

TOWNSHIP OF WALL



George K. Newberry, Mayor
Carl Braun, Deputy Mayor
Timothy J. Farrell
Kevin P. Orender
Thomas M. Kingman

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Wall, NJ 07719-1168

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TOWNSHIP OF WALL
PLANNING BOARD MEETING MINUTES
2/24/2020
WORKSHOP SESSION 7:00 PM
CONFERENCE ROOM B

7:00 PM Chairwoman Coman called to order the Workshop Meeting of the Wall Township Planning Board according to the Sunshine Law.

Members:

Chairwoman Coman	Present	Committeeman Farrell	Present
Vice-Chairman Wonsala	Present	Mr. Hall	Present
Mr. Barlow	Present	Lieutenant O’Halloran	Present
Mr. Baumgartner	Present	Mr. Thomson	Absent
Deputy Mayor Braun	Present	Ms. Shanklin (Alt #1)	Present

Board Professionals:

Nora Coyne, P.P., AICP	Present	Raymond Savacool, P.E., P.P., C.M.E., C.F.M.	Present
Special Board Planner		Board Engineer	
John Jackson, Esq.	Present	Scott Taylor	Present
Board Attorney		Board Planner	
Jennifer O’Sullivan	Present	Matthew Zahorsky, P.E., C.M.E.	Absent
Board Secretary		Special Board Engineer	

New and Carried Applications

7:04 PM **P.B. # 19-2019 – Twin Resources, Inc.**
Block(s): 806 Lot(s): 5 Zone: OR-5
Address: 2601 Ridgewood Rd Application Deemed Complete: 8/16/2019
Application Type: Major Preliminary and Final Site Plan with Bulk Variances
The applicant is seeking variances for renovations and site improvements for a landscape services business.

- **Carried to 4/20/2020 with no re-noticing required.**

7:16 PM **PB # 18-2019 – Joseph Fazio Holding, L.L.C.**

Block(s): 913 Lot(s): 7.01 & 9 Zone: HB-200

Address: 1303 & 1309 State Hwy Route 34

Application Deemed Complete: 8/8/2019

Application Type: Major Preliminary and Final Site Plan with Bulk Variances

The applicant is seeking to expand of gravel storage area and fencing.

- Click or tap here to enter text.
- Click or tap here to enter text.

Other Business

7:18 PM

Ordinance No. 1-2020: An Ordinance of the Township Committee of the Township of Wall amending Wall Township Code chapter 141-2, The West Belmar Gateway Area Redevelopment Plan to include Block: 8 Lot: 407 and Block: 19 Lot: 20.

- Ms. Nora Coyne recaps The Preliminary Investigation for this area that was introduced on January 6, 2020.

Minutes to be Adopted

7:22 PM 1/6/2020

- No changes were discussed or proposed

Adjournment

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TOWNSHIP OF WALL
PLANNING BOARD MEETING MINUTES
2/24/2020
REGULAR MEETING 7:30 PM
MUNICIPAL MEETING ROOM

7:32 PM

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

Roll Call

Members:

Chairwoman Coman	Present	Committeeman Farrell	Present
Vice-Chairman Wonsala	Present	Mr. Hall	Present
Mr. Barlow	Present	Lieutenant O’Halloran	Present
Mr. Baumgartner	Present	Mr. Thomson	Absent
Deputy Mayor Braun	Present	Ms. Shanklin (Alt #1)	Present

Board Professionals:

7:34 PM

Nora Coyne, P.P., AICP Special Board Planner	Present	Raymond Savacool, P.E., P.P., C.M.E., C.F.M. Board Engineer	Present
John Jackson, Esq. Board Attorney	Present	Scott Taylor Board Planner	Present
Jennifer O’Sullivan Board Secretary	Present	Matthew Zahorsky, P.E., C.M.E. Special Board Engineer	Absent

Carried Applications

7:35 PM

P.B. # 19-2019 – Twin Resources, Inc.

Block(s): 806 Lot(s): 5 Zone: OR-5

Address: 2601 Ridgewood Rd

Application Deemed Complete: 8/16/2019

Application Type: Major Preliminary and Final Site Plan with Bulk Variances

The applicant is seeking variances for renovations and site improvements for a landscape services business.

- **Carried to 4/20/2020 with no re-noticing required.**

7:42 PM

Other Business

Ordinance No. 1-2020: An Ordinance of the Township Committee of the Township of Wall amending Wall Township Code chapter 141-2, The West Belmar Gateway Area Redevelopment Plan to include Block: 8 Lot: 407 and Block: 19 Lot: 20

Decision:

Motion: Vice Chairman Wonsala

- Second: Mr. Baumgartner
- All in favor. None Opposed
- Ordinance recommended as written.

New Application

P.B. # 18-2019 – Joseph Fazio Holding, L.L.C.

Block(s): 913 Lot(s): 7.01 & 9 Zone: HB-200

Address: 1303 & 1309 State Hwy Route 34

Application Deemed Complete: 8/8/2019

Application Type: Major Preliminary and Final Site Plan with Bulk Variances

The applicant is seeking to expand of gravel storage area and fencing.

For the Applicant

- Michael Rubino, Esq.
- Mr. McFarland Professional Planner Engineer and Planner
- Mr. Michael Ratner-Buyer

From the Public

- No Public comments or questions

Summary

- Mr. Jackson swears in Board and Applicant's professionals.
- Jackson reads exhibits into the record.
- The applicant has applied for D.E.P. approval to maintain the 50 ft buffer.
- The applicant would like to continue with outdoor storage and circulation as accessibility and discusses the height of the material, parking spaces, and off-street parking.
- Mr. Rubino goes over Ray Savacool Letter of January 8, 2020. Mr. Savacool gives the details regarding R.A.P. (Recycled Asphalt Product) would need approval for D.E.P. The applicant will comply with the items discussed.
- Chairwoman Coman reviews Exhibit A-19- Aerial Display dated 9/2019

- Mr. McFarland discusses landscaping. Mr. Taylor gives the board clarification on the landscaping.
- Mr. Rubino goes over Scott Taylor’s report dated 2.20.2020. The applicant agrees with the design wavier. Discusses a 40-yard dumpster they proposed to locate the south side of the property near the wetlands buffer and will be shown on the plans submitted for resolution compliance.
- Mr. Taylor wants clarification as to the exact location of the dumpster.
- Mr. McFarland discusses lighting, and the applicant will testify to the proposed lighting and will comply with Mr. Taylor's comments.
- No questions or comments from the board.
- Mr. Rubino discusses the Fire Bureau Letter dated January 3rd, 2020. The applicant will agree to comply with all the comments from that report.
- Mr. Baumgartner discusses the removal of the orange storage trailer, larger plant sizes in the wetlands area, existing sign, fuel storage tank and pump, general condition of the property. Mr. Rubio states that Mr. Ratner will give testimony on the proposed improvement and will comply with any comments made by the professional.
- Michael Ratner discusses the operation. It will be the waterworks division selling fire hydrant, drainage, and sewers to municipalities and the state. There will be 10-12 employees Monday-Friday 7:00 AM -5:00 PM.
- Chairwoman Coman asks the applicant if he is willing to work with Scott Taylor on the items not included in the exhibit. Mr. Rubino confirms that the applicant will comply with Mr. Taylor’s comments.
- No questions or comments from the board.
- No questions or comments from the professionals
- Mr. Rubino sums up his case.

Decision

- Motion: Mr. Baumgartner
- Second: Deputy Mayor Braun
- Roll Call:

Chairwoman Coman	Yea	Committeeman Farrell	Yea
Vice-Chairman Wonsala	Yea	Mr. Hall	Yea
Mr. Barlow	Recused	Lieutenant O’Halloran	Yea
Mr. Baumgartner	Yea	Mr. Thomson	Absent
Deputy Mayor Braun	Yea	Ms. Shanklin (Alt #1)	Yea
- Application approved with conditions.

Minutes

January 6, 2020

Decision

- Motion: Vice Chairman Wonsala
- Second: Mr. Hall
- All in favor. None Opposed.
- Minutes adopted as written.

Resolution

To adopt a Resolution authorizing Attorney John Jackson to answer and defend with regards to the lawsuit discussed in the workshop.

- Motion: Committeeman Farrell
- Second: Vice Chairman Wonsala
- All in favor. None Opposed

Adjournment

- Motion: Mr. Hall
- Second: Vice Chairman Wonsala
- All in favor. None Opposed.