

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 5/17/2023

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 | Present |
| Mr. Burke | Absent | Mr. Morris | Present |
| Mr. Greenwood (Alt. #1) | Present | Mr. Shimko | Present |

Board Professionals:

| | | | |
|---------------------------|---------|--------------------------------------|---------|
| Thomas Catley, Esq. | Absent | Scott Taylor, AICP, PP, LLA, LEED AP | Present |
| Conflict Attorney | | Board Planner | |
| Benjamin Montenegro, Esq. | Absent | Nora Coyne, PP, AICP | Absent |
| Conflict Attorney | | Special Board Planner | |
| Geoffrey Cramer, Esq. | Present | Matthew Zahorsky, PE, CME | Absent |
| Board Attorney | | Special Board Engineer | |
| Alan Hilla, PE, PP, CME | Present | Erika Ward | Present |
| Board Engineer | | Board Secretary | |

New and Carried Applications

BOA#3-2023- TFJ Wall, LLC

Block(s): 745 Lot(s): 1 & 2 Zone: OP-2
Address: 2650 East Hurley Pond Rd/2635 Hwy 138 Application Deemed Complete: 1/18/2023
Application Type: Major P/F Site Plan w/Bulk and Use Variances
Applicant proposes to construct a self-storage facility.
Carried to 9/20/2023 with no re-noticing required.

BOA#7-2021- Filippo Residence

Block(s): 269 Lot(s): 6 Zone: RR-6
Address: 2631 18TH Ave Application Deemed Complete: 2/11/2021
Application Type: Interpretation with Bulk Variances
Applicant is seeking an interpretation that the grazing of farm animals is pre-existing nonconforming use, and permission to construct two sheds.

- Members discussed the details of the application.

BOA#131-2022- 1914 Atlantic LLC

Block(s): 799 Lot(s): 44

Zone: OR-5

Address: 1914 Atlantic Ave.

Application Deemed Complete: 6/27/2022

Application Type: Bulk Variance

Applicant is seeking to use the existing pole barn for a hand car wash and detailing business.

- Members discussed the details of the application.

Resolutions

BOA#22-2022- Phillip Howley- RESTATED

Block(s): 271 Lot(s): 6.01

Address: 1920 New Bedford Rd

- No corrections. Resolution can be adopted as written.

BOA#1-2023 Terex Properties, LLC

Block(s): 331 Lot(s): 66

Address: 1116 Narrumson Rd.

- No corrections. Resolution can be adopted as written.

BOA#32-2022 Dennis Valsamedis

Block(s): 762.02 Lot(s): 18

Address: 1703 Kings Court

- No corrections. Resolution can be adopted as written.

Other Business

Minutes to be Adopted

3/15/2023

- Minutes can be approved as written.

Adjournment

7:15 PM

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TOWNSHIP OF WALL ZONING BOARD OF ADJUSTMENT MEETING MINUTES 5/17/2023

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 | Present |
| Mr. Burke | Absent | Mr. Morris | Present |
| Mr. Greenwood (Alt. #1) | Present | Mr. Shimko | Present |

Board Professionals:

| | | | |
|---------------------------|---------|--------------------------------------|---------|
| Thomas Catley, Esq. | Absent | Scott Taylor, AICP, PP, LLA, LEED AP | Present |
| Conflict Attorney | | Board Planner | |
| Benjamin Montenegro, Esq. | Absent | Nora Coyne, PP, AICP | Absent |
| Conflict Attorney | | Special Board Planner | |
| Geoffrey Cramer, Esq. | Present | Matthew Zahorsky, PE, CME | Absent |
| Board Attorney | | Special Board Engineer | |
| Alan Hilla, PE, PP, CME | Present | Erika Ward | Present |
| Board Engineer | | Board Secretary | |

New and Carried Applications

BOA#3-2023- TFJ Wall, LLC

Block(s): 745 Lot(s): 1 & 2 Zone: OP-2

Address: 2650 East Hurley Pond Rd/2635 Hwy 138 Application Deemed Complete: 1/18/2023

Application Type: Major P/F Site Plan w/Bulk and Use Variances

Applicant proposes to construct a self-storage facility.

Carried to 9/20/2023 with no re-noticing required.

BOA#7-2021- Filippo Residence

Block(s): 269 Lot(s): 6 Zone: RR-6

Address: 2631 18TH Ave Application Deemed Complete: 2/11/2021

Application Type: Interpretation with Bulk Variances

Applicant is seeking an interpretation that the grazing of farm animals is pre-existing nonconforming use, and permission to construct two sheds.

For the Applicant

- Mr. and Mrs. San Filippo Homeowner/Applicant
- Tim Middleton, Attorney
- Heather Tarney, Architect

From the Public

- Mike Shelton, Wall Township Resident

Summary

- Continuation: The applicant initially filed the application to seek permission to have 4 goats and 25 chickens on the property which they believed was a preexisting non-conforming use. After consulting with the planner, decided to amend the application to seek a variance for the goats and chickens. During the meetings, they discussed putting an addition on their home and discussed the existing bungalow on the property which they will not rent out. They have existing structures on the property, a garage for the tractor, a goat house, and they would like to construct a chicken coup if the board grants permission for them to own chickens. The board decided to have four separate votes for each of their variances.

Decision-House Addition

- Motion: Mr. Gray
- Second: Mr. McBarron
- Roll Call:

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

Decision-Livestock (Four Goats or Sheep)

- Motion: Mr. Gray
- Second: Ms. Loelius
- Roll Call:

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

Decision-Chickens (Limit of 18)

- Motion: Mr. Gray
- Second: Ms. Loelius
- Roll Call:

| | | | |
|-------------------------|--------|-----------------------|-----|
| Chairwoman DeSarno | Yea | Mr. McBarron | Nay |
| Vice Chairwoman Gray | Yea | Mr. Morris | Yea |
| Mr. Burke | Absent | Ms. Loelius (Alt. #2) | Yea |
| Mr. Greenwood (Alt. #1) | Yea | Mr. Shimko | Nay |

Decision-Bulk Variances

- Motion: Mr. Gray
- Second: Mr. Shimko
- Roll Call:

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

- Application approved with conditions.

BOA#131-2022- 1914 Atlantic LLC

Block(s): 799 Lot(s): 44 Zone: OR-5

Address: 1914 Atlantic Ave.

Application Deemed Complete: 6/27/2022

Application Type: Bulk Variance

Applicant is seeking to use the existing pole barn for a hand car wash and detailing business.

For the Applicant

- Steven Egan, Applicant
- Mike Rubino, Attorney
- Joe Kociuba, Engineer

From the Public

- None

Summary

- Continuation: Mike Rubino opened the meeting by clarifying that the pole barn will be used as an auto spa, not a car wash. The auto spa will consist of the cars being hand washed (detailed), vacuumed, and waxed, which Mike believes is very different than the regular car wash. Steven Egan, the applicant explained that he did not seek approval for the auto spa with his original application for the pole barn back in 2020 due to his medical issues and it being too much work for him. He is now before the board because he has been running an auto spa out of the pole barn without any approvals. Mr. Egan explained that he is the owner of Design Line Kitchens and has been a great resident who runs a “clean” operation, and the board should approve his application due to his positive history.

Decision

- *Application carried to 7/19/2023*

Resolutions

BOA#22-2022- Phillip Howley- RESTATED

Block(s): 271 Lot(s): 6.01

Address: 1920 New Bedford Rd

Decision

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

BOA#1-2023 Terex Properties, LLC

Block(s): 331 Lot(s): 66

Address: 1116 Narrumson Rd.

Decision

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

BOA#32-2022 Dennis Valsamedis

Block(s): 762.02 Lot(s): 18

Address: 1703 Kings Court

Decision

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

Other Business

Minutes

3/15/2023

Decision

- Motion: Mr. McBarron
- Second: Ms. Loelius
- All in favor. None Opposed.

Adjournment

10:12 PM

Respectfully submitted by:
Erika Ward