

TOWNSHIP OF WALL

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

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



Erika Ward
Planning and Zoning
Board Secretary

(732) 449-8444 Ext. 2243
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TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 1/10/2022

WORKSHOP SESSION 7:00 PM CONFERENCE ROOM B

7:10 Chairwoman Coman called to order *the Workshop Meeting* of the Wall Township Planning Board according to the Sunshine Law.

Members:

Chairwoman Coman	Present	Lieutenant O'Halloran	Present
Vice Chairman Wonsala	Present	Mayor Orender	Present
Mr. Barlow	Absent	Ms. Shanklin	Present
Mr. Baumgartner	Present	Ms. Agnello (Alt # 1)	Present
Committeeman Farrell	Absent	Mr. Blewitt (Alt # 2)	Present
Mr. Hall	Absent		

Board Professionals:

Gregory McGuckin, Esq.	Present	Matthew Zahorsky, PE, CME	Absent
Board Attorney		Special Board Engineer	
Ben Montenegro, Esq.	Absent	Nora Coyne, PP, AICP	Present
Conflict Attorney		Special Board Planner	
Raymond Savacool, PE, PP, CME, CFM	Present	Erika Ward	Present
Board Engineer		Board Secretary	
Scott Taylor, AICP, PP, LLA, LEED AP	Present	Christine Winter	Present
Board Planner		Acting Board Secretary	

New & Carried Applications

PB #5-2020 – ASP WALL, LLC

Block(s): 917 (Wall), 223 (Howell) Lot(s): 65 (Wall), 17(Howell) Zone:

Address: 5165 Belmar Boulevard Application Deemed Complete: 7/16/2020

Application Type: Major Preliminary and Final Site Plan

Applicant is seeking to construct six warehouse buildings.

Carried to 1/24/2022 with no re-noticing required

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.
Carried to 2/7/2022 with new noticing required.

PB # 19-2021 – McDonalds

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 2/7/2022 with no re-noticing required.

PB # 18-2021 – Two Jay Realty, LLC

Block(s): 811.10 Lot(s): 17.01 Zone: HB-40
Address: 2415 Highway 35 Application Deemed Complete: 10/22/2021
Application Type: Major Preliminary and Final Site Plan
Applicant is seeking to expand the vehicle storage area at the rear of the property.

Resolutions

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

Block(s): 945, Lot(s): 11 Address: 1880 Highway 34
Carried to a later date

PB # 17-2021 – Glen Oaks Partners, LP

Block(s): 774, Lot(s): 8, 8.3201 Address: Glen Oaks Lane, 3400-3406 Aspen Circle
Carried to a later date

PB # 15-2021 – Target Corp.

Block(s): 88, Lot(s): 4, 5 Address: 1825 & 1821 Highway 35
Carried to a later date

Other Business

Minutes to be Adopted

12/20/2021

Adjournment

7:30 pm

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TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 1/10/2022

REGULAR MEETING IMMEDIATELY FOLLOWING WORKSHOP SESSION MUNICIPAL MEETING ROOM

7:35PM

Chairwoman called to order the **Regular Meeting** of the Wall Township Planning Board at according to the Sunshine Law.

Roll Call

Members:

Chairwoman Coman	Present	Lieutenant O'Halloran	Present
Vice Chairman Wonsala	Present	Mayor Orender	Present
Mr. Barlow	Absent	Ms. Shanklin	Present
Mr. Baumgartner	Present	Ms. Agnello (Alt # 1)	Present
Committeeman Farrell (VIA PHONE)	Present	Mr. Blewitt (Alt # 2)	Present
Mr. Hall	Absent		

Board Professionals:

Gregory McGuckin, Esq.	Present	Matthew Zahorsky, PE, CME	Absent
Board Attorney		Special Board Engineer	
Ben Montenegro, Esq.	Absent	Nora Coyne, PP, AICP	Absent
Conflict Attorney		Special Board Planner	
Raymond Savacool, PE, PP, CME, CFM	Present	Erika Ward	Present
Board Engineer		Board Secretary	
Scott Taylor, AICP, PP, LLA, LEED AP	Present	Christine Winter	Present
Board Planner		Acting Board Secretary	

2022 REORGANIZATION

ELECTION OF OFFICERS

Election of Chairman

On a motion from Ms. Shanklin, seconded by Mr. Baumgartner, Kristin Coman was nominated as Chairwoman of the Wall Township Planning Board for 2022. There were no other nominations.

Chairwoman Coman	N/A	Lieutenant O’Halloran	Yea
Vice Chairman Wonsala	Yea	Mayor Orender	Yea
Mr. Barlow	Absent	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	Yea
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	Yea
Mr. Hall	Absent		

Election of Vice-Chairman

On a motion from Ms. Shanklin, seconded by Ms. Agnello, Richard Wonsala was nominated as Vice Chairman of the Wall Township Planning Board for 2022. There were no other nominations.

Chairwoman Coman	Yea	Lieutenant O’Halloran	Yea
Vice Chairman Wonsala	N/A	Mayor Orender	Yea
Mr. Barlow	Absent	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	Yea
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	Yea
Mr. Hall	Absent		

Appointment of Secretary

On a motion from Ms. Agnello, seconded by Mr. Wonsala, the Board voted to adopt Erika Ward as Secretary of the Wall Township Planning Board for 2022. There were no other [recommendations](#).

Chairwoman Coman	Yea	Lieutenant O’Halloran	Yea
Vice Chairman Wonsala	Yea	Mayor Orender	Yea
Mr. Barlow	Absent	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	Yea
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	Yea
Mr. Hall	Absent		

Appointment of Acting Secretary

On a motion from Ms. Shanklin, seconded by Ms. Agnello, the Board voted to adopt Christine Winter as Acting Secretary of the Wall Township Planning Board for 2022. There were no other recommendations.

Chairwoman Coman	Yea	Lieutenant O’Halloran	Yea
Vice Chairman Wonsala	Yea	Mayor Orender	Yea
Mr. Barlow	Absent	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	Yea
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	Yea
Mr. Hall	Absent		

Appointment of Board Attorney – Gregory McGuckin

On a motion from Mr. Baumgartner, seconded by Mr. Wonsala, the Board voted to adopt Gregory McGuckin, Esq., was appointed as Board Attorney for 2022.

Chairwoman Coman	Yea	Lieutenant O’Halloran	Yea
Vice Chairman Wonsala	Yea	Mayor Orender	Yea
Mr. Barlow	Absent	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	Yea
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	Yea
Mr. Hall	Absent		

Appointment of Special Board Attorney – Ben Montenegro

On a motion from Ms. Shanklin seconded by Mr. Baumgartner, the Board voted to adopt Ben Montenegro of **Montenegro, Thompson, Montenegro and Genz** as Special Board Attorney for 2022.

Chairwoman Coman	Yea	Lieutenant O’Halloran	Yea
Vice Chairman Wonsala	Yea	Mayor Orender	Yea
Mr. Barlow	Absent	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	Yea
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	Yea
Mr. Hall	Absent		

Appointment of Engineer-Ray Savacool, PE, PP, CME, CFM T&M Associates

On a motion from Mr. Wonsala, seconded by Ms. Shanklin, the Board voted to adopt Ray Savacool, PE, PP, CME, CFM T&M Associates as Planning Board Engineer for 2022.

Chairwoman Coman	Yea	Lieutenant O’Halloran	Yea
Vice Chairman Wonsala	Yea	Mayor Orender	Yea
Mr. Barlow	Absent	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	Yea
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	Yea
Mr. Hall	Absent		

Appointment of Special Board Engineer-Matthew Zahorsky

On a motion from Ms. Shanklin, seconded by Mr. Blewitt, the Board voted to adopt Matt Zahorsky as Special Board Engineer for 2022.

Chairwoman Coman	Yea	Lieutenant O’Halloran	Yea
Vice Chairman Wonsala	Yea	Mayor Orender	Yea
Mr. Barlow	Absent	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	Yea
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	Yea
Mr. Hall	Absent		

Appointment of Planner-Scott Taylor, P.P., AICP, LLA, LEED, AP of Taylor Design Group

On a motion from Ms. Shanklin, seconded by Mr. Wonsala , Scott Taylor, P.P., AICP was appointed as Planning Board Engineer for 2022.

Chairwoman Coman	Yea	Lieutenant O’Halloran	Yea
Vice Chairman Wonsala	Yea	Mayor Orender	Yea
Mr. Barlow	Absent	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	Yea
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	Yea
Mr. Hall	Absent		

Appointment of Special Board Planner-Nora Coyne

On a motion from Ms. Shanklin, seconded by Mr. Baumgartner, Nora Coyne was appointed Special Board Planner for 2022.

Chairwoman Coman	Yea	Lieutenant O’Halloran	Yea
Vice Chairman Wonsala	Yea	Mayor Orender	Yea
Mr. Barlow	Absent	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	Yea
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	Yea
Mr. Hall	Absent		

Establishment Meeting Schedule for 2022 and Reorganization Meeting date for 2023.

On a motion from Mr. Wonsala, seconded by Ms. Shanklin, the Board voted to adopt the 2022 Meeting Schedule and the 2023 Reorganization meeting date for January 9, 2023.

Chairwoman Coman	Yea	Lieutenant O’Halloran	Yea
Vice Chairman Wonsala	Yea	Mayor Orender	Yea
Mr. Barlow	Absent	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	Yea
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	Yea
Mr. Hall	Absent		

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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 2/7/2022 with no re-noticing required.

7:47PM

PB # 18-2021 – Two Jay Realty, LLC

Block(s): 811.10 Lot(s): 17.01 Zone: HB-40
Address: 2415 Highway 35 Application Deemed Complete: 10/22/2021
Application Type: Major Preliminary and Final Site Plan

Applicant is seeking to expand the vehicle storage area at the rear of the property.
For the Applicant

- **John H. Hague, Esq., Attorney**
- **Mark Lescavage, Senior Project Manager**
- **Deborah Lawlor, P.P. Planner**
- **Jack Fletcher, Owner**

From the Public

- **Chris Meikle, resident**
 - Inquired about completion time, which is scheduled for 6/2022

Summary

The applicant discussed adding 152 parking spaces on to their already proposed and approved 192 spaces, fence location, planting Evergreen trees as a residential buffer, and the positive and negative criteria for approval.

Decision

- Motion: Vice Chairman Wonsala
- Second: Ms. Shanklin
- Roll Call:

Chairwoman Coman	Yea	Lieutenant O’Halloran	Yea
Vice Chairman Wonsala	Yea	Mayor Orender	Yea
Mr. Barlow	Absent	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	Yea
Committeeman Farrell	Yea	Mr. Blewitt (Alt #2)	Yea
Mr. Hall	Absent		
- Application approved with conditions.

Resolutions

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

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

Carried to a later date

PB # 17-2021 – Glen Oaks Partners, LP

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

Carried to a later date

PB # 15-2021 – Target Corp.

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

Carried to a later date

Other Business

Minutes

December 20, 2021

Decision

- Motion: Ms. Shanklin
- Second: Mr. Baumgartner
- Roll Call:

Chairwoman Coman	Yea	Lieutenant O’Halloran	Yea
Vice Chairman Wonsala	Yea	Mayor Orender	N/A
Mr. Barlow	Absent	Ms. Shanklin	Yea
Mr. Baumgartner	Yea	Ms. Agnello (Alt #1)	Yea
Committeeman Farrell	N/A	Mr. Blewitt (Alt #2)	Yea
Mr. Hall	Absent		
- Minutes adopted as written.

Adjournment

8:25PM

- Motion: Ms. Agnello
- Second: Ms. Shanklin
- All in favor. None Opposed.