

**TOWNSHIP OF WALL  
ZONING BOARD OF ADJUSTMENT  
MINUTES OF THE REGULAR MEETING  
HELD IN THE MUNICIPAL MEETING ROOM  
DECEMBER 2, 2009**

The Regular Meeting of the Wall Township Board of Adjustment was called to order by Chairwoman DeSarno at 7:30 P.M. Members present were Chairwoman Mary DeSarno, Vice Chairwoman Wilma Morrissey, James Gray, Ray Slocum, Robert Morris, Nance-ellen Draper, first alternate Mary L. Burne, second alternate Mark Margadonna, Attorney Cramer, Planning Secretary Roberta Lang, Recording Secretary Betty Schinestuhl, Engineer Gerken and Reporter Arnone.

**SALUTE TO THE FLAG**

Attorney Cramer announced that all requirements under the Open Public Meetings Act had been complied with for this meeting and read the purposes of the Board of Adjustment.

Chairwoman DeSarno said there will be two applications not heard this evening. The Giordano application will be carried to January 13, 2010. The Cummings application will be carried to February 17, 2010. Re-noticing will be required.

**NEW APPLICATION**

**#BOA21-2009** – Date application complete: September 2, 2009

**APPLICANT:** ARIS & GAIL ATHENS

**PROPERTY:** 1600 Rogers Court, Block 260.01, Lot 1, R-15 zone

**RELIEF REQUESTED:** Bulk

Attorney Cramer reviewed the file and stated the Board had jurisdiction to proceed.

Sworn by Reporter Arnone:

Aris Athens  
Gail Athens  
Glenn Gerken

Mrs. Athens said they would like to replace a 5' wooden fence. It has been there for about 20 years and is very old. We would like to replace it with a 6' vinyl fence.

Chairwoman DeSarno asked in the same area. Mrs. Athens said in exactly the same area.

Chairwoman DeSarno asked all trees and buffers will remain. Mrs. Athens said yes.

Mr. Gray asked about the chain link fence. Mrs. Athens said that will stay.

Mr. Gray asked just the wooden fence will be replaced. Mrs. Athens said yes.



A-3 Letter prepared by JCP&L

A-4 Letter amending the application, adding two bedrooms and bath

BOA-1 Engineering plan review prepared by Glenn Gerken dated September 24, 2009

BOA-2 Planning plan review prepared by John Hoffmann dated November 16, 2009

Mr. Cunard said he has been a resident of Wall Township for 17 years. He owns a small house on New Bedford Road. We are proposing to add about 1,000 s.f. to the existing structure. It brings the total square footage up to about 1,920 s.f. On the ground floor will be a master bedroom with bath and guest bedroom and bath. There will be two bedrooms and an additional bath upstairs. There will also be a one car garage in the rear. I will exceed the impervious and building coverage but 17 years ago the zoning was different. The impervious coverage is largely due to the gravel driveway. The site was in the R-15 zone and now is in the R-60.

Chairwoman DeSarno said at that time you would have complied. Mr. Cunard said yes.

Mrs. Morrissey asked about overhead and underground wiring. Mr. Cunard said he received a letter to contact the utility company when he is ready to start building. He said there are no overhead wires where he wants to build.

Mr. Gray asked about the carport. Mr. Cunard said that and the existing dog pen will be removed. They will be removed after construction.

Mr. Gray asked you are going to keep the driveway the way it is now. Mr. Cunard said he planned on that. Mr. Gerken said it does not violate any ordinance. It's fine.

Mr. Gray asked about the second driveway. Mr. Cunard said one has landscaping on it. It would have been an alternate. Mr. Gerken said you will have just one driveway. Mr. Cunard said yes.

Attorney Cramer said the property on both sides are fully developed. Mr. Cunard said yes. Attorney Cramer said you cannot acquire any additional property. Mr. Cunard said no.

Mr. Gray asked if there will be additional landscaping. Mr. Cunard said some low lining shrubs. He said he will continue what he has across the front.

Entered into evidence:

A-5 Photos of existing landscaping

Mr. Slocum asked if the second driveway is something the applicant would want. Mr. Cunard said no.

The application was open and closed to the public.

Mr. Gerken said he answered all of his questions and concerns. He was concerned about the second driveway. He has ample spaces for parking. The dog pen and carport will be removed.

Mr. Gray moved to approve the application subject to an as-built survey being submitted. Mr. Slocum seconded the motion, which was unanimously approved by a roll call vote. (Messrs. Gray, Slocum, Mesdames. Burne, Draper, Mr. Morris, Mesdames. Morrissey and DeSarno voted yes.)

**RESOLUTION TO BE MEMORIALIZED:**

**JAMES FOGLIO - #BOA20-2009**

Block 880, Lot 27

Burne/Morris

There being no further business to come before the Board, a motion was made, seconded, and unanimously approved to adjourn the meeting at 7:55 P.M.

Respectfully submitted,

Betty Schinestuhl  
Recording Secretary