

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
FAX (732) 449-8995
eward@townshipofwall.com

TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 7/10/2023

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	Present
Mr. Barlow	Present	Vice Chair Shanklin	Late- 8PM
Mr. Baumgartner	Present	Lieutenant Steitz	Present
Mr. Blewitt	Absent	Ms. Agnello (Alt # 1)	Present
Mayor Farrell	Present	Mr. Mulholland (Alt # 2)	Present
Mr. Hall	Present		

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

New & Carried Applications

PB#3-2023- Park Valley Wall, LLC & Atlantic Ridge, LLC

Block(s): 826 Lot(s): 14.01 & 14.02 Zone: OP-2 & R-20

Address: 2107 & 2111 Hwy 34

Application Deemed Complete: 4/21/2023

Application Type: Amended Final Site Plan with Bulk Variances

Applicant is seeking to convert existing office space to a medical office.

- **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.**

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.**

Other Business

Resolutions

PB#11-2022 Atlantic Manor Associates - RESTATED

Block(s): 810 Lot(s): 6 Address: 1507 Atlantic Ave.

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

PB#12-2022 2367 Route 34 LLC- RESTATED

Block(s): 831 Lot(s): 48 Address: 2367 Route 34

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

Minutes to be Adopted

5/1/2023

- Minutes can be adopted as written.

Adjournment

7:10 pm

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TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 7/10/2023

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	Present	Vice Chair Shanklin	Late- 8PM
Mr. Baumgartner	Present	Lieutenant Steitz	Present
Mr. Blewitt	Absent	Ms. Agnello (Alt # 1)	Present
Mayor Farrell	Present	Mr. Mulholland (Alt # 2)	Present
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#3-2023- Park Valley Wall, LLC & Atlantic Ridge, LLC

Block(s): 826 Lot(s): 14.01 & 14.02 Zone: OP-2 & R-20

Address: 2107 & 2111 Hwy 34

Application Deemed Complete: 4/21/2023

Application Type: Amended Final Site Plan with Bulk Variances

Applicant is seeking to convert existing office space to a medical office.

For the Applicant

- Mike Rubino, Attorney

- Michael Netta, Partner of Park Valley
- Michelle Briehoff, Engineer
- Frank Congilose, Owner of Atlantic Ridge

From the Public

- None

Summary

Mike Rubino presented the application. He explained that Frank Congilose, the owner of Atlantic Ridge was before the board in 2014 where he was granted preliminary and final site plan approval to build the subject premises and has occupied it since then. He is back before the board to seek approval to rent out portions of both buildings to businesses that offer medical uses.

Decision

- Motion: Mr. Hall
- Second: Mr. Barlow
- **Roll Call:**

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

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

From the Public

- Richard Sciria, Attorney Representing Objectors
- Thomas Clayton, Resident 2634 Fox Lane
- James Higgins, 1580 Horseshoe Dr.
- Lorrie Armando, Resident from Brick, NJ

Summary

Continuation from 6/5/2023. Tim Middleton summarized the application and testimony since the application first began in 2019 and made his closing arguments. The objectors explained their concern to the board again and reiterated how concerned they are regarding the water and potential flooding. Tim Middleton believes the changes made to the site will only improve the site and does not believe it will contribute to more flooding in the area.

Decision

- Motion: Mr. Hall
- Second: Mr. Baumgartner
- **Roll Call:**

Chairman Wonsala	Nay	Mayor Orender	N/A
Mr. Barlow	Yea	Vice Chair Shanklin	Nay
Mr. Baumgartner	Yea	Lt. Michael Steitz	N/A
Mr. Blewitt	Absent	Ms. Agnello (Alt #1)	N/A
Mayor Farrell	Nay	Mr. Mulholland (Alt #2)	Yea
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
- Daniel Disario, Traffic Engineer

From the Public

- None

Summary

Continuation from 5/1/2023. The attorney, Richard Hoff summarized where they left off at the prior meeting and introduced Daniel Disario to discuss traffic and the submitted conceptual improvement plans to mitigate the currently poor operating conditions. Some ideas included, far-side jughandles along the north and south bound sides of route 34, road widening into the median on route 34, and widening Hurley Pond Road.

Decision

- **Carried to 10/2/2023 with no re-noticing required.**

Other Business

Resolutions

PB#11-2022 Atlantic Manor Associates - RESTATED

Block(s): 810 Lot(s): 6 Address: 1507 Atlantic Ave.

Decision

- Motion: Mr. Baumgartner
- Second: Ms. Shanklin
- 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	N/A	Ms. Agnello (Alt #1)	N/A
Mayor Farrell	N/A	Mr. Mulholland (Alt #2)	N/A
Mr. Hall	Yea		

- Resolution adopted as written.

PB#12-2022 2367 Route 34 LLC- RESTATED

Block(s): 831 Lot(s): 48 Address: 2367 Route 34

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	Yea	Lt. Michael Steitz	N/A
Mr. Blewitt	N/A	Ms. Agnello (Alt #1)	N/A
Mayor Farrell	N/A	Mr. Mulholland (Alt #2)	N/A
Mr. Hall	Yea		

- Resolution adopted as written.

Minutes

5/1/2023

Decision

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

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

- Minutes adopted as written.

Adjournment

10:35 PM

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

Respectfully Submitted by:
Erika Ward