

TOWNSHIP OF WALL



Timothy J. Farrell, Mayor  
Dan Becht, Deputy Mayor  
Kevin P. Orender, Committeeman  
Thomas M. Kingman, Committeeman  
Erin M. Mangan, Committeewoman

2700 Allaire Road  
P.O. Box 1168  
Wall, NJ 07719-1168  
[www.wallnj.com](http://www.wallnj.com)

Jennifer O'Sullivan  
Planning Coordinator  
(732) 449-8444 Ext. 2243  
(732)449-8995 Fax  
[josullivan@townshipofwall.com](mailto:josullivan@townshipofwall.com)

TOWNSHIP OF WALL  
PLANNING BOARD MEETING AGENDA  
May 10, 2021

<https://wallnj.com/zoom/pb>

REMOTE MEETING Please be advised that while Townhall is closed to the public, the Planning Board will be conducting its workshop session and regular meeting beginning at 7:00 PM by remote access in accordance with the stipulations made by the State of New Jersey. The meeting will be accessible via phone or by computer. To access the meeting and for instructions, please visit the following link <https://wallnj.com/zoom/pb>

All meeting material is also available online at [www.wallnj.com/pbremotemeetings](http://www.wallnj.com/pbremotemeetings)

1. Sunshine Law:
2. Salute to the Flag:
3. Roll Call:
4. New and Carried Applications:

PB # [6-2021](#) – K. Hovnanian at Wall Quail Ridge, LLC  
Block(s): 942 Lot(s): 65,67,79 & 132 Zone: AH4  
Address: 4130 W. Hurley Pond Road, 4150-4151 Dunroamin Road, 1770 Hwy 34  
Application Deemed Complete: 3/2/2021  
Application Type: Major Preliminary and Final Site Plan & Major Preliminary and Final Subdivision  
Applicant is seeking to construct 100 townhomes with associated site improvements.

PB # [7-2021](#) – Mega Land Wall II & II  
Block(s): 271 Lot(s): 20.01 Zone: HB-20  
Address: 1919 Highway 35 Application Deemed Complete: 2/25/2021  
Application Type: Major Final Site Plan with Bulk Variances  
Applicant is seeking to Amended Preliminary and Final Site Plan Application with Variances for installation of an oversized sign.

PB # [4-2021](#) – Jessica Siciliano  
Block(s): 171 Lot(s): 10 Zone: R 7.5  
Address: 2127 Locust Road Application Deemed Complete: 2/8/2021  
Application Type: Major Preliminary Subdivision with Variances  
Applicant is seeking to subdivide the property into two lots..  
*Carried to 5/24/2021 with no renoting required.*

5. Resolutions:

[Appointment of Acting Recording Secretary](#) -Christine Winter

PB # 3-2021 – Barry Jost  
Block(s): 87 Lot(s): 12 & 12.01 Zone: R-15  
Address: 1604 Marconi Road

PB # 6-2020 – Garden State Precast, LLC  
Block(s): 917.01 Lot(s): 38.03 Zone: GI-2  
Address: 1630 Wyckoff Road

PB # [8-2021](#) – Wall of Wine, LLC  
Block(s): 271 Lot(s): 7.01 & 7.02 Zone: HB-80  
Address: 1933 Highway 35

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6. Other Business:

REINTRODUCTION OF [ORDINANCE NO. 9-2021](#) AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL, CREATING THE AFFORDABLE HOUSING AH7 1452 HIGHWAY 34 ZONE AND AMENDING THE ZONING MAP WITHIN CHAPTER 140 OF THE CODE OF THE TOWNSHIP OF WALL ENTITLED LAND USE AND DEVELOPMENT REGULATIONS TO REZONE BLOCK 930 LOTS 6 AND 18 FROM OR-10 TO AH7.

INTRODUCTION OF [ORDINANCE NO. 11-2021](#) AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY REPEALING AND REPLACING CERTAIN SECTIONS OF CHAPTER 140-140 AND CHAPTER 105 OF THE TOWNSHIP CODE PROHIBITING BUSINESSES FROM SELLING MARIJUANA AND/OR PARAPHERNALIA FACILITATING THE USE OF MARIJUANA, CULTIVATION, FARMING AND MANUFACTURING OF MARIJUANA IN THE TOWNSHIP.

7. Minutes to be Adopted:

8. Adjournment