

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 ZONING BOARD OF ADJUSTMENT MEETING MINUTES 2/2/2022

WORKSHOP SESSION 7:00 PM

Regular Meeting Immediately Following in Municipal Meeting Room

Chairwoman DeSarno called to order the Workshop Meeting of the Wall Township Board of Adjustment according to the Sunshine Law.

Members:

Chairwoman DeSarno	Present	Mr. Gray	Present
Vice Chairwoman Morrissey	Absent	Mr. Greenwood (Alt. #1)	Present
Mr. Addonizio	Present	Mr. McBarron	Present
Mr. Burke	Present	Mr. Morris	Present

Board Professionals:

Thomas Catley, Esq.	Absent	Ben Montenegro, Esq.	Absent
Conflict Attorney		Conflict Attorney	
Nora Coyne, PP, AICP	Present	Erika Ward	Present
Special Board Planner		Board Secretary	
Geoffrey Cramer, Esq.	Present	Scott Taylor, AICP, PP, LLA, LEED AP	Absent
Board Attorney		Board Planner	
Dave Magno PE., PP., CME	Absent	Matthew Zahorsky, PE, CME	Present
Board Engineer		Special Board Engineer	

New and Carried Applications

BOA # 50-2021 – David Garbolino & Patricia Huttmeier

Block(s): 807 Lot(s): 12

Zone: O-P2

Address: 1510 Meetinghouse Road

Application Deemed Complete: 12/20/2021

Application Type: Bulk Variance

Applicant is seeking to install a generator in the side yard setback.

Carried to 04/06/2022 with new noticing required

BOA # 51-2021 – Christopher Meccia

Block(s): 943 Lot(s): 16

Zone: R-60

Address: 1640 Martin Road

Application Deemed Complete: 12/21/2021

Application Type: Bulk Variance

Applicant is seeking to construct a single-family home on a vacant lot.

Carried to 04/06/2022 with new noticing required

BOA # 25-2021 – Stephen Goodwin

Block(s): 754 Lot(s): 39

Zone: R-30

Address: 3501 Belmar Blvd.

Application Deemed Complete: 5/3/2021

Application Type: Bulk Variance

Applicant is seeking to replace existing garage and retaining wall that encroaches over the rear property line.

Carried to 3/02/2022 with new noticing required

BOA # 52-2021 – Kyle and Heidi Fenstermaker

Block(s): 281 Lot(s): 30

Zone: R-20

Address: 2152 Gregory Place

Application Deemed Complete: 12/22/2021

Application Type: Bulk Variance

Applicant is seeking to renovate/expand single family dwelling.

- Addition on ranch style home.
- Not building the home upwards.
- Adding a bedroom and covered back patio area with no walls.

BOA # 7-2021 – Filippo Residence

Block(s): 269 Lot(s): 6

Zone: RR-6

Address: 2631 18th Avenue

Application Deemed Complete: 2/11/2021

Application Type: Interpretation with Bulk and Use Variances

Applicant seeks an interpretation that the grazing of farm animals is a pre-existing non-conforming use, and permission to construct two sheds.

- Attorney is ill and will not be able to represent this application.
- Board must vote to consider postponement.
- Mr. Addonizio will be abstaining from the matter.

Resolutions

BOA # 47-2021 – Peter Rienzo

Block(s): 84 Lot(s): 9

Address: 1734 Belmar Blvd.

BOA # 49-2021 – Michael Formanek

Block(s): 333 Lot(s): 40

Address: 1221 Narrumson Rd.

Minutes to be Adopted

- 1/12/2022

Adjournment

7:15 PM

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TOWNSHIP OF WALL ZONING BOARD OF ADJUSTMENT MEETING MINUTES 2/2/2022

WORKSHOP SESSION 7:00 PM

Regular Meeting Immediately Following in Municipal Meeting Room

Chairwoman DeSarno called to order the Regular Meeting of the Wall Township Board of Adjustment according to the Sunshine Law.

Roll Call

Members:

Chairwoman DeSarno	Present	Mr. Gray	Present
Vice Chairwoman Morrissey	Absent	Mr. Greenwood (Alt. #1)	Present
Mr. Addonizio	Present	Mr. McBarron	Present
Mr. Burke	Absent	Mr. Morris	Present

Board Professionals:

Thomas Catley, Esq. Conflict Attorney	Absent	Ben Montenegro, Esq. Conflict Attorney	Absent
Nora Coyne, PP, AICP Special Board Planner	Present	Erika Ward Board Secretary	Present
Geoffrey Cramer, Esq. Board Attorney	Present	Scott Taylor, AICP, PP, LLA, LEED AP Board Planner	Absent
Dave Magno PE., PP., CME Board Engineer	Absent	Matthew Zahorsky, PE, CME Special Board Engineer`	Present

New and Carried Applications

BOA # 52-2021 – Kyle and Heidi Fenstermaker

Block(s): 281 Lot(s): 30

Zone: R-20

Address: 2152 Gregory Place

Application Deemed Complete: 12/22/2021

Application Type: Bulk Variance

For the Applicant

- Kyle and Heidi Fenstermaker

From the Public

- None

Summary

- Applicant wants to add an extension on their ranch style home to better accommodate their growing family and handicapped mother. The home will be going from a 4-bedroom 2 bath house and expanding to a 5-bedroom 3 ½ bath home. They will be adding a bedroom and a covered back patio area, which will have no walls.

Decision

- Motion: Mr. Morris
- Second: Mr. Gray
- Roll Call:

Chairwoman DeSarno	Yea	Mr. Gray	Yea
Vice Chairwoman Morrissey	Absent	Mr. Greenwood (Alt. #1)	Yea
Mr. Addonizio	Yea	Mr. McBarron	Yea
Mr. Burke	Yea	Mr. Morris	Yea
- Application approved with conditions.

BOA # 7-2021 – Filippo Residence

Block(s): 269 Lot(s): 6 Zone: RR-6
Address: 2631 18th Avenue Application Deemed Complete: 2/11/2021
Application Type: Interpretation with Bulk and Use Variances

Applicant seeks an interpretation that the grazing of farm animals is a pre-existing non-conforming use, and permission to construct two sheds.

- Attorney is ill and will not be able to represent this application.
- Board must vote to consider postponement.

Decision (to carry the matter to 3/16/2022)

- Motion: Mr. Gray
- Second: Mr. McBarron
- Roll Call:

Chairwoman DeSarno	Yea	Mr. Gray	Yea
Vice Chairwoman Morrissey	Absent	Mr. Greenwood (Alt. #1)	Yea
Mr. Addonizio	Abstain	Mr. McBarron	Yea
Mr. Burke	Yea	Mr. Morris	Yea

Carried to 3/16/2022 with no new noticing required

BOA # 50-2021 – David Garbolino & Patricia Huttmeier

Block(s): 807 Lot(s): 12 Zone: O-P2
Address: 1510 Meetinghouse Road Application Deemed Complete: 12/20/2021
Application Type: Bulk Variance

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Carried to 04/06/2022 with new noticing required

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Block(s): 943 Lot(s): 16 Zone: R-60
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BOA # 25-2021 – Stephen Goodwin

Block(s): 754 Lot(s): 39

Zone: R-30

Address: 3501 Belmar Blvd.

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Applicant is seeking to replace existing garage and retaining wall that encroaches over the rear property line.

Carried to 3/02/2022 with new noticing required

Resolutions

BOA # 47-2021 – Peter Rienzo

Block(s): 84 Lot(s): 9

Address: 1734 Belmar Blvd.

Decision

- Motion: Mr. Addonizio
- Second: Mr. McBarron
- All in favor. None Opposed.
- Resolution adopted as written.

BOA # 49-2021 – Michael Formanek

Block(s): 333 Lot(s): 40

Address: 1221 Narrumson Rd.

Decision

- Motion: Mr. Addonizio
- Second: Mr. McBarron
- All in favor. None Opposed.
- Resolution adopted as written.

Minutes

1/12/2022

Decision

- Motion: Mr. Addonizio
- Second: Mr. McBarron
- All in favor. None Opposed.
- Minutes adopted as written.

Adjournment

7:35 PM

- Motion: Mr. McBarron
- Second: Mr. Addonizio
- All in favor. None Opposed.