

**WALL TOWNSHIP PLANNING BOARD
MINUTES - REGULAR MEETING
MUNICIPAL MEETING ROOM
MARCH 1, 2004**

Chairman Braun called to order the regular meeting of the Wall Township Planning Board at 7:30 P.M. Members present were Braun, Luttman, Thomson, Tobia, Morris, Farrell, Wilson, Kiley, second alternate Mueller, Attorney Rubino, Engineer Hoover, Planning Board Secretary Lang, Recording Secretary 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 12, 2004.

SALUTE TO THE FLAG

Chairman Braun announced Allaire Properties is no longer on the agenda. That application will be carried to March 29, 2004. They must re-notice.

Committeeman Tobia stepped down on the Jerald Development application.

CARRIED APPLICATION

JERALD DEVELOPMENT – PB#2-2004 – 1866 Preakness Court, Block 270, Lot 10.01, R-60 zone. Application deemed complete: February 3, 2004. Carried from February 23, 2004. Applicant requests permission to subdivide lot and create two (2) conforming lots. Minor

Jennifer Krimko, Esq. appeared for the applicant.

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

Entered into evidence:

- A-1 Jurisdictional Items
- A-2 Minor Subdivision Plan dated January 6, 2004 prepared by John P. Vincenti
- A-3 Board of Health letter dated February 6, 2004
- A-4 Colored rendering

PB-1 Review letter from John Hoffman, Township Planner, dated February 23, 2004

PB-2 Review letter from Glenn Gerken, Schoor DePalma, dated February 9, 2004

PB-3 Review letter from Glenn Gerken, Schoor DePalma, dated February 13, 2004

Attorney Rubino said this is a minor subdivision application. The applicant is requesting the major subdivision waived. This was part of a major subdivision. One of the lots was an oversized lot. The applicant is asking permission to subdivide that lot into two conforming lots.

They have met all the requirements of the major subdivision.

Chairman Braun said the Board will grant the waiver.

Attorney Krimko said we can comply with all requirements in the review letters.

Ms. Wilson said at the north portion of the original subdivision the fence was to be continuous and without gaps. There are gaps. Attorney Krimko said they will comply with that.

Ms. Wilson said the lots need to be renumbered to 10.05 and 10.06. Attorney Krimko said they will comply. Ms. Wilson said the drainage easement will remain on lot 10.05. More detail on the proposed tree coverage is required. There will be no structures within the easement. Attorney Krimko agreed.

The application was open and closed to the public.

Ms. Wilson moved to approve the application for minor subdivision subject to payment of taxes and applicable assessments. The applicant will obtain Monmouth County Planning Board and Monmouth County Board of Health approval. The applicant will comply with review letters of the Board Professionals. A waiver will be granted to permit minor subdivision. The existing driveway will be removed. Proposed lots will be renumbered as lots 10.05 and 10.06. Drainage easement on lot 10.05 shall remain in effect. A deed restriction and covenant requiring continued landscaping maintenance and repair of the brick pillars and signs at the entrance to the project from Wall Church Road will be attached to proposed lot 10.06. The construction trailer will be removed prior to CO being issued. The proposed tree conservation along the easterly side of proposed lots 10.05 and 10.06 will be 25' in width. Fences or sidewalks shall be constructed outside the easement. The fence along the northerly portion of Preakness is to be continuous and without gaps.

Attorney Rubino said with regard to the easement. That is there and existing. The drainage easement will remain in effect.

Deputy Mayor Thomson seconded the motion which was unanimously approved by a roll call vote. (Ms. Wilson, Messrs. Thomson, Farrell, Kiley, Luttman, Morris, Mueller and Braun voted yes.)

Committeeman Tobia returned to the meeting.

NEW APPLICATIONS:

CRAIG W. & ZERA STEWART – PB#3-2004 – 1714 Old Mill Road, Block 80, Lots 2 & 3, R-10 zone. Application deemed complete: February 4, 2004. Applicant requests permission to subdivide lot. Minor.

Timothy B. Middleton, Esq. appeared for the applicant.

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

Entered into evidence:

A-1 Subdivision Plan dated August 7, 2003

PB-1 Review letter from John Hoffmann, Township Planner, dated February 19, 2004

PB-2 Review letter from Glenn Gerken, Schoor DePalma, dated February 25, 2004

Ms. Wilson asked if the subdivision will be perfected by the filing of a plat or deed. Attorney Middleton said by deed.

Attorney Middleton said the applicant will comply with all review letters.

Ms. Wilson moved to approve the application for minor subdivision subject to payment of taxes and applicable assessments. The applicant shall obtain Monmouth County Planning Board and Board of Health approval. The applicant shall comply with review letters from Board Professionals. The subdivision will be perfected by the filing of a deed. Deputy Mayor Thomson seconded the motion which was unanimously approved by a roll call vote. (Ms. Wilson, Messrs. Thomson, Farrell, Kiley, Luttmann, Morris, Mueller, Tobia, Braun voted yes.)

REVIEW AND RECOMMEND

ORDINANCE NO. 3-2004 – Adding Veterinary Services to the OP-2 zone. Deputy Mayor Thomson said this ordinance will perfect what is already there. It will make the veterinary conforming.

Deputy Mayor Thomson moved to recommend to the Township Committee that Ordinance No. 3-2004 be adopted. Ms. Wilson seconded the motion which was unanimously approved by a roll call vote. (Mr. Thomson, Ms. Wilson, Messrs. Farrell, Kiley, Luttmann, Morris, Mueller, Tobia and Braun voted yes.)

RESOLUTIONS TO BE MEMORIALIZED

MATT HAKIM – PB#41-2003

Block 118.01, Lot 45

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

2643 OLD BRIDGE ROAD – PB#46-2003

Block 817, Lot 14

Attorney Rubino read the resolution of approval. Mr. Luttmann moved to adopt the resolution as

read. Deputy Mayor Thomson seconded the motion, which was unanimously approved by a roll call vote. (Messrs. Luttmann, Thomson, Farrell, Kiley, Morris, Tobia and Braun voted yes.)

March 1, 2004

Page 4

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