

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 3/6/2023

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	Absent
Mr. Barlow	Absent	Vice Chair Shanklin	Present
Mr. Baumgartner	Absent	Lieutenant Steitz	Present
Mr. Blewitt	Present	Ms. Agnello (Alt # 1)	Present
Mayor Farrell	Absent	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#15-2022 – VC Monmouth

Block(s): 817 Lot(s): 2 Zone: OP-10

Address: 100 Oval Rd.

Application Deemed Complete: 12/13/2022

Application Type: Major Preliminary and Final Site Plan

Applicant is seeking to construct 54 age-restricted dwellings within 9 buildings.

- Members discussed the details of the project.

Resolutions

Other Business

Minutes to be Adopted

12/5/2022

- Minutes can be adopted as written.

Adjournment

7:15 pm

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TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 3/6/2023

REGULAR MEETING IMMEDIATELY FOLLOWING WORKSHOP SESSION MUNICIPAL MEETING ROOM

7:20PM

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

New and Carried Applications

PB#15-2022 – VC Monmouth

Block(s): 817 Lot(s): 2 Zone: OP-10

Address: 100 Oval Rd.

Application Deemed Complete: 12/13/2022

Application Type: Major Preliminary and Final Site Plan

Applicant is seeking to construct 54 age-restricted dwellings within 9 buildings.

For the Applicant

- Mark Aikins, Esq., Attorney
- Kevin Shelly, Engineer
- Chris Schiefer, Project Manager
- Theodore Kakoyiannis, Principal for VC Monmouth

From the Public

- Peter Greski- Resident on Manito Rd

Summary

Kevin Shelly, The Applicants Engineer presented the revised plans which showed revisions from a fire safety and water management standpoint. Mr. Shelly explained he met with Michael Clayton from the Fire Bureau and Mr. Clayton was happy with the fire changes that were made. When Mr. Schiefer presented the Architectural plans, Mr. Wonsala recommended the applicant use better materials to have the buildings flow better with the look of the community. The Board recommended having the applicant revise both the site and architectural plans and carry the meeting to May.

Decision

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

Resolutions

Other Business

Minutes

12/5/2022

Decision

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

Chairman Wonsala	Yea	Mayor Orender	N/A
Mr. Barlow	N/A	Vice Chair Shanklin	Yea
Mr. Baumgartner	N/A	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