

**WALL TOWNSHIP PLANNING BOARD
MINUTES - REGULAR MEETING
MUNICIPAL MEETING ROOM
JANUARY 12, 2004**

Chairman Braun called to order the regular meeting of the Wall Township Planning Board at 7:38 P.M. Members present were Braun, Luttman, Tobia, Morris, Wilson, Rible, Kiley, Stacy, Mueller, Attorney Rubino, Engineer Gerken, Planning Board Secretary Lang, Recording Secretary Betty Schinestuhl and Court Reporter Arnone.

Chairman Braun announced the meeting was being held in accordance with the "Sunshine Law" and a resolution adopted on January 13, 2003.

SALUTE TO THE FLAG

Chairman Braun announced the Masotti application has been carried to March 29, 2004. New notice is required. The Clark application has been carried to March 1, 2004. New notice is required. The Allaire Properties application has been rescheduled for March 1, 2004. New notice is required. The Ferrante application has been withdrawn. The only matter before the Board tonight is Antiquity Farms. They are asking for an extension.

ELECTION OF OFFICERS

CHAIRMAN

Mr. Tobia nominated Carl Braun as Chairman. The nomination was seconded by Ms. Wilson. There were no other nominations. The Board Secretary cast one vote. (Mr. Tobia, Ms. Wilson, Messrs. Kiley, Luttman, Morris, Rible, Ms. Stacy and Mr. Mueller voted yes.)

VICE CHAIRMAN

Ms. Wilson nominated Todd Luttman as Vice Chairman. The nomination was seconded by Mr. Kiley. There were no other nominations. The Board Secretary cast one vote. (Ms. Wilson, Messrs. Kiley, Morris, Rible, Ms. Stacy, Messrs. Tobia, Braun and Mueller voted yes.)

Chairman Braun said he would like to welcome John Tobia back. He will be sitting in the same seat but he has a new title, Committeeman. Deputy Mayor Thomson and Captain Morris are also back. Mr. Kiley has gone from Alternate #1 to a regular member. Ms. Stacy will move to Alternate #1. We welcome a new member Paul Mueller, Alternate #2.

SECRETARY

Attorney Rubino read the resolution appointing Roberta Lang as Planning Board Secretary. Mr. Luttman moved to adopt the resolution as read. Mr. Kiley seconded the motion, which was unanimously approved by a roll call vote.

RECORDING SECRETARY

Attorney Rubino read the resolution appointing Betty Schinestuhl as Planning Board Recording Secretary and Assistant Secretary. Ms. Wilson moved to adopt the resolution as read. Mr. Rible seconded the motion, which was unanimously approved by a roll call vote.

ATTORNEY

Attorney Rubino read the resolution appointing Michael Rubino as Attorney for the Planning Board. Mr. Rible moved to adopt the resolution as read. Captain Morris seconded the motion, which was unanimously approved by a roll call vote.

ENGINEER

Attorney Rubino read the resolution appointing Glenn R. Gerken as Engineer for the Planning Board. Mr. Kiley moved to adopt the resolution as read. Mr. Rible seconded the motion, which was unanimously approved by a roll call vote.

PLANNER

Attorney Rubino read the resolution appointing John Hoffmann as Planner for the Planner Board. Mr. Rible moved to adopt the resolution as read. Captain Morris seconded the motion, which was unanimously approved by a roll call vote.

SPECIAL PLANNER

Attorney Rubino read the resolution appointing John Maczuga as Special Planner for the Planning Board. Mr. Kiley moved to adopt the resolution as read. Mr. Rible seconded the motion, which was unanimously approved by a roll call vote.

COURT REPORTER

Attorney Rubino read the resolution appointing Deborah Arnone as Court Reporter for the Planning Board. Captain Morris moved to adopt the resolution as read. Ms. Wilson seconded the motion, which was unanimously approved by a roll call vote.

OPEN PUBLIC MEETINGS ACT

Attorney Rubino read the resolution designating the time and place of meetings, other regulations of the Board and the official newspapers. Mr. Luttman moved to adopt the resolution as read. Mr. Rible seconded the motion, which was unanimously approved by a roll call vote.

8:00 P.M. Mr. Rible left the meeting.

NEW APPLICATION

ANTIQUITY FARMS – PB#7-2003 – 2302 – 2304 Ramshorn Drive, Block 831, Lots 17 & 73, R-30 zone. Application complete: January 2, 2003. Applicant seeks an extension of time in order to perfect minor subdivision. Minor with variances.

Keith Henderson, Esq. appeared for the applicant.

Attorney Henderson said the applicant renoticed. Proof was provided to Ms. Lang.

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

Entered into evidence:

A-1 Jurisdictional Items

Attorney Henderson said this application was approved last year. This application required some site work. There was a problem with the deed restriction but it has been taken care of. We are asking for a 190 days extension.

Mr. Gerken said he had no problems with the extension.

Attorney Henderson said the township is the beneficiary.

The application was open and closed to the public.

Ms. Wilson moved to approve the extension of time for 190 days. Mr. Luttmann seconded the motion which was unanimously approved by a roll call vote. (Ms. Wilson, Messrs. Luttmann, Kiley, Morris, Ms. Stacy, Messrs. Tobia, Morris and Braun voted yes.)

MINUTES TO BE APPROVED:

Mr. Tobia moved to approve the minutes of the Workshops and Regular Meetings of November 3, 2003 and November 24, 2003. Ms. Wilson seconded the motion, which was unanimously approved by a roll call vote.

Mr. Rible returned to the meeting.

RESOLUTIONS TO BE MEMORIALIZED:

CLEMENT H. KREIDER – PB#25-2003

Block 87, Lot 15

Attorney Rubino said the Board received a letter from Mr. Fitzpatrick. At the time of the

hearing he was not in the area and he sent an attorney to voice his concerns. The Land Use Office

received a letter raising an issue. He asked if the applicant had an EIS done. As a result of that we sent a copy of that letter to their Attorney and Engineer and they agreed to the following condition in the resolution:

“Applicant shall obtain a NJDEP absence/presence determination for any possible wetlands located on the property. Should the NJDEP determine that wetlands are present then the applicant shall obtain any subsequent required permits.”

Attorney Rubino read the resolution of approval. Ms. Wilson moved to adopt the resolution as read. Mr. Luttmann seconded the motion, which was unanimously approved by a roll call vote. (Ms. Wilson, Messrs. Luttmann, Morris, Rible, Tobia and Braun voted yes.)

JAMES & KATHERINE WILSON – PB#35-2003

Block 907, Lots 28 & 38

Attorney Rubino read the resolution of approval. Ms. Wilson moved to adopt the resolution as read. Mr. Rible seconded the motion, which was unanimously approved by a roll call vote. (Ms. Wilson, Messrs. Rible, Luttmann, Morris, Tobia and Braun voted yes.)

SEALED UNITY PARTS, INC. – PB#37-2003

Block 819, Lot 38

Attorney Rubino read the resolution of approval. Mr. Luttmann moved to adopt the resolution as read. Mr. Rible seconded the motion, which was unanimously approved by a roll call vote. (Messrs. Luttmann, Rible, Kiley, Morris, Ms. Wilson and Mr. Braun voted yes.)

HOWELL PROPERTIES – PB#7-1998

Block 977, Lots 16 & 18

Attorney Rubino read the resolution of approval. Captain Morris moved to adopt the resolution as read. Mr. Rible seconded the motion, which was unanimously approved by a roll call vote. (Messrs. Morris, Rible, Luttmann, Tobia, Ms. Wilson and Mr. Braun voted yes.)

Committeeman Tobia asked Mr. Gerken if he has received any more calls regarding Howell Properties. Mr. Gerken said there are no additional issues at this time.

There being no further business to come before the Board, a motion was made, seconded and unanimously approved to adjourn the meeting at 8:15 P.M.

Respectfully submitted,

Betty Schinestuhl
Recording Secretary