

# 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 4/5/2023

### WORKSHOP SESSION 7:00 PM

Regular Meeting Immediately Following in Municipal Meeting Room

Chairwoman Desarno called to order the Workshop Meeting of the Wall Township Board of Adjustment according to the Sunshine Law.

### Roll Call

#### Members:

|                         |         |                       |         |
|-------------------------|---------|-----------------------|---------|
| Chairwoman DeSarno      | Present | Ms. Loelius (Alt. #2) | Present |
| Vice Chairwoman Gray    | Present | Mr. McBarron          | Absent  |
| Mr. Addonizio           | Absent  | Mr. Morris            | Present |
| Mr. Burke               | Present | 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                        |         |
| Benjamin Montenegro, Esq. | Absent  | Nora Coyne, PP, AICP                 | Present |
| Conflict Attorney         |         | Special Board Planner                |         |
| Geoffrey Cramer, Esq.     | Present | Matthew Zahorsky, PE, CME            | Present |
| Board Attorney            |         | Special Board Engineer               |         |
| Alan Hilla, PE, PP, CME   | Absent  | Erika Ward                           | Present |
| Board Engineer            |         | Board Secretary                      |         |

### New and Carried Applications

#### **BOA#7-2023- Joseph Colleran**

Block(s): 804    Lot(s): 26.03    Zone: R-R  
Address: 1901 Lafayette Ct.    Application Deemed Complete: 2/14/2023  
Application Type: Bulk Variance  
Applicant is seeking to construct an addition to a single-family home.  
***Carried to 5/3/2023 with no re-noticing required.***

#### **BOA#22-2022- Phillip Howley**

Block(s): 271    Lot(s): 6.01    Zone: R-30  
Address: 1920 New Bedford Rd    Application Deemed Complete: 4/29/2022  
Application Type: Bulk Variance  
Applicant is seeking to relocate an existing metal garage.

- Members discussed the details of the application.

**BOA#5-2023- Patricia Parratt aka Patricia Cherrington**

Block(s): 751    Lot(s): 56                      Zone: RR-6  
Address: 3902 Belmar BLvd.                      Application Deemed Complete:2/14/2023  
Application Type: Bulk Variance  
Applicant is seeking to construct an addition to an existing single family home.

- Members discussed the details of the application.

**BOA#9-2023- Andrew and Alyssa Yerike**

Block(s): 755    Lot(s): 31                      Zone: RR-6  
Address: 3707 Belmar BLvd.                      Application Deemed Complete:2/22/2023  
Application Type: Bulk Variance  
Applicant is seeking to install an inground pool with associated pool patio, walkway, and mechanical equipment.

- Members discussed the details of the application.

**BOA#6-2023- Paul and Catherine DiGeorgio**

Block(s): 273    Lot(s): 11.01                      Zone: R-30  
Address: 549 Old Mill Rd.                      Application Deemed Complete:2/14/2023  
Application Type: Bulk Variance  
Applicant is seeking to construct a new home with an inground swimming pool and associated site improvements.

- Members discussed the details of the application.

**Resolutions**

**BOA#6-2021- Dorrer Family RESTATED**

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

- No corrections. Resolution can be adopted as written.

**BOA#17-2022- Michael & Diane Melillo RESTATED**

Block(s): 886    Lot(s): 15    Address: 2623 River Rd.

- No corrections. Resolution can be adopted as written.

**BOA#2-2023**

Block(s): 878    Lot(s): 5    Address: 1603 Allen Way

- No corrections. Resolution can be adopted as written.

**Other Business**

**Minutes to be Adopted**

**12/21/2022**

- 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

Chairwoman DeSarno called to order the Regular Meeting of the Wall Township Board of Adjustment according to the Sunshine Law.

### Roll Call

#### Members:

|                         |         |                       |         |
|-------------------------|---------|-----------------------|---------|
| Chairwoman DeSarno      | Present | Ms. Loelius (Alt. #2) | Present |
| Vice Chairwoman Gray    | Present | Mr. McBarron          | Absent  |
| Mr. Addonizio           | Absent  | Mr. Morris            | Present |
| Mr. Burke               | Present | 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                        |         |
| Benjamin Montenegro, Esq. | Absent  | Nora Coyne, PP, AICP                 | Present |
| Conflict Attorney         |         | Special Board Planner                |         |
| Geoffrey Cramer, Esq.     | Present | Matthew Zahorsky, PE, CME            | Present |
| Board Attorney            |         | Special Board Engineer               |         |
| Alan Hilla, PE, PP, CME   | Absent  | Erika Ward                           | Present |
| Board Engineer            |         | Board Secretary                      |         |

### New and Carried Applications

#### **BOA#7-2023- Joseph Colleran**

Block(s): 804    Lot(s): 26.03

Zone: R-R

Address: 1901 Lafayette Ct.

Application Deemed Complete: 2/14/2023

Application Type: Bulk Variance

Applicant is seeking to construct an addition to a single-family home.

***Carried to 5/3/2023 with no re-noticing required.***

#### **BOA#22-2022- Phillip Howley**

Block(s): 271    Lot(s): 6.01

Zone: R-30

Address: 1920 New Bedford Rd

Application Deemed Complete: 4/29/2022

Application Type: Bulk Variance

Applicant is seeking to relocate an existing metal garage.



**BOA#9-2023- Andrew and Alyssa Yerike**

Block(s): 755 Lot(s): 31 Zone: RR-6

Address: 3707 Belmar BLvd. Application Deemed Complete:2/22/2023

Application Type: Bulk Variance

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

For the Applicant

- Timothy Middleton, Attorney
- Joseph Kociuba, Planner & Engineer

From the Public

- None

Summary

- The Applicants are requesting to install a 20x40 inground pool with associated site work and mechanical equipment to their undersized lot located in the RR-6 zone. The home is located next to a 15-acre vacant lot to the west and the Rugby school is located on the other side of their property. Joe Kociuba, the Engineer and Planner believes that the variances can be granted and believes there will be no substantial detriment to the public good.

Decision

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

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

**BOA#6-2023- Paul and Catherine DiGeorgio**

Block(s): 273 Lot(s): 11.01 Zone: R-30

Address: 549 Old Mill Rd. Application Deemed Complete:2/14/2023

Application Type: Bulk Variance

Applicant is seeking to construct a new home with an inground swimming pool and associated site improvements.

For the Applicant

- Mark Aikins, Attorney
- CJ Aker, Architect
- William Merunka, Engineer & Planner

From the Public

- None

Summary

- The Attorney representing the DiGeorgio’s, Mark Aikin’s explained this application is split by the municipal boundary line between Wall Township and the borough of Spring Lake Heights. The application involves the construction of a new single-family home and pool which will reside in Spring Lake Heights and all of which complies with the Spring Lake Heights zoning ordinance. The Applicant will be constructing a new patio around the pool which will encroach slightly into Wall. There is an existing garage located in Wall that will remain.

Decision

- Motion: Mr. Morris
- Second: Mr. Greenwood

- Roll Call:
 

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

### Resolutions

#### **BOA#6-2021- Dorrer Family RESTATED**

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

#### Decision

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

#### **BOA#17-2022- Michael & Diane Melillo RESTATED**

Block(s): 886    Lot(s): 15    Address: 2623 River Rd.

#### Decision

- Motion: Vice Chairman Gray
- Second: Mr. Morris
- All in favor. None Opposed.
- No corrections. Resolution can be adopted as written.

#### **BOA#2-2023**

Block(s): 878    Lot(s): 5    Address: 1603 Allen Way

#### Decision

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

### Other Business

### Minutes

#### **12/21/2022**

#### Decision

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

### Adjournment

**8:35 PM**

Respectfully submitted by:  
Erika Ward