

# TOWNSHIP OF WALL

2700 Allaire Road  
P.O. Box 1168  
Wall, New Jersey 07719-1168  
www.wallnj.com

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



Erika Ward  
Planning and Zoning  
Board Secretary

(732) 449-8444 Ext. 2243  
FAX (732) 449-8995  
eward@townshipofwall.com

## TOWNSHIP OF WALL PLANNING BOARD MEETING AGENDA **February 7, 2022**

Workshop Session at 7:00 PM in Conference Room B  
Regular Meeting Immediately Following in Municipal Meeting Room

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

**PB # 20-2021 – 35 West, LLC**

Block(s): 263 Lot(s): 5 Zone: HB-80  
Address: 2157 Highway 35 Application Deemed Complete: 12/13/2021  
Application Type: Major Preliminary and Final Site Plan with Bulk Variances  
Applicant is seeking to install outdoor seating for Turning Point, and associated site improvements.

**PB # 19-2001 – McDonalds Corporation**

Block(s): 88 Lot(s): 11 Zone: HB-80  
Address: 1831 NJ 35 Application Deemed Complete: 12/7/2021  
Application Type: Major Preliminary and Final Site Plan with Bulk Variances  
Applicant is seeking façade renovations, signage and site improvements for existing drive-thru restaurant.  
*Carried to 3/21/2022 with no re-noticing required*

**PB # 10-2019 – Ramshorn Drive, LLC**

Block(s): 893 Lot(s): 108.01 Zone: OP-10  
Address: 2631-2697 Highway 70 Application Deemed Complete: 4/24/2019  
Application Type: Major Preliminary and Final Site Plan  
Applicant is seeking to construct two medical office buildings.  
*Carried to 3/21/2022 with no re-noticing required*

5. Resolutions

**PB # 15-2021 – Target Corp.**

Block(s): 88, Lot(s): 4, 5 Address: 1825 & 1821 Highway 35

**PB # 16-2021 – JSM at 1880 Hwy 34 Wall, LLC**

Block(s): 945, Lot(s): 11 Address: 1880 Highway 34

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### **PB # 17-2021 – Glen Oaks Partners, LP**

Block(s): 774, Lot(s): 8, 8.3201 Address: Glen Oaks Lane, 3400-3406 Aspen Circle

### **PB # 18-2021 – Two Jay Realty, LLC**

Block(s): 811.10 Lot(s): 17.01 Address: 2415 Highway 35

## 6. Other Business

### **PB# 6-2020 – Karl Grossman & Michele Egloff**

Block(s): 109 Lot(s): 8

Zone: R-7.5

Address: 1716 Leslie Avenue

Application Approved: 5/24/2021

Application Type: Minor Subdivision with Bulk Variances – ***Extension of Time***

Applicant is seeking an extension of time for an additional 190 days to file the previously approved minor subdivision application.

**Ordinance No. 2-2022** - An Ordinance of the Township Committee of the Township of Wall to Amend the Zoning Map to Zone Block 243 Lot 7 -1099 Morris Lane – into the RR-5 Zone.

**Ordinance No. 3-2022** – An Ordinance of the Township Committee of the Township of Wall to Amend the Zoning Map to Zone Block 741 Lot 17 – 2610 Allaire Road into the R-60 Zone.

**Ordinance No. 4-2022** – An Ordinance of the Township Committee of the Township of Wall to Amend the Zoning Map to Zone Block 893 Lot 9 – 2518 Ramshorn Drive – into the R-30 Zone.

**Ordinance No. 5-2022** – An Ordinance of the Township Committee of the Township of Wall to Amend the Zoning Map to Zone Block 917 Lot 122 – 5104 West Hurley Pond Road – into the CR-40 Zone.

**Ordinance No. 6-2022** – An Ordinance of the Township Committee of the Township of Wall to Amend the Zoning Map to Zone Block 280 Lot 16.03, 16.04, and 33.01 into the R-10 Zone.

**Ordinance No. 7-2022** – An Ordinance of the Township Committee of the Township of Wall to Amend the Zoning Map to Zone Block 977 Lot 26 Into the RR-5 Zone.

## 7. Minutes to be Adopted

1/10/2022

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### 8. Adjournment

**\*\*Agenda schedule is subject to change at the discretion of the Chairperson\*\***

DRAFT