeting Immediately Following in Municipal Meeting Room

Vice Chairman Gray called to order the Workshop Meeting of the Wall Township Board of Adjustment according to the Sunshine Law.

### Roll Call

#### Members:

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

#### Board Professionals:

Thomas Catley, Esq. Conflict Attorney	Absent	Scott Taylor, AICP, PP, LLA, LEED AP Board Planner	Absent
Nora Coyne, PP, AICP Special Board Planner	Present	Matthew Zahorsky, PE, CME Special Board Engineer	Present
Geoffrey Cramer, Esq. Board Attorney	Present	Erika Ward Board Secretary	Present

### New and Carried Applications

#### **BOA#10-2022- Timothy and Christina Cusack**

Block(s): 751    Lot(s): 31    Zone: R-40

Address: 3804 Belmar Blvd.

Application Deemed Complete: 3/18/2022

Application Type: Bulk Variance

Applicant is seeking to install a new front porch.

- Members discussed the details of the application.

#### **BOA#39-2022- Thomas Andrews**

Block(s): 200    Lot(s): 4    Zone: R-10

Address: 2805 Pierce St.

Application Deemed Complete: 12/22/2022

Application Type: Bulk Variance

Applicant is seeking to install a generator within the side yard setback.

- Members discussed the details of the application.

**BOA#40-2022- Stephanie Libonate**

Block(s): 771    Lot(s): 14.26

Zone: R-30

Address: 2089 Overbrook Drive

Application Deemed Complete: 12/22/2022

Application Type: Bulk Variance

Applicant is proposing to install an inground pool with associated pool patio, walkway, and mechanical equipment.

- Members discussed the details of the application.

**Resolutions**

**BOA#6-2021- The Dorrer Family, LLC**

Block(s): 930    Lot(s): 20 & 21    Address: 1462 State Hwy 34 & 4908 McGill Road

- No corrections. Resolution can be adopted as written.

**BOA#37-2022- Tereza Mirkovic & James Priolo**

Block(s): 350 Lot(s): 46 Address: 503 Lenni-Lenape Trail

- No corrections. Resolution can be adopted as written.

**Other Business**

**2023 Reorganization**

- Discussed electing the Board Engineer.

**Minutes to be Adopted**

**11/2/2022**

- Minutes can be approved as written.

**11/9/2022**

- Minutes can be approved as written.

**Adjournment**

7:15 PM

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### WORKSHOP SESSION 7:00 PM

Regular Meeting Immediately Following in Municipal Meeting Room

Vice Chairman Gray called to order the Regular Meeting of the Wall Township Board of Adjustment according to the Sunshine Law.

#### Roll Call

##### Members:

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

##### Board Professionals:

Thomas Catley, Esq.	Absent	Scott Taylor, AICP, PP, LLA, LEED AP	Absent
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	

#### New and Carried Applications

##### **BOA#10-2022- Timothy and Christina Cusack**

Block(s): 751    Lot(s): 31    Zone: R-40

Address: 3804 Belmar Blvd.

Application Deemed Complete: 3/18/2022

##### For the Applicant

- Tim Middleton, Attorney
- Christina Cusack, Homeowner

##### From the Public

- None

##### Summary

- The Attorney, Tim Middleton explained the Cusack's submitted a zoning permit application to add a roof to an existing front porch. After reviewing the permit application Nora Coyne, the township planner realized they were over building and lot coverage. The applicant was asked to submit a revised survey and upon submission Nora Coyne and Matt Zahorsky, the Township Engineer realized there are existing structures on the property that never received approvals. The applicant agreed to hire an architect to modify the structures and get the necessary

approvals for the existing structures, the porch roof, and agreed to remove a portion of an existing structure.

Decision

- Motion: Mr. Morris
- Second: Mr. Addonizio
- Roll Call:

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

**BOA#39-2022- Thomas Andrews**

Block(s): 200    Lot(s): 4    Zone: R-10

Address: 2805 Pierce St.                      Application Deemed Complete: 12/22/2022

Application Type: Bulk Variance

Applicant is seeking to install a generator within the side yard setback.

For the Applicant

- Thomas Andrews, Homeowner and Applicant

From the Public

- None

Summary

- The Applicant explained that he purchased and installed a generator on his property prior to receiving the proper permit approvals. When he submitted the permit applications to the township, he was told that he would need to apply for a variance due to the generator being within the side yard setback. He apologized for any inconvenience he caused and explained why the generator is necessary for his home.

Decision

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

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

**BOA#40-2022- Stephanie Libonate**

Block(s): 771    Lot(s): 14.26    Zone: R-30

Address: 2089 Overbrook Drive                      Application Deemed Complete: 12/22/2022

Application Type: Bulk Variance

Applicant is proposing to install an inground pool with associated pool patio, walkway, and mechanical equipment.

For the Applicant

- Stephanie Libonate, Homeowner and Applicant
- Chris McDowell, Engineer

From the Public

- None

Summary

- The Applicant explained that her and her husband Joe have lived in their home for nine years and want to install an inground pool in their backyard. They will need to change the elevation of the land over 24 inches and install a fence over 6 feet due to being on top of the retaining wall.

Decision

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

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

Resolutions

**BOA#6-2021- The Dorrer Family, LLC**

Block(s): 930    Lot(s): 20 & 21    Address: 1462 State Hwy 34 & 4908 McGill Road

Decision

- Motion: Mr. Greenwood
- Second: Ms. Loelius
- All in favor. None Opposed.
- No corrections. Resolution can be adopted as written.

**BOA#37-2022- Tereza Mirkovic & James Priolo**

Block(s): 350 Lot(s): 46 Address: 503 Lenni-Lenape Trail

Decision

- Motion: Mr. Adoonizio
- Second: Mr. Greenwood
- All in favor. None Opposed.
- No corrections. Resolution can be adopted as written.

Other Business

**Appointment of Engineer- Alan Hilla P.E., P.P., CME**

On a motion from Mr. Addonizio, seconded by Mr. Morris, Alan Hilla was appointed as Zoning Board of Adjustment Engineer for 2023. All in favor.

Minutes

**11/2/2022**

Decision

- Motion: Mr. Greenwood
- Second: Ms. Loelius
- All in favor. None Opposed.
- No corrections. Minutes can be adopted as written.

**11/9/2022**

Decision

- Motion: Mr. Morris
- Second: Mr. Shimko
- All in favor. None Opposed.
- No corrections. Minutes can be adopted as written.

**Adjournment**  
**8:00 PM**

Respectfully submitted by:  
Erika Ward