

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

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TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 2/27/2023

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

Board Professionals:

Gregory McGuckin, Esq. Board Attorney	Absent	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	Present	Erika Ward Board Secretary	Present
Scott Taylor, AICP, PP, LLA, LEED AP Board Planner	Present		
Patrick Varga, Esq	Present		

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 5/15/2023 with no re-noticing required.

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.

- Members discussed the details of the project.

Resolutions

Other Business

Minutes to be Adopted

11/21/2022

- Minutes can be adopted as written.

Adjournment

7:15 pm

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TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 2/27/2023

REGULAR MEETING IMMEDIATELY FOLLOWING WORKSHOP SESSION MUNICIPAL MEETING ROOM

7:22PM

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

Board Professionals:

Gregory McGuckin, Esq.	Absent	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		
Board Planner			
Patrick Varga, Esq	Present		

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Application Deemed Complete: 6/1/2021

Application Type: Preliminary Final Site Plan w/Conditional Use

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For the Applicant

- Richard Hoff, Esq., Attorney
- Kevin Haney, Engineer

From the Public

- None

Summary

Continuation from 12/5/2022: Mr. Hoff explained that the Applicant’s professionals addressed the questions from the prior meeting and reexamined what was submitted. He also stated that he believes this application meets all the conditional use standards and the Planning Board could vote that they have jurisdiction, and the application can move forward for final site plan approval. Mr. Haney, an Engineer, and President of Colliers presented revised site line plans. The professionals did not receive the hard copies prior to the meeting and it was decided that the meeting should be carried to a later date to give the professionals time to review and submit reports. The application is now carried to 5/1/2023.

Decision

Carried to 5/1/2023 with no re-noticing required.

Resolutions

Other Business

Minutes

11/21/2022

Decision

- Motion: Ms. Shanklin
- Second: Committeeman Orender
- Roll Call:

Chairman Wonsala	Yea	Mayor Orender	Yea
Mr. Barlow	N/A	Vice Chair Shanklin	Yea
Mr. Baumgartner	Yea	Lt. Michael Steitz	N/A
Mr. Blewitt	N/A	Ms. Agnello (Alt #1)	N/A
Mayor Farrell	N/A	Mr. Mulholland (Alt #2)	N/A
Mr. Hall	Yea		

- Minutes can be adopted as written.

Adjournment

8:40 PM

- Motion: Ms. Shanklin
- All in favor. None Opposed.

Respectfully Submitted by:
Erika Ward