

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
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eward@townshipofwall.com

TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 9/18/2023

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

Board Professionals:

Gregory McGuckin, Esq. Board Attorney	Absent	Michelle Taylor, AICP, PP Board Planner	Present
Ben Montenegro, Esq. Conflict Attorney	Absent	Matthew Zahorsky, PE, CME Special Board Engineer	Absent
Raymond Savacool, PE, PP, CME, CFM Board Engineer	Present	Nora Coyne, PP, AICP Special Board Planner	Absent
Scott Taylor, AICP, PP, LLA, LEED AP Board Planner	Absent	Erika Ward Board Secretary	Present
Patrick Varga, Esq	Present		

New & Carried Applications

PB#5-2020 – ASP Wall, LLC

Block(s): 917 Lot(s): 65 Zone: GI-5

Address: 5165 Belmar Blvd.

Application Deemed Complete: 7/16/2020

Application Type: Preliminary and Final Site Plan

Applicant is seeking to construct six warehouse/office buildings.

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

PB#5-2023- Ballymere Capital LLC dba Team Car Wash

Block(s): 72 Lot(s): 27 Zone: HB-80

Address: 1852 Route 35

Application Deemed Complete: 7/5/2023

Application Type: Major Preliminary and Final Site Plan with Bulk Variances

Applicant is seeking to demolish an existing gasoline station & construct a new car wash.

- **Members discussed the details of the application.**

Other Business

PB#14-2021- Heritage Village at Wall, LLC EXTENSION OF TIME

Block(s): 874 Lot(s):4 Address: 1511 Holly Blvd.

- **Members discussed the details of the extension.**

PB#3-2021- Jessica Siciliano- EXTENSION OF TIME

Block(s): 171 Lot(s): 10 Address: 2127 Locust Road

- **Members discussed the details of the extension.**

PB#9-2022- Michael Gittleman EXTENSION OF TIME

Block(s): 248.01 Lot(s): 17 Address: 3115 Belmar Blvd.

- **Members discussed the details of the extension.**

Resolutions

PB#15-2022 VC Monmouth

Block(s): 817 Lot(s): 2 Address: 100 Oval Rd.

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

PB#10-2019 Ramshorn Drive, LLC

Block(s): 893 Lot(s): 108.01 Address: 2691-2697 Hwy 70

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

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

Block(s): 826 Lot(s): 14.01 & 14.02 Address: 2107 & 2111 Hwy 34

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

Minutes to be Adopted

6/5/2023 & 7/24/2023

- Minutes can be adopted as written.

Adjournment

7:05 pm

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TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 9/18/2023

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

Board Professionals:

Gregory McGuckin, Esq.	Absent	Michelle Taylor, AICP, PP	Present
Board Attorney		Board Planner	
Ben Montenegro, Esq.	Absent	Matthew Zahorsky, PE, CME	Absent
Conflict Attorney		Special Board Engineer	
Raymond Savacool, PE, PP, CME, CFM	Present	Nora Coyne, PP, AICP	Absent
Board Engineer		Special Board Planner	
Scott Taylor, AICP, PP, LLA, LEED AP	Absent	Erika Ward	Present
Board Planner		Board Secretary	
Patrick Varga, Esq	Present		

New and Carried Applications

PB#5-2020 – ASP Wall, LLC

Block(s): 917 Lot(s): 65 Zone: GI-5

Address: 5165 Belmar Blvd.

Application Deemed Complete: 7/16/2020

Application Type: Preliminary and Final Site Plan

Applicant is seeking to construct six warehouse/office buildings.

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

PB#5-2023- Ballymere Capital LLC dba Team Car Wash

Block(s): 72 Lot(s): 27 Zone: HB-80

Address: 1852 Route 35

Application Deemed Complete: 7/5/2023

Application Type: Major Preliminary and Final Site Plan with Bulk Variances

Applicant is seeking to demolish an existing gasoline station & construct a new car wash.

For the Applicant

- Mike Rubino, Attorney
- Thomas Fuller, Operator/Contract Purchaser
- Aaron Chan, Engineer

From the Public

- None

Summary

Mike Rubino presented the application and introduced the contract purchaser Thomas Fuller and Engineer, Aaron Chan. They went over the details of the day-to-day operations and also how the car wash would improve the look of the site. Thomas Fuller owns many car washes and believes from his experience that this car wash will be very successful. The applicant plans to make some revisions and decided to carry the application.

- *Carried to 11/20/2023 with no re-noticing required.*

Other Business

PB#14-2021- Heritage Village at Wall, LLC EXTENSION OF TIME

Block(s): 874 Lot(s):4 Address: 1511 Holly Blvd.

Decision

- All in Favor, none opposed.
- **Extension Approved.**

PB#3-2021- Jessica Siciliano- EXTENSION OF TIME

Block(s): 171 Lot(s): 10 Address: 2127 Locust Road

Decision

- All in Favor, none opposed.
- **Extension Approved.**

PB#9-2022- Michael Gittleman EXTENSION OF TIME

Block(s): 248.01 Lot(s): 17 Address: 3115 Belmar Blvd.

Decision

- All in Favor, none opposed.
- **Extension Approved.**

Resolutions

PB#15-2022 VC Monmouth

Block(s): 817 Lot(s): 2 Address: 100 Oval Rd.

Decision

- Motion: Mr. Hall
- Second: Ms. Agnello
- Roll Call:

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

- Resolution adopted as written.

PB#10-2019 Ramshorn Drive, LLC

Block(s): 893 Lot(s): 108.01 Address: 2691-2697 Hwy 70

Decision

- Motion: Mr. Barlow
- Second: Mr. Mulholland
- Roll Call:

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

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

Block(s): 826 Lot(s): 14.01 & 14.02 Address: 2107 & 2111 Hwy 34

Decision

- Motion: Mr. Barlow
- Second: Ms. Agnello
- Roll Call:

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

Minutes

6/5/2023

Decision

- Motion: Mr. Hall
- Second: Mr. Blewitt
- Roll Call:

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

7/24/2023

Decision

- Motion: Mr. Barlow
- Second: Mr. Blewitt
- Roll Call:

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

- Minutes adopted as written.

Adjournment

10:35 PM

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

Respectfully Submitted by:
Erika Ward