

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 7/12/2023

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

Board Professionals:

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

New and Carried Applications

BOA #4-2023- Bradley Englert

Block(s): 803 Lot(s): 51 Zone: RR-6

Address: 1831 Campbell Rd.

Application Deemed Complete: 1/19/2023

Application Type: Bulk Variance

Applicant proposes to construct a new single family dwelling w/swimming pool, driveway, and associated site work.

Carried to 9/6/2023 with no re-noticing required.

BOA#14-2023 Nicola Metzheiser

Block(s): 893 Lot(s): 134 Zone: R-30

Address: 1548 Oakshire Lane

Application Deemed Complete: 5/16/2023

Application Type: Bulk Variance

Applicant proposes to construct a covered patio.

- Members discussed the details of the application.

BOA#17-2023 Amy Daley

Block(s): 69 Lot(s): 15 Zone: R-7.5

Address: 1133 Fifth Ave.

Application Deemed Complete: 5/18/2023

Application Type: Bulk Variance

Applicant proposes to maintain an existing patio & walkways.

- Members discussed the details of the application.

BOA#12-2023 Ronald Swanson

Block(s): 971 Lot(s): 1.06 Zone: RR

Address: 4111 Squankum Allenwood Application Deemed Complete: 4/17/2023

Application Type: Bulk Variance

Applicant proposes to construct a detached garage with associated driveway.

- Members discussed the details of the application.

BOA#13-2023 Steve Renner

Block(s): 3 Lot(s): 9 Zone: R7.5

Address: 808 Walling Ave.

Application Deemed Complete: 5/15/2023

Application Type: Bulk Variance

Applicant proposes to construct an oversized garage.

- Members discussed the details of the application.

Resolutions

BOA#7-2023 Joseph Colleran

Block(s): 804 Lot(s): 26.03 Address: 1901 Lafayette Court

- No corrections. Resolution can be adopted as written.

BOA#8-2023 Michael & Kendra Castellano

Block(s): 191 Lot(s): 2 Address: 2500 Anne Terrace

- No corrections. Resolution can be adopted as written.

BOA#7-2021- Filippo Residence

Block(s): 269 Lot(s): 6 Address: 2631 18TH Ave

- No corrections. Resolution can be adopted as written.

Other Business

BOA #1-2013 – Care One at Wall, LLC- ONE YEAR EXTENSION

Block(s): 745 Lot(s): 4.01 Address: 2621 Highway 138

- Discussed the details of the extension and the resolution can be adopted as written.

Minutes to be Adopted

4/5/2023

- Minutes can be approved as written.

Adjournment

7:15 PM

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TOWNSHIP OF WALL ZONING BOARD OF ADJUSTMENT MEETING MINUTES 7/12/2023

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

Board Professionals:

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

New and Carried Applications

BOA #4-2023- Bradley Englert

Block(s): 803 Lot(s): 51 Zone: RR-6

Address: 1831 Campbell Rd.

Application Deemed Complete: 1/19/2023

Application Type: Bulk Variance

Applicant proposes to construct a new single family dwelling w/swimming pool, driveway, and associated site work.

Carried to 9/6/2023 with no re-noticing required.

BOA#14-2023 Nicola Metzheiser

Block(s): 893 Lot(s): 134 Zone: R-30

Address: 1548 Oakshire Lane

Application Deemed Complete: 5/16/2023

Application Type: Bulk Variance

Applicant proposes to construct a covered patio.

For the Applicant

- Nicola Metzheiser/Applicant

From the Public

- Keith Grabow, Wall Township Resident_ 1531 Toboggan Run
- James Kelly, Wall Township Resident- 1533 Toboggan Run

Summary

- Ms. Metzheiser presented her application and explained that she would like to add a partially covered patio over her already existing patio. She would love to enjoy her backyard, but the sun is very oppressive. She tried many different umbrellas, but they failed to block the sun so she can not sit outside. Keith Grabow, Nicola’s neighbor objected to the application and explained that the covered patio would be too close to his home. James Kelly, another neighbor, also objected the application.
- *Carried to 9/6/2023 with no re-noticing required.*

BOA#17-2023 Amy Daley

Block(s): 69 Lot(s): 15 Zone: R-7.5

Address: 1133 Fifth Ave.

Application Deemed Complete: 5/18/2023

Application Type: Bulk Variance

Applicant proposes to maintain an existing patio & walkways.

For the Applicant

- Amy Daley, Applicant

From the Public

- None

Summary

- The applicant, Amy Daley, presented the application. Amy explained that she constructed the patio and walkways with her sons after her husband died a couple of years ago. Since her husband used to handle any type of renovation or construction, she didn’t realize she needed permits. She asked the board to understand her hardship and to approve her application.

Decision

- Motion: Mr. Greenwood
- Second: Mr. Burke
- Roll Call:

Chairwoman DeSarno	Yea	Mr. McBarron	Yea
Vice Chairwoman Gray	Absent	Mr. Morris	Absent
Mr. Burke	Yea	Ms. Loelius (Alt. #2)	Yea
Mr. Greenwood (Alt. #1)	Yea	Mr. Shimko	Yea
- **Application approved with conditions.**

BOA#12-2023 Ronald Swanson

Block(s): 971 Lot(s): 1.06 Zone: RR

Address: 4111 Squankum Allenwood

Application Deemed Complete: 4/17/2023

Application Type: Bulk Variance

Applicant proposes to construct a detached garage with associated driveway.

For the Applicant

- Ronald Swanson, Applicant

From the Public

- None

Summary

- The applicant, Ronald Swanson, presented the application. Mr. Swanson is proposing to add a garage or pole barn to his property. He explained that due to his three daughters living with him they need the extra space for storage and their seven cars.

Decision

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

Chairwoman DeSarno	Yea	Mr. McBarron	Yea
Vice Chairwoman Gray	Absent	Mr. Morris	Absent
Mr. Burke	Yea	Ms. Loelius (Alt. #2)	Yea
Mr. Greenwood (Alt. #1)	Yea	Mr. Shimko	Yea
- **Application approved with conditions.**

BOA#13-2023 Steve Renner

Block(s): 3 Lot(s): 9 Zone: R7.5
Address: 808 Walling Ave. Application Deemed Complete: 5/15/2023
Application Type: Bulk Variance
 Applicant proposes to construct an oversized garage.

For the Applicant

- Steve Renner, Applicant
- Anthony Promezano, Stepson to Applicant and Attorney

From the Public

- None

Summary

- Mr. Renner and Mr. Promenzano explained the details of the application. Mr. Renner is a car collector and needs an oversized garage for his car collection and extra storage. He bought the property within the last couple of years and described the condition of the property when he bought it and the upgrades he has made. He believes his property is in the best condition compared to the rest of the homes on the street and does not think that the garage is an eye sore or too big for the property.

Decision

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

Chairwoman DeSarno	Yea	Mr. McBarron	Yea
Vice Chairwoman Gray	Absent	Mr. Morris	Absent
Mr. Burke	Yea	Ms. Loelius (Alt. #2)	Yea
Mr. Greenwood (Alt. #1)	Yea	Mr. Shimko	Yea
- *Carried to 9/6/2023 with no re-noticing required.*

Resolutions

BOA#7-2023 Joseph Colleran

Block(s): 804 Lot(s): 26.03 Address: 1901 Lafayette Court

Decision

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

BOA#8-2023 Michael & Kendra Castellano

Block(s): 191 Lot(s): 2 Address: 2500 Anne Terrace

Decision

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

BOA#7-2021- Filippo Residence

Block(s): 269 Lot(s): 6 Address: 2631 18TH Ave

Decision

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

Other Business

BOA #1-2013 – Care One at Wall, LLC- ONE YEAR EXTENSION

Block(s): 745 Lot(s): 4.01 Address: 2621 Highway 138

Decision

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

Minutes

4/5/2023

Decision

- Motion: Mr. Burke
- Second: Mr. Greenwood
- All in favor. None Opposed.

Adjournment

9:00 PM

Respectfully submitted by:
Erika Ward