

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 6/5/2023

WORKSHOP SESSION 7:00 PM CONFERENCE ROOM B

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

Board Professionals:

Gregory McGuckin, Esq. Board Attorney	Present	Matthew Zahorsky, PE, CME Special Board Engineer	Present
Ben Montenegro, Esq. Conflict Attorney	Present	Nora Coyne, PP, AICP Special Board Planner	Present
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	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.

- Members discussed the details of the application.

PB#10-2019- Ramshorn Drive, LLC

Block(s): 893 Lot(s): 108.01 Zone: OP-10

Address: 2691-2697 Hwy 70

Application Deemed Complete: 4/24/2019

Application Type: Major Preliminary and Final Site Plan

Applicant is seeking to construct two medical office buildings.

- Members discussed the details of the application.

Resolutions

PB#17-2022- Collegiate Landscaping & Design

Block(s): 831 Lot(s): 68 Address: 2371 Highway 34

- 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 6/5/2023

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

Board Professionals:

Gregory McGuckin, Esq. Board Attorney	Present	Matthew Zahorsky, PE, CME Special Board Engineer	Present
Ben Montenegro, Esq. Conflict Attorney	Present	Nora Coyne, PP, AICP Special Board Planner	Present
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	Absent		

New and 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.

For the Applicant

- Tim Middleton, Attorney
- Joe Kociuba, Engineer

From the Public

- Paul Laurence 1111 Atlantic Avenue
- Robert Williams 1116 Atlantic Avenue
- Bill Bruno 1108 Atlantic Avenue

Summary

The Applicant, Ernest Bongiovanni proposes to subdivide the existing lot into two single family residential lots both conforming in area but deficient in frontage and width. The applicant has agreed to remove the existing garage and move the driveway 5 feet in from the proposed lot line to meet the impervious coverage requirements. The residents are concerned about the proposed home being too close to the side yard and want more privacy between the proposed home and the neighbor’s home. The application is being carried to 9/11/2023.

Decision

Carried to 9/11/2023 with no re-noticing required.

PB#10-2019- Ramshorn Drive, LLC

Block(s): 893 Lot(s): 108.01 Zone: OP-10

Address: 2691-2697 Hwy 70

Application Deemed Complete: 4/24/2019

Application Type: Major Preliminary and Final Site Plan

Applicant is seeking to construct two medical office buildings.

For the Applicant

- Tim Middleton, Attorney
- Joe Kociuba, Engineer

From the Public

- Richard Sciria, Attorney
- Geoffrey Goll, Civil Engineer for Princeton Hydro

Summary

Continuation from 3/20/2023. Richard Sciria, the attorney on behalf of the objectors, Phillip Abbot and Bob Piccone introduced Civil Engineer, Geoffrey Goll to provide Testimony. Mr. Goll completed a site visit on 1/12/2021 spending several hours walking the perimeter of the property, looked at the swale adjacent to the homeowners on Horseshoe Drive and looked at the stormwater basins and witnessed the wetlands/drainage on the site. Application carried to 7/10/2023.

Decision

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

Other Business

Resolutions

PB#17-2022- Collegiate Landscaping & Design

Block(s): 831 Lot(s): 68 Address: 2371 Highway 34

Decision

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

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

- ***Resolution adopted as written.***

Minutes

9:30 PM

Adjournment

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

Respectfully Submitted by:
Erika Ward