

# 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

(732) 449-8444 Ext. 2243  
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## TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 4/17/2023

### 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)	Present
Mayor Farrell	Present	Mr. Mulholland (Alt # 2)	Absent
Mr. Hall	Absent		

#### Board Professionals:

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

### **New & Carried Applications**

#### **PB#16-2022- Ernest Bongiovanni**

Block(s): 299 Lot(s): 7 Zone: R-7.5

Address: 112 Atlantic Ave.

Application Deemed Complete: 12/22/2022

Application Type: Minor Subdivision with Bulk Variances

Applicant is seeking to subdivide the property into two residential lots.

***Carried to 6/5/2023 with noticing required.***

**PB#1-2023- William Kurtz**

Block(s): 819 Lot(s): 14.02 Zone: OR-5

Address: 1903 Atlantic Ave.

Application Deemed Complete: 1/4/2023

Application Type: Major Preliminary and Final Site Plan with Bulk Variances

Applicant is seeking to construct a one-story office building with associated site work.

- Members discussed the details of the application.

**Resolutions**

**Resolution Adopting the Third Round Housing Element & Fair Share Plan**

- Members discussed the resolution and it can be adopted as written

**Other Business**

**Minutes to be Adopted**

**2/7/2023**

- Minutes can be adopted as written.

**3/6/2023**

- Minutes can be adopted as written.

**Adjournment**

**7:11 pm**

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## TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 4/17/2023

### REGULAR MEETING IMMEDIATELY FOLLOWING WORKSHOP SESSION MUNICIPAL MEETING ROOM

7:14PM

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)	Present
Mayor Farrell	Present	Mr. Mulholland (Alt # 2)	Absent
Mr. Hall	Absent		

##### Board Professionals:

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

#### New and Carried Applications

##### **PB#16-2022- Ernest Bongiovanni**

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Applicant is seeking to subdivide the property into two residential lots.

**Carried to 6/5/2023 with noticing required.**

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Address: 1903 Atlantic Ave.

Application Deemed Complete: 1/4/2023

Application Type: Major Preliminary and Final Site Plan with Bulk Variances

Applicant is seeking to construct a one-story office building with associated site work.

For the Applicant

- Tim Middleton, Attorney
- Bill Kurtz, Applicant, Owner, Engineer, & Developer

From the Public

- None

Summary

Tim Middleton and the Applicant, Bill Kurtz went over the details of the application. The location is known as Westwind Professional Plaza. Bill is seeking approval to construct a 1-story medical/dental office which will be an earthtone color to go with the look of the rest of the plaza. 86 parking spots are required and 76 are proposed. There will be one EV station for two parking spaces and there will be no loading area.

Decision

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

Chairman Wonsala	Yea	Mayor Orender	Absent
Mr. Barlow	Absent	Vice Chair Shanklin	Yea
Mr. Baumgartner	Yea	Lt. Michael Steitz	Yea
Mr. Blewitt	Yea	Ms. Agnello (Alt #1)	Yea
Mayor Farrell	Yea	Mr. Mulholland (Alt #2)	Absent
Mr. Hall	Absent		
- **Application approved with Conditions.**

**Other Business**

**Resolutions**

**2023 Amendment Third Round Housing Element and Fair Share Plan**

Decision

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

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

Minutes

2/27/2023

Decision

- Motion: Ms. Agnello
- 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)	Yea
Mayor Farrell	Yea	Mr. Mulholland (Alt #2)	N/A
Mr. Hall	N/A		
- Minutes adopted as written.

3/6/2023

Decision

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

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

**Adjournment**

8:00 PM

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

Respectfully Submitted by:  
Erika Ward