

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 5/15/2023

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	Absent	Vice Chair Shanklin	Present
Mr. Baumgartner	Present	Lieutenant Steitz	Absent
Mr. Blewitt	Present	Ms. Agnello (Alt # 1)	Present
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	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#5-2020 – ASP Wall, LLC

Block(s): 917 Lot(s): 65 Zone: GI-5

Address: 5165 Belmar Blvd.

Application Deemed Complete: 7/16/2020

Application Type: Preliminary and Final Site Plan

Applicant is seeking to construct six warehouse/office buildings.

Carried to 6/19/2023 with no re-noticing required.

PB#17-2022- Collegiate Landscaping & Design

Block(s): 831 Lot(s): 68 Zone: OB-40

Address: 2371 Highway 34

Application Deemed Complete: 12/23/2022

Application Type: Major Preliminary & Final Site Plan

Applicant is seeking to construct a new commercial building with associated site work to operate a landscaping business.

- Members discussed the details of the application.

Resolutions

PB#1-2023- William Kurtz

Block(s): 819 Lot(s): 14.02 Address: 1903 Atlantic Ave.

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

Other Business

Minutes to be Adopted

Adjournment

7:10 pm

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TOWNSHIP OF WALL
PLANNING BOARD MEETING MINUTES
5/15/2023
REGULAR MEETING IMMEDIATELY FOLLOWING WORKSHOP SESSION
MUNICIPAL MEETING ROOM

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

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For the Applicant

- Mark Aikins, Attorney
- Kevin Shelly, Engineer
- Brian Woolley, Appliant

From the Public

- None

Summary

The Applicant proposes to clear the existing wooded area and build a 1-story, 2,000 square foot commercial building to be used for the operations of their landscape business. The front of the building will have three overhead bay doors, and the inside of the building will have a kitchenette, bathroom, small office, and storage space. The area will consist of a driveway, 4-5 parking spaces, and landscaping.

Decision

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

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

Other Business

Resolutions

PB#1-2023- William Kurtz

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

Address: 1903 Atlantic Ave.

Decision

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

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

Minutes

8:45 PM

Adjournment

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

Respectfully Submitted by:
Erika Ward