

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 3/20/2023

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 | Present | Lieutenant Steitz | Present |
| Mr. Blewitt | Present | Ms. Agnello (Alt # 1) | Absent |
| Mayor Farrell | Present | Mr. Mulholland (Alt # 2) | Present |
| Mr. Hall | Present | | |

Board Professionals:

| | | | |
|---|---------|---|---------|
| Gregory McGuckin, Esq. Board Attorney | Absent | Matthew Zahorsky, PE, CME Special Board Engineer | Absent |
| Ben Montenegro, Esq. Conflict Attorney | Present | 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. | Absent | | |

New & Carried Applications

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.

- Members discussed the details of the project.

Resolutions

Other Business

Minutes to be Adopted

1/9/2023

- Minutes can be adopted as written.

Adjournment

7:10 pm

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TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 3/20/2023

REGULAR MEETING IMMEDIATELY FOLLOWING WORKSHOP SESSION MUNICIPAL MEETING ROOM

7:12PM

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 | Present | Lieutenant Steitz | Present |
| Mr. Blewitt | Present | Ms. Agnello (Alt # 1) | Absent |
| Mayor Farrell | Present | Mr. Mulholland (Alt # 2) | Present |
| Mr. Hall | Present | | |

Board Professionals:

| | | | |
|--------------------------------------|---------|---------------------------|---------|
| Gregory McGuckin, Esq. | Absent | Matthew Zahorsky, PE, CME | Absent |
| Board Attorney | | Special Board Engineer | |
| Ben Montenegro, Esq. | Present | 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 | Absent | | |

New and Carried Applications

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.

For the Applicant

- Tim Middleton, Esq., Attorney
- Joseph Kociuba, Engineer

From the Public

- Richard Sciria, Attorney
- Phillip Abbot, 1582 Horseshoe Drive
- Robert Piccone, 1584 Horseshoe Drive

Summary

Tim Middleton and Joe Kociuba discussed the details of the application and explained why the applicant is coming back before the board after their original approval in 2011. They also explained why adding new parking spaces are necessary. Richard Sciria, an Attorney representing the homeowners that live on Horseshoe Drive located near Ramshorn questioned Joe Kociuba and raised concerns regarding water and drainage issues. Phillip Abbot, a resident that lives on Horseshoe Drive objects the application and provided a video showing how his property and the rest of his street is impacted by all the water. He explained that the Applicants proposal will make the water issue even work and impact the area even greater than it already is.

Decision

Carried to 6/5/2023 with no re-noticing required.

Resolutions

Other Business

Minutes

1/9/2023

Decision

- Motion: Ms. Shanklin
- Second: Mayor Farrell
- Roll Call:

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

- Minutes can be adopted as written.

Adjournment

9:15 PM

- Motion: Mr. Hall
- All in favor. None Opposed.

Respectfully Submitted by:
Erika Ward