

**MINUTES OF THE REGULAR MEETING  
OF THE TOWNSHIP COMMITTEE OF THE  
TOWNSHIP OF WALL, HELD IN THE  
MEETING ROOM, MUNICIPAL COMPLEX  
WEDNESDAY, APRIL 11, 2001**

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The meeting was called to order by Mayor Addonizio at 8:00 P.M. Present were Mayor Frank Addonizio presiding, Deputy Mayor Edward H. Thomson, Committeewoman Mary L. Burne, Committeeman Robert D. Peters, Committeeman John P. Devlin, Township Administrator Joseph L. Verruni, Township Attorney Roger J. McLaughlin and Lorraine Kubacz, Acting Township Clerk. John Mullan from Bay Pointe Engineering was also present for the Public Hearing on Green Acres.

Roll-call was taken by Lorraine Kubacz.

Mayor Addonizio announced that this was the advertised date for the public hearing on Green Acres. Mayor Addonizio introduced John Mullan from Bay Pointe Engineering.

Mr. Mullan explained that a joint application with Wall Township, Spring Lake Heights and Sea Girt was filed to acquire the property at the former Jimmy Byrne site on Route 71 and Beacon Boulevard for open space, with some passive activity. In order to qualify, a public meeting is required and it was advertised on March 19, 2001, that the public meeting will be tonight, April 11, 2001. Green Acres will be making a decision within the next two weeks. If it is successful, the award would be given to the properties as a whole and divided between the three towns equally as grants and loans. Mr. Mullan explained that the land consists of 5 ½ acres. There would be a one hundred foot buffer along Wreck Pond Brook where development would be prohibited. This is an individual public hearing which was advertised separately from the Township Committee meeting. Mr. Mullan opened the public comment portion of the meeting.

Bob Munyan, 1607 Marigold Avenue, asked how much money we will get and if we would get support from the Freeholders. Mr. Mullan replied only Green Acres money. There has been no negotiations with the county or anyone else for additional funds. The amount to be received is approximately one million dollars to be divided equally. The award would be 25% grant and 75% loan.

Joe Norcia, Sea Girt, asked who will own the land when this is accomplished, the State or the three towns. Mr. Mullan replied that the property is in Wall Township and it will be held under the ownership of Wall Township. Mr. Norcia asked what the entire cost will be. Mr. Mullan replied that the application was for 1.1 million dollars. Mr. Norcia asked how much Sea Girt would have to put up. Mr. Mullan stated

each town would be \$400,000 to \$500,000, 25% in grants and 75% in loans, if the Borough of Sea Girt chooses to take on the loan.

There being no further questions, Mr. Mullan closed the public comment portion of the meeting at 8:15 p.m.

The Township Committee meeting resumed. Following the Salute to the Flag and Moment of Silence, the Mayor read the Sunshine Statement in the usual form.

Deputy Mayor Thomson made a motion to approve the minutes of March 14, 2001. Committeeman Peters seconded and all members voted yes.

Committeewoman Burne made a motion to approve the Vouchers for March, 2001. Committeeman Devlin seconded and on roll-call members voted as follows:

Devlin	Yea
Peters	Yea
Burne	Yea
Thomson	Yea
Addonizio	Yea

There being five yeas and no nays, the Mayor declared the Vouchers approved.

Mayor Addonizio commented that it is a credit to every student in Wall High School that Nick Roy has won the State Wrestling Championship. He congratulated Nick and also Principal Habel and Coach Vodola. Committeeman Peters read the proclamation, presented it to Nick Roy and congratulated him. Principal Habel stated that Nick is only the second in the school history to receive this award. He is an outstanding wrestler and student athlete, a roll model for the other students. Mr. Habel thanked the Township Committee for taking the time to recognize Nick Roy.

Committeewoman Mary Burne presented Sue Miles with a proclamation for her years of service on the Community Relations/Alliance Committee. Committeeman Peters stated that he served with Sue for a number of years and that he couldn't think of a more deserving individual. Mr. Peters thanked Mrs. Miles. Mrs. Miles stated that she only did what she felt needed to be done when someone needed help. She thanked her husband and family.

This being the advertised date for the public hearing on **Resolution No. 01-306** to Amend the Water/Sewer Assessment Section of the Municipal Budget, the Clerk read the Resolution in full as required by law. The Mayor declared the public

hearing on Resolution 01-306 opened. There being no comments, Deputy Mayor Thomson moved to close the public hearing. Committeeman Peters seconded and all members voted yes. Deputy Mayor Thomson moved to adopt Resolution 01-306. Mayor Addonizio seconded and on roll call members voted as follows:

Devlin	Yea
Peters	Yea
Burne	Yea
Thomson	Yea
Addonizio	Yea

There being five yeas and no nays, the Mayor declared the Resolution adopted.

With reference to **Resolution No. 01-405** to Adopt the 2001 Municipal Budget, Clerk read the Resolution in full. Deputy Mayor Thomson made a motion to adopt the 2001 Municipal Budget and to file the final budget as adopted with the Monmouth County Board of Taxation and the New Jersey Department of Community Affairs. Mayor Addonizio seconded and on roll-call members voted as follows:

Devlin	Nay
Peters	Yea
Burne	Yea
Thomson	Yea
Addonizio	Yea

Committeeman John Devlin stated that he had proposed reducing the budget in three areas which was not done. Because of this he voted no. Committeeman Peters stated that Mr. Devlin recommended that we anticipate greater revenue than we are anticipating, that we suggest that our debt is going to be less than we anticipate, and that we take money from our water fund and move it to our general fund. Mr. Peters stated that you can't over-anticipate expenses in a bad economic time or by saying that they are going to go away. Mr. Peters voted in favor of the budget because it will maintain the goods and services the people of Wall Township need for a mere fifty cents a week. Committeewoman Burne voted yes and stated that we must be prudent. It would be a mistake to over estimate revenues in this economy. Deputy Mayor Thomson voted yes and stated that Mr. Devlin's suggestions were based on inaccurate figures, last year's numbers, and the inclusion of the water and sewer surplus into the general revenue, which we have never done. Mr. Thomson stated that we have sewers to pay for and we can't anticipate those revenues as part of the general revenue. Mayor Addonizio stated that Mr. Devlin wanted to increase the surplus by \$204,000, increase the anticipated revenue from delinquent taxes by \$500,000, decrease the reserve for uncollected taxes by \$350,035. Mr. Addonizio

stated that if we are not prudent in the use of our surplus, it would affect the taxpayers in the next four or five years. Also, there is no one in Wall Township that we can depend on for any large amount of payments next year. Mr. Addonizio asked for a transcript of this particular item and commended Mr. Devlin for taking the time to look closely at the budget.

There being four yeas and one nay, the Mayor declared **Resolution 01-405** - 2001 Municipal Budget adopted.

This being the advertised date for the Second Reading and Public Hearing for **ORDINANCE NO. 9-2001** the Mayor announced that the Township Committee received a report and recommendations from the Township Planner and the Planning Board. As a result, the ordinance will be amended and the public hearing will not be conducted this evening. Deputy Mayor Thomson moved to amend Ordinance No. 9-2001 to modify Section 1(c) to provide for the following properties to be rezoned from R-20 to R-40: Block 273, Lots 1, 10, 11, 13, 14, 15, 19, 20, 21, 23, 28, 29; and to add a subsection 1(d) to provide for the rezoning of the following properties from R-20 to R-40: Block 24, parts of Lots 22, 23.01 and 23.02 (all of which are assessed in Spring Lake Heights). Committeewoman Burne seconded and on roll call, members voted as follows:

Devlin	Yea
Peters	Yea
Burne	Yea
Thomson	Yea
Addonizio	Yea

There being five yeas and no nays, the Mayor declared the Ordinance amended. Deputy Mayor Thomson moved to advertise and serve notice of Ordinance No. 9-2001, as amended, as provided by law, for Public Hearing on May 9, 2001, at 8 p.m. Committeewoman Burne seconded and all members voted yes.

This being the advertised date for the Second Reading and Public Hearing of **ORDINANCE NO. 10-2001** - Amending and Supplementing Water and Sewer Ordinance entitled "AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL AMENDING AND SUPPLEMENTING VARIOUS SECTIONS OF CHAPTER XII ENTITLED "WATER AND SEWER" OF "THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WALL, 1977" AS AMENDED AND SUPPLEMENTED" Mrs. Kubacz read the Ordinance by title only as required by law. Attorney McLaughlin advised that there was a typographical error and suggested an amendment for Section 2 - 12-2.10 (b). The Ordinance should read "October Minimum" instead of "Estimated". Mayor Addonizio declared the Public Hearing open. There being no comments or objections, Committeeman Peters moved that the public hearing be closed. Deputy Mayor Thomson seconded the motion and all members voted yes.

Committeeman Peters moved that the Ordinance be adopted as to its second reading and final passage. Deputy Mayor Thomson seconded the motion and on roll-call, members voted as follows:

Devlin	Yea
Peters	Yea
Burne	Yea
Thomson	Yea
Addonizio	Yea

There being five yeas and no nays, the Mayor declared the Ordinance adopted. Committeeman Peters moved that the Ordinance be advertised according to law. Deputy Mayor Thomson seconded and all members voted yes.

This being the advertised date for the Second Reading and Public Hearing of **ORDINANCE NO. 11-2001** - Authorizing the Conveyance of Title to Certain Lands Owned by the Township of Wall entitled "AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AUTHORIZING THE CONVEYANCE OF TITLE TO CERTAIN LANDS OWNED BY THE TOWNSHIP OF WALL PURSUANT TO A PRIVATE SALE IN ACCORDANCE WITH N.J.S.A. 40A:12-13(b)," Mrs. Kubacz read the Ordinance by title only as required by law. Mayor Addonizio declared the Public Hearing open. There being no comments or objections, Committeeman Devlin moved that the public hearing be closed. Committeeman Peters seconded the motion and all members voted yes. Committeeman Devlin moved that the Ordinance be adopted as to its second reading and final passage. Committeeman Peters seconded the motion and on roll-call, members voted as follows:

Devlin	Yea
Peters	Yea
Burne	Yea
Thomson	Yea
Addonizio	Yea

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

With Reference to **ORDINANCE NO. 12-2001** - Amending and Supplementing Land Use and Development Regulations and Further Amending the Zoning Map entitled "AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL AMENDING AND SUPPLEMENTING "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL", PERTAINING TO THE GENERAL INDUSTRIAL ZONES, AND MOTOR VEHICLE DEALERSHIPS AND FURTHER AMENDING THE ZONING MAP OF THE TOWNSHIP OF WALL ADOPTED ON JULY 12, 2000", Mrs. Kubacz read

the Ordinance by title only as required by law. Committeeman Devlin moved that the Ordinance be adopted as to first reading. Deputy Mayor Thomson seconded and on roll-call, members voted as follows:

Devlin	Yea
Peters	Yea
Burne	Yea
Thomson	Yea
Addonizio	Yea

There being five yeas and no nays, the Mayor declared the Ordinance adopted as to its first reading. Committeeman Devlin moved that the Clerk advertise the Ordinance according to law, the second reading and public hearing to be held May 9, 2001 at 8:00 P.M. Deputy Mayor Thomson seconded the motion and all members voted yes.

With reference to **ORDINANCE NO. 13-2001** - Amending and Supplementing Traffic - Stopping or Standing entitled, "AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 7 "TRAFFIC" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WALL 1977 AS AMENDED AND SUPPLEMENTED SECTION 7-3.5 "STOPPING OR STANDING PROHIBITED DURING CERTAIN HOURS ON CERTAIN STREETS", Mrs. Kubacz read the Ordinance by title only as required by law. Committeewoman Burne moved that the Ordinance be adopted as to first reading. Committeeman Peters seconded and on roll-call, members voted as follows:

Devlin	Yea
Peters	Yea
Burne	Yea
Thomson	Yea
Addonizio	Yea

There being five yeas and no nays, the Mayor declared the Ordinance adopted as to its first reading. Committeeman Peters moved that the Clerk advertise the Ordinance according to law, the second reading and public hearing to be held May 9, 2001 at 8:00 P.M. Committeeman Devlin seconded the motion and all members voted yes.

With reference to **ORDINANCE NO. 14-2001** - Pertaining to Parking Space Requirements entitled, "AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL AMENDING AND SUPPLEMENTING THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL," Mrs. Kubacz read the Ordinance by title only as required by law. Committeewoman Burne moved that the Ordinance be adopted as to first reading. Committeeman Devlin seconded and on roll-call, members voted as follows:

Devlin	Yea
Peters	Yea
Burne	Yea
Thomson	Yea
Addonizio	Yea

There being five yeas and no nays, the Mayor declared the Ordinance adopted as to its first reading. Committeewoman Burne moved that the Clerk advertise the Ordinance according to law, the second reading and public hearing to be held May 9, 2001 at 8:00 P.M. Committeeman Devlin seconded the motion and all members voted yes.

With reference to **ORDINANCE NO. 15-2001** - Pertaining to Extra Duty Police Assignments for Traffic Safety and Security entitled, "AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER II, "ADMINISTRATION", OF "THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WALL, 1977", AS AMENDED AND SUPPLEMENTED PERTAINING TO EXTRA DUTY POLICE ASSIGNMENTS FOR TRAFFIC SAFETY AND SECURITY," Mrs. Kubacz read the Ordinance by title only as required by law. Deputy Mayor Thomson moved that the Ordinance be adopted as to first reading. Committeewoman Burne seconded and on roll-call, members voted as follows:

Devlin	Yea
Peters	Yea
Burne	Yea
Thomson	Yea
Addonizio	Yea

There being five yeas and no nays, the Mayor declared the Ordinance adopted as to its first reading. Deputy Mayor Thomson moved that the Clerk advertise the Ordinance according to law, the second reading and public hearing to be held May 9, 2001 at 8:00 P.M. Committeewoman Burne seconded the motion and all members voted yes.

With reference to **ORDINANCE NO. 16-2001** Further Amending the Zoning Map entitled, "AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY, FURTHER AMENDING THE ZONING MAP OF THE TOWNSHIP OF WALL ADOPTED ON JULY 12, 2000," Mrs. Kubacz read the Ordinance by title only as required by law. Committeeman Peters moved that the Ordinance be adopted as to first reading. Committeeman Devlin seconded and on roll-call, members voted as follows:

Devlin	Yea
Peters	Yea
Burne	Yea

Thomson	Yea
Addonizio	Yea

There being five yeas and no nays, the Mayor declared the Ordinance adopted as to its first reading. Committeeman Peters moved that the Clerk advertise the Ordinance according to law, the second reading and public hearing to be held May 9, 2001 at 8:00 P.M. Committeeman Devlin seconded the motion and all members voted yes.

With reference to **ORDINANCE NO. 17-2001** - Salary Ordinance entitled "AN ORDINANCE TO FIX THE COMPENSATION OF OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF WALL," Mrs. Kubacz read the Ordinance by title only as required by law. Deputy Mayor Thomson moved that the Ordinance be adopted as to first reading. Committeeman Devlin seconded and on roll-call, members voted as follows:

Devlin	Yea
Peters	Yea
Burne	Yea
Thomson	Yea
Addonizio	Yea

There being five yeas and no nays, the Mayor declared the Ordinance adopted as to its first reading. Deputy Mayor Thomson moved that the Clerk advertise the Ordinance according to law, the second reading and public hearing to be held May 9, 2001 at 8:00 P.M. Committeeman Devlin seconded the motion and all members voted yes.

**Consent Agenda**

With reference to Items 18 A - BB 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 on the consent agenda have been made available in advance of the meeting for public inspection and are also available for public inspection 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 Addonizio 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 Peters and seconded by Committeeman Devlin to adopt the following Resolutions, and on roll-call, members voted as follows:

Devlin	Yea
Peters	Yea
Burne	Yea
Thomson	Yea

Addonizio                      Yea

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

**#01-325** - Resolution - Re: Authorizing the Submission of a Recycling Tonnage Grant Application (Ratify)

**#01-326** - Resolution - Re: Authorizing the Release of Certain Performance Guarantees - Forest Hills - Block 801 Lot 8 (Ratify)

**#01-327** - Resolution - Re: Authorizing the Release of Certain Performance Guarantees - Lawrence Run - Block 807 Lot 31 (Ratify)

**#01-328** - Resolution - Re: Authorizing Restoration and Preservation of Allenwood Gazebo by Ocean's MVP., Inc. (Ratify)

**#01-329** - Resolution - Re: Amending Resolution Authorizing Application to the Department of the Army for Transfer of Surplus Property (Ratify)

**#01-401** - Resolution - Re: Appointing a Member to the Planning Board - Lt. Dave Morris (Ratify)

**#01-402** - Resolution - Re: Authorizing Re-advertisement of Bids for Community Block Grant - Handicap Curb Cuts (Ratify)

**#01-406** - Resolution - Re: Amending Resolution Confirming the Assessment Report for Wreck Pond Sewer Assessment Project

**#01-407** - Resolution - Re: Authorizing Execution of an Agreement Pertaining to the Marketing of Recyclable Materials

**#01-408** - Resolution - Re: Authorizing the Execution of a Subgrant Award for Funds with the New Jersey Department of Law and Public Safety

**#01-409** - Resolution - Re: Authorizing Execution of Interlocal Services Agreements Pertaining to Substance Abuse Educational Program

**#01-410** - Resolution - Re: Authorizing Release of Cash Escrow - Carriage Hills Estates - Block 804 Lots 26 & 28

**#01-411** - Resolution - Re: Authorizing Execution of a Contract for Professional Appraisal Services - Johnson Realty Services

**#01-412** - Resolution - Re: Authorizing Township Engineer to Submit a Map Amendment Request with the New Jersey Office of State Planning

**#01-413** - Resolution - Re: Release of Performance Bond - Wawa - Block 323 Lot 26

**#01-414** - Resolution - Re: Awarding Contract for Irrigation of Baseball/Softball Fields - Tiger Construction Service Corporation

**#01-415** - Resolution - Re: Awarding Contract for Concession Services for the Recreation Department

**#01-416** - Resolution - Re: Authorizing Advertisement of Bids for Sodium Hypochloride

**#01-417** - Resolution - Re: Authorizing Advertisement of Bids for Bituminous Concrete

**#01-418** - Resolution - Re: Waiving Certain Interest and Penalties for Sanitary Sewer Assessment - St. Michael's Church

**#01-419** - Resolution - Re: Authorizing Sanitary Sewer Extension - Parkway Acres @ Woodfield - Block 752 Lots 48, 49 & 50

**#01-420** - Resolution - Re: Authorizing Execution of a Mortgage Modification Agreement

**#01-421** - Resolution - Re: Authorizing Certain Water/Sewer Refunds

**#01-422** - Resolution - Re: Appointing John Devlin Mayor for the Day - June 3, 2001

**#01-423** - Resolution - Re: Authorizing Mayor to Execute Documents for Transfer of Title - Bearmore Mobile Home Park

**#01-424** - Resolution - Re: Personnel - Police Department - Appointments - Michael Cavallo, Part-time Parking Enforcement Officer, \$10 Hr., effective 4/11/01; David Spera, Part-time EMT, \$10.39 Hr., effective 3/7/01; Advancements - Edward Lister, Elio Scarpa, Charles Clark, Daniel Mason from Probationary Patrolmen to Sixth Grade Patrolmen, \$45,313, effective 4/20/01; Public Works - Advancements - Wayne Kessler from Grade 3 to Grade 2, \$46,072, effective 3/31/01; Eugene Salomon from Grade 6 to Grade 5, \$34,767.72, effective 4/3/01; John Boss, Casey Hauptmann and Scott Schepis from Grade 5 to Grade 4, \$41,312.23, effective 5/3/01.

Raffle - Manasquan Elementary PTO - 50/50 - June 1, 2001 - Sea Girt Lanes

Raffle - Allenwood Parent Teacher Group - Various Gifts - May 19, 2001 - Allenwood School

**End of Consent Agenda**

**Audience Participation**

Anthony Salerno asked about Ordinance No. 9-2001. Mr. Salerno asked the Committee not to rezone lots 13, 14 and 15 because of the wild life and bamboo forest in the area. Mr. Salerno asked that it be zoned open space. Committeeman Peters thanked Mr. Salerno for bringing this to the Committee's attention. Mr. Peters stated that this is a unique area and it should be looked at more closely before voting to rezone. Mayor Addonizio recommended sending it back to the Planning Board to review it again.

Bob Munyan, Marigold Avenue, stated that the comments from the Committee when voting on the budget were very political. Mayor Addonizio stated that he has asked for a transcript of the meeting to see whether the changes suggested by John Devlin were right or wrong.

Dorothy Newman, Allaire Road, asked about water meters being read on a regular basis. Mr. Verruni explained that the meters used to be read once a year. Now they are read quarterly. Mrs. Newman also asked about the condition of Ridgewood Road and why nothing has been done to improve it. Mr. Verruni stated that the Committee has been presented with a list of streets to be repaved. Deputy Mayor Thomson stated that there is development in the area now and about forty percent of it will be repaved. After that, the Township will pave the rest.

Nat Zacharia, Four Seasons, asked several questions about the revaluation. Mayor Addonizio and Attorney McLaughlin replied. Mr. Zacharia was concerned about when the reval was ordered and if there was a deadline. Mr. Verruni replied that the Township was ordered to do a revaluation two or three years ago. Mr. McLaughlin stated that October 1 is the reval date for assessments to which taxes on the following year are applied. They take effect in July when the new taxes come out. Because there were several errors made by the reval company, on the recommendation by the State Division of Taxation, the Township asked for another extension. Mr. McLaughlin stated that it needs to be on the books by 2002. Mr. Zacharia asked what is used as a basis for the reval. Mr. McLaughlin replied the fair market value as of October 1, 2001. Mr. Zacharia asked if the same standards are used for

old and new homes. Mr. McLaughlin stated that there are State guidelines that have to be followed. Mr. Zacharia also stated that he is waiting for the Township's response to several letters he has written.

John Sweeney, Danielle Drive; Kevin McNamara, Dubac Road; and Ron Lloyd, Dubac Road, addressed their concerns about the high school students parking in Old Mill Estates. The men stated that there is a safety issue and the problem is worse than it was five years ago. They said that they have worked with the Board of Education and the Police Department but the problem is still there. The residents asked the Township Committee to help resolve the situation by possibly putting no parking signs in the area. Deputy Mayor Thomson suggested a meeting with the Board of Education and the police, but suggested that the signs would only move the parking across Route 138, which would be more dangerous for the children. A meeting will be set up as soon as possible.

There being no further comments, Deputy Mayor Thomson made a motion to adjourn. Committeeman Devlin seconded and all members voted yes. The meeting adjourned at 9:25 p.m.

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**ACTING CLERK**

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**MAYOR**