

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 7/19/2023

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	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	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	Present
Board Attorney		Special Board Engineer	
Alan Hilla, PE, PP, CME	Absent	Erika Ward	Present
Board Engineer		Board Secretary	

New and Carried Applications

BOA#10-2023 Route 34 Gateway, LLC

Block(s): 942 Lot(s): 57.01 Zone: OR-2

Address: 1730 Route 34 Application Deemed Complete: 3/23/2023

Application Type: Major P/F Site Plan with Use Variances

Applicant proposes to construct a flex/warehouse/office complex with five buildings.

Carried to 10/18/2023 with noticing required.

BOA#15-2023 Alvin Nieves

Block(s): 773 Lot(s): 10 Zone: R-60

Address: 2062 Allenwood Rd. Application Deemed Complete: 5/16/2023

Application Type: Bulk Variance

Applicant proposes to construct an addition to a single-family home.

- Members discussed the details of the application.

BOA#18-2023 Crimson Homes

Block(s): 13 Lot(s): 6 Zone: R-7.5

Address: 912 Sixth Ave.

Application Deemed Complete: 6/12/2023

Application Type: Bulk Variance

Applicant proposes to construct a single-family home.

- 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#31-2022 1914 Atlantic LLC

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

Address: 1914 Atlantic Ave. Application Deemed Complete: 6/27/2022

Application Type: Major Preliminary and Final Site Plan with Use 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#17-2023 Amy Daley

Block(s): 69 Lot(s): 15 Address: 1133 Fifth Ave.

- No corrections. Resolution can be adopted as written.

BOA#12-2023 Ronald Swanson

Block(s): 971 Lot(s): 1.06 Address: 4111 Squankum Allenwood

- No corrections. Resolution can be adopted as written.

Other Business

Minutes to be Adopted

5/3/2023

- Minutes can be approved as written.

Adjournment

7:05 PM

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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	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	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	Present
Board Attorney		Special Board Engineer	
Alan Hilla, PE, PP, CME	Absent	Erika Ward	Present
Board Engineer		Board Secretary	

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Carried to 10/18/2023 with noticing required.

BOA#15-2023 Alvin Nieves

Block(s): 773 Lot(s): 10 Zone: R-60

Address: 2062 Allenwood Rd. Application Deemed Complete: 5/16/2023

Application Type: Bulk Variance

Applicant proposes to construct an addition to a single-family home.

For the Applicant

- Tim Middleton, Attorney
- Joe Kociuba, Engineer
- Alvin Nieves, Applicant

From the Public

- None

Summary

- The Attorney, Mr. Middleton and the Engineer, Joe Kociuba explained that the lot is in the R-60 zone and is substantially undersized. The applicant is proposing a front covered porch to improve the aesthetic, an 884 square foot addition to the back right of the house and proposing a small rear covered patio on the back left of the home. The house is a smaller home. The existing footprint is currently 1,358 square feet and the applicant would like to add more space.

Decision

- Motion: Vice Chairman Gray
- Second: Mr. Burke
- Roll Call:

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

BOA#18-2023 Crimson Homes

Block(s): 13 Lot(s): 6 Zone: R-7.5

Address: 912 Sixth Ave.

Application Deemed Complete: 6/12/2023

Application Type: Bulk Variance

Applicant proposes to construct a single-family home.

For the Applicant

- Mike Rubino, Attorney
- Mr. Mills, Applicant
- Brian Bezinkis, Architect
- Kevin Shelly, Engineer

From the Public

- None

Summary

- Mr. Rubino, the Attorney explained that the applicants want to build a two-story home on an undersized lot and are currently under contract to buy the lot next door. The applicant proposes to add a deck to the home and construct a storage shed on the property. There will be three bedrooms, two full baths, and one-half bath. The applicant intends to sell the home once it is built.

Decision

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

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

BOA#31-2022 1914 Atlantic LLC

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

Address: 1914 Atlantic Ave.

Application Deemed Complete: 6/27/2022

Application Type: Major Preliminary and Final Site Plan with Use Variance

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

For the Applicant

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

From the Public

- None

Summary

- CONTINUATION from 5/17/23: Mike Rubino and Joe Kociuba explained that there were revisions made to the plans and the statement of operations. The applicant indicated that out of the 4,800 square foot pole barn, the detailing center will operate only 1,800 square feet of that. A maximum of 5 cars will be detailed per day and there will be 4 total employees. Three employees will detail the cars and one employee will work in the office. The professionals explained that the auto spa/detailing center is not considered an auto car wash.

Decision

- Motion to Deny: Mr. McBarron
- Second: Mr. Shimko
- Roll Call:

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

Resolutions

BOA#17-2023 Amy Daley

Block(s): 69 Lot(s): 15 Address: 1133 Fifth Ave.

Decision

- All in favor. None Opposed.
- No corrections. Resolution can be adopted as written.

BOA#12-2023 Ronald Swanson

Block(s): 971 Lot(s): 1.06 Address: 4111 Squankum Allenwood

Decision

- All in favor. None Opposed.
- No corrections. Resolution can be adopted as written.

Minutes

5/3/2023

Decision

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

Adjournment

8:30 PM

Respectfully submitted by:
Erika Ward