

# 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 5/1/2023

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

#### Board Professionals:

Gregory McGuckin, Esq.	Present	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	Absent		

### **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 application.

**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 application.

**Resolutions**

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

Block(s): 819 Lot(s): 14.02

Address: 1903 Atlantic Ave.

- Carried to a future date.

**Other Business**

**Minutes to be Adopted**

**3/20/2023**

- Minutes can be adopted as written.

**4/3/2023**

- Minutes can be adopted as written.

**4/17/2023**

- Minutes can be adopted as written.

**Adjournment**

**7:10 pm**

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## TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 5/1/2023

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

##### Board Professionals:

Gregory McGuckin, Esq.	Present	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	Absent		

#### 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, Attorney

- Kevin Shelly, Engineer
- Phillip Strybuc, Architect

From the Public

- None

Summary

This meeting is a continuation from the 3/6/2023 meeting. The Architect, Mr. Strybuc went over the submitted revisions and explained what changed on the architectural plans from the previous meeting. They will be using higher quality materials on the exterior of the proposed buildings to make sure it flows with the look of the existing buildings. Mr. Shelly, the Engineer, went over the revisions that were made to the site plan after the previous meeting. The applicant will be constructing a retaining wall which will have a decorative fence on top.

Decision

- Motion: Mr. Hall
- 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	Absent	Ms. Agnello (Alt #1)	Yea
Mayor Farrell	Yea	Mr. Mulholland (Alt #2)	Absent
Mr. Hall	Yea		

- ***Application approved with Conditions.***

**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.

For the Applicant

- Richard Hoff, Attorney
- Kevin Hainey, Engineer

From the Public

- None

Summary

This meeting is a continuation from February 27, 2023. Mr. Hoff stated that he believes by the conclusion of the last meeting it was proven the application meets the conditional use standards were satisfied and can proceed to the site plan application of the hearing. Mr. Hainey, the Engineer representing the application went over the details of the site, surrounding use and zone, and landscape area. The presentation ran out of time, and they are carrying to 7/10/23.

Decision

***Carried to 7/10/2023 with no re-noticing required.***

**Other Business**

**Resolutions**

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

Block(s): 819 Lot(s): 14.02

Address: 1903 Atlantic Ave.

- Carried to a future date.

## Minutes

**3/20/2023**

Decision

- Motion: Ms. Shanklin
- Second: Mr. Hall
- All in Favor
- Minutes adopted as written.

**4/3/2023**

Decision

- Motion: Mr. Blewitt
- Second: Ms. Agnello
- All in Favor.
- Minutes adopted as written.

**4/17/2023**

Decision

- Motion: Ms. Shanklin
- Second: Mr. Blewitt
- All in Favor.
- Minutes adopted as written.

**Adjournment**

**8:00 PM**

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

Respectfully Submitted by:  
Erika Ward