

**MINUTES OF THE REGULAR MEETING  
OF THE TOWNSHIP COMMITTEE OF THE  
TOWNSHIP OF WALL, HELD IN THE  
MEETING ROOM, MUNICIPAL COMPLEX  
WEDNESDAY, JANUARY 26, 2000**

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The meeting was called to order by Mayor Robert D. Peters at 8:00 P.M. Present were Mayor Peters presiding, Deputy Mayor Frank Addonizio, Committeewoman Mary L. Burne, Committeeman Michael D. Fitzgerald, Committeeman Edward H. Thomson, Township Administrator Joseph L. Verruni, Township Attorney Roger J. McLaughlin, and Lorraine Kubacz, Administrative Assistant.

Roll-call was taken by Lorraine Kubacz.

Following the Salute to the Flag and Moment of Silence, the Mayor read the Sunshine Statement in the usual form.

Committeeman Addonizio moved that the Minutes of the Regular Meeting of January 5, 2000, and January 12, 2000, be approved as per copies submitted by the Clerk's office. Committeewoman Burne seconded the motion and all members voted yes.

A Proclamation was presented to the Wall Township Pop Warner Junior Pee Wee Cheerleaders by Committeeman Fitzgerald who congratulated each member. Mayor Peters congratulated all the girls, their coaches and their families and wished them good luck in the future.

A Proclamation was presented to Richard Gardner and Ray Poulk of the Monmouth County 200 Club for their help in obtaining two defibrillators for the Wall Township Police Department. Chief Hall and Lieutenant Morris were also present. Mayor Peters stated this is a dynamic group who help the families of police and firefighters in the county with scholarships. They also donate equipment to the various departments in the county. Richard Gardner thanked the Committee for the recognition and explained that the 200 Club has given out over forty defibrillators in Monmouth County and over \$60,000 in scholarships. He thanked Chief Hall for his help with this program while he was President of the Chiefs of Police Association. Committeeman Fitzgerald expressed his thanks.

It being the advertised date for the Second Reading and Public Hearing of **Ordinance 1-2000** - Combining Community

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Relations and Community Alliance Committees entitled, "AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF WALL AMENDING AND SUPPLEMENTING CHAPTER II, ADMINISTRATION," SECTION 2-17, "COMMUNITY RELATIONS COMMITTEE," OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WALL, 1977", AS AMENDED AND SUPPLEMENTED, TO CONSTITUTE THE COMMUNITY RELATIONS COMMITTEE AS THE COMMUNITY RELATIONS/COMMUNITY ALIANCE COMMITTEE," Mrs. Kubacz read the Ordinance by title only as required by law. A motion was made by Committeeman Addonizio to modify the first sentence of subsection 2-17.3c to read as follows:

All members shall be residents of the Township, except that one (1) member of the police department who is not a resident may be appointed.

Committeewoman Burne seconded the motion and members voted as follows:

Thomson	Yea
Fitzgerald	yea
Burne	Yea
Addonizio	Yea
Peters	Yea

The Mayor declared the public hearing open. There being no comments or objections, Committeeman Addonizio moved that the public hearing be closed. Committeewoman Burne seconded the motion and all members voted yes. Committeeman Addonizio moved that the Ordinance be adopted as to its second reading and final passage. Committeewoman Burne seconded the motion and on roll-call, members voted as follows:

Thomson	Yea
Fitzgerald	yea
Burne	Yea
Addonizio	Yea
Peters	Yea

There being five yeas and no nays, the Mayor declared the Ordinance adopted. Committeeman Addonizio moved that the Ordinance be advertised according to law. Committeewoman Burne seconded the motion and all members voted yes.

It being the advertised date for the Second Reading and Public Hearing of **ORDINANCE 2-2000** Amending and Supplementing the Land Use and Development Regulations entitled, "AN

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ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL AMENDING AND SUPPLEMENTING "THE LAND USE AND DEVELOPMENT

REGULATIONS OF THE TOWNSHIP OF WALL," AND PROVIDING FOR THE REZONING OF CERTAIN PROPERTIES," Mrs. Kubacz read the Ordinance by Title only as required by law. The Mayor declared the Public Hearing open.

Mr. Morton Yulish, Patricia Lane, stated the residents do not have enough information to make an enlightened recommendation to the Committee about changing this zoning from R-60 to OP-10. He asked about the type of buffer that would be available if this is rezoned and if the Ordinance could be tabled so that the residents could speak before the Planning Board. Attorney McLaughlin explained that this Ordinance increases the buffer between non-residential and residential to seventy-five feet and it would be a landscaped buffer which is very specific as to how many trees and how they are spaced etc. Committeeman Fitzgerald stated that the Committee has a Public Hearing in order to hear the concerns of the residents. Mr. Yulish further stated that the residents knew there was a possibility of more homes being built in the R-60 zone. However, if it is rezoned OP-10 they would have many concerns.

Mr. Joe Sandifer, Allenwood Road, stated that a real estate agent advised him his property value would decrease by 10-30% if this is rezoned to OP. He was also concerned about the increase of lighting, cars and truck deliveries. Committeeman Fitzgerald stated all traffic would be on Route 138. Mr. Sandifer was also concerned about the water run off when the vegetation is cleared and if this zone change would set a precedence. He also asked Mayor Peters how he would react if this was his property. Mayor Peters stated he doesn't feel this change would decrease the value of his property.

Mr. Don Lord, 18<sup>th</sup> Avenue, spoke about his concern for drainage run-off. Mayor Peters advised that these issues are all addressed by the Planning Board.

Mr. George Warden, Woodfield Avenue, spoke about the problems in the past with this developer. He was concerned about the condition of the property and run-off because the developer cleared the land. He stated that the Township should allow development of this property to fix the problems.

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He also felt if we allow spot zoning it would set a precedence. Attorney McLaughlin explained that the Committee had changed the zoning on this piece of property from R-30 to R-60 reducing it from twenty-six to thirteen lots. The

developer agreed with this but did not fulfill the conditions of the approval and the property has been in litigation for about ten years. By zoning this R-20 there can only be ten lots. The problems with drainage and revegetation will be taken care of and the Township will receive the balance of the property for Open Space.

Mayor Peters stated that the Committee wants to make sure the neighbors in this area get the best deal. This change will clean up the property, cut down on noise and enhance the value of the property.

Mr. Sandifer asked how many acres the Township will receive. Attorney McLaughlin stated about two-thirds of the property. Mr. Sandifer also asked what the Township planned to do with this property. Committeeman Fitzgerald stated the Township will preserve it as Open Space and that the issue is to limit the amount of homes on the property.

Mr. Alex Trail, Belmar Boulevard, stated he feels it is a good idea if the property is developed.

There being no further comment, Committeewoman Burne made a motion to continue the Public Hearing to February 2, 2000, at 8 p.m., to hear comments from the Planning Board. Committeeman Thomson seconded and on roll-call members voted as follows:

Thomson	Yea
Fitzgerald	Yea
Burne	Yea
Addonizio	Yea
Peters	Yea

There being five yeas and no nays, the Mayor declared the Public Hearing carried to February 2, 2000, at 8 p.m. to hear comments from the Planning Board.

Committeeman Fitzgerald made a motion to amend the Ordinance to delete Section 9, paragraph kk, which would leave

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the zoning as R-60. Committeewoman Burne seconded the motion and on roll-call, members voted as follows:

Thomson	Yea
Fitzgerald	Yea
Burne	Yea
Addonizio	Yea
Peters	Yea

There being five yeas and no nays, the Mayor declared the Ordinance amended to delete Section 9 paragraph kk.

**Consent Agenda**

With reference to Items 8 A-P it was announced that all matters will be adopted or approved collectively by a single motion and roll-call vote by a majority of the Township Committee. All items are available for public inspection at this meeting and in the office of the Township Clerk. There will be no separate discussion of these items. If discussion is desired on any item, it will be considered separately. Mayor Peters asked if any member of the Township Committee wished to consider any item separately. There being no further comments, a motion was made by Committeeman Addonizio and seconded by Committeewoman Burne to adopt the following Resolutions, and on roll-call, members voted as follows:

Thomson	Yea
Fitzgerald	Yea
Burne	Yea
Addonizio	Yea
Peters	Yea

There being five yeas and no nays, the Mayor declared the following Resolutions adopted:

**#00-142** - Resolution - Re: Approving Transfer of Plenary Retail Alcoholic Beverage Consumption license - Distinguished Dining Systems to Tricorne Liquors - #1352-33-004-015

**#00-143** - Resolution - Re: Supporting the Township's Receipt of Grant Monies from New Jersey Division of Highway Traffic Safety to Fund an Occupant Protection Program by the Wall Township Police Department

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**#00-44** - Resolution - Re: Authorizing Mayor to Execute Endorsement for Sanitary Sewer Extension - Autumn Ridge Office Park, Highway 138 and Allenwood Road - Block 773 Lot 12 - Pittenger

**#00-145** - Resolution - Re: Authorizing the Public Advertisement for Bids for Sanitary Sewer Installation to Block 913, Lots 10, 13, and 37

**#00-146** - Resolution - Re: Authorizing the Execution of an Agreement for Animal Control

**#00-147** - Resolution - Re: Authorizing the Public Advertisement for Bids for the Purchase of Bituminous Concrete

**#00-148** - Resolution - Re: Authorizing Interlocal Agreement with Spring Lake for Tax Assessor Services

**#00-149** - Resolution - Re: Authorizing the In Rem Tax Foreclosure Block 913, Lots 5, 6 & 9

**#00-150** - Resolution - Re: Authorizing the Reduction of a Performance Guarantee - Lawrence Run Estates, Block 807 Lot 31

**#00-151** - Resolution - Re: Amending Resolution Appointing Certain Officials and Employees

**#00-152** - Resolution - Re: Opposing the Dumping of Mud, Dredge Spoils and other Contaminated Material in the Atlantic Ocean

**#00-153** - Resolution - Re: Concerning Cultural Celebrations

**#00-154** - Resolution - Re: Authorizing Payment of Sick Days - Beatrice Gassner

**#00-155** - Resolution - Re: Authorizing Certain Personnel Actions

Approval - One Day Liquor Permit - Knights of Columbus, February 12, 2000 - South Wall Fire House

Raffle - Wall High School Band Booster, 50/50, March 7, 2000

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**End of Consent Agenda**

With reference to a Resolution on the Consent Agenda pertaining to an interlocal agreement with Spring Lake, Mayor Peters introduced Walter Kimm, Council President from Spring Lake. Mr. Kimm thanked the Mayor and Committee for the opportunity of having an agreement with the Tax Assessor.

**Comments of Township Committee**

Mayor Peters commented on the excellent job the Department of Public Works did with snow plowing during the recent storm.

**Audience Participation**

There being no further business, Committeeman Addonizio moved to adjourn the meeting. Committeewoman Burne seconded the motion and all members voted yes. Meeting adjourned 9:15 P.M.

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**ACTING CLERK**

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**MAYOR**