

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 4/6/2022

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

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: OP-2

Address: 1510 Meetinghouse Rd Application Deemed Complete: 12/20/2021

Application Type: Bulk Variance

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

- Board Members review the details of the project.

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.

- Board Members review the details of the project.

BOA#4-2022- Christopher Radeschi

Block(s): 854 Lot(s):25.01 Zone: R-10

Address: 1610 Holly Blvd Application Deemed Complete: 1/18/2022

Application Type: Bulk Variance

Applicant is seeking to install an in-ground pool with associated pool patio.

- Board Members review the details of the project.

BOA#5-2022- Mario Rossi

Block(s): 716 Lot(s): 21 Zone: R-15

Address: 2165 Village Road Application Deemed Complete: 1/28/2022

Application Type: Bulk Variance

Applicant proposes to install a shed and inground pool with patio.

- Board Members review the details of the project.

Resolutions

BOA #1-2013- Care One at Wall, LLC- One Year Extension

Block(s): 745 Lot(s): 4.01 Address: 2621 Highway 138

- No corrections. Resolution can be adopted as written.

BOA#2-2022- Robert and Linda McLoughlin

Block(s): 269 Lot(s): 11 Address: 1819 New Bedford Rd

- No corrections. Resolution can be adopted as written.

Minutes to be Adopted

2/16/2022 & 3/2/2022

Adjournment

7:20 PM

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TOWNSHIP OF WALL ZONING BOARD OF ADJUSTMENT MEETING MINUTES 4/6/2022

WORKSHOP SESSION 7:00 PM

Regular Meeting Immediately Following in Municipal Meeting Room

7:18PM

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

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#4-2022- Christopher Radeschi

Block(s): 854 Lot(s):25.01 Zone: R-10

Address: 1610 Holly Blvd

Application Deemed Complete: 1/18/2022

Application Type: Bulk Variance

Applicant is seeking to install an in-ground pool with associated pool patio.

For the Applicant

- Christopher Radeschi

From the Public

- None

Summary

- The applicant wants to install an in-ground pool and patio and if any draignage issues arise, the applicant agrees to handle them with the direction of the Township Engineer.

Decision

- 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	Yea	Mr. McBarron	Yea
Mr. Burke	Absent	Mr. Morris	Absent

- Application approved with conditions.

BOA#5-2022- Mario Rossi

Block(s): 716 Lot(s): 21 Zone: R-15
Address: 2165 Village Road Application Deemed Complete: 1/28/2022
Application Type: Bulk Variance

Applicant proposes to install a shed and inground pool with patio.

For the Applicant

- Mario Rossi

From the Public

- Patricia Lamb- Neighbor

Summary

- The applicant wants to install a shed and inground pool with a surrounding patio. The improvements will upgrade the look of their property and their family can spend more time at home. The applicant feels that the improvements will go with the entire look of the neighborhood and will enhance the look of their property.

Decision

- Motion: Mr. Addonizio
- Second: Mr. McBarron
- 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	Absent	Mr. Morris	Absent

- Application approved with conditions.

BOA#50-2021- David Garbolino & Patricia Huttmeier

Block(s): 807 Lot(s): 12 Zone: OP-2
Address: 1510 Meetinghouse Rd Application Deemed Complete: 12/20/2021
Application Type: Bulk Variance

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

For the Applicant

- Michael Rubino, Esq
- Joseph Kociuba, Engineer

From the Public

- None

Summary

The applicant wants to install a generator 35.35 feet from the property line located on the west side of their house when it is supposed to be installed at least 50 feet from the property line.

Decision

- Motion: Mr. Addonizio
- Second: Mr. McBarron
- 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	Absent	Mr. Morris	Absent
- Application approved with conditions.

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.

For the Applicant

- Michael Rubino, Esq
- Matt Meccia, Contractor, and nephew of Christopher Meccia

From the Public

- Peter George Skokus
- Gregory Bitsko
- Robert Shimko

Summary

The Applicant wants to construct a 2,200 square foot single-family home on a vacant lot. Due to the amount of wetlands the house has to be built closer to the front property line and side property line which is less than the Township permits.

Decision

- **Carried to 6/15/2022 with no re-noticing required**

Resolutions

BOA #1-2013- Care One at Wall, LLC- One Year Extension

Block(s): 745 Lot(s): 4.01 Address: 2621 Highway 138

Decision

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

BOA#2-2022- Robert and Linda McLoughlin

Block(s): 269 Lot(s): 11 Address: 1819 New Bedford Rd

Decision

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

Minutes

2/16/2022

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

3/2/2022

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

Adjournment

8:35 PM