

Town zoning board hears application for townhouses

Townhouse application testimony will continue on Aug. 6

By Kimberly Mollo

WALL TOWNSHIP — During a meeting of the township board of adjustment last Wednesday, June 18, board members heard opening testimony for an application seeking to build age-restricted townhouses on Paynters Road.

Attorney Mark Kitrick, of the firm King, Kitrick, Jackson and McWeeney, presented the application to the board on behalf of Greentree at Wall, LLC. The applicants are seeking a use variance from the township in order to build 12 townhouse units, contained in two buildings, on the property, located at 2446 Paynters Road.

According to Mr. Kitrick, the townhouses would be age-restricted, with a minimum requirement of 50 or 55 years old. The target group for the houses is older professionals who are not yet retired, and have adult children in college or are working professionals themselves.

David Gunia, a representative of the Greentree developers, testified before the board last Wednesday. The townhouses, designed by architect Thomas J. Brennan, consist of a single-car garage on the lower level, a recreation area, and two stories of living space.

The first floor is designed to have an open floor plan, and the second floor contains two bedrooms and two bathrooms, Mr. Gunia said.

The approximate square footage of one of the units is 2,535, plus another 350 square feet for the garage, he said. The applicant is seeking to build two buildings, with six units in each building, making a total of 12 homes.

The community will not have a clubhouse or pool, Mr. Gunia said. The developer plans to include green space on the property, and the townhomes are designed with brick facades.

In keeping with the target age group of the community, the second bedroom in the townhouses are meant to accommodate a resident's college-age child who is home during a school break or visiting, Mr. Gunia said.

"This is not designed to be marketed to adults with children in the K through 12 [school system]," Mr. Kitrick said.

"This is designed for the working professional who is not ready for retirement, but wants to downsize, have simpler living," Mr. Gunia said, adding residents would not be responsible for any property maintenance.

Board of adjustment chair Mary DeSarno asked if the property would include any yard space for barbecues and the like.

"There's certainly plenty of space for barbecuing," Mr. Gunia said — each resident will have a concrete patio, he added.

The community is not designed to be a gated one, Mr. Gunia said, and the homes will be priced in the \$500,000 to \$600,000 range.

Mr. Gunia said Greentree developers chose the location due to its proximity to Route 34, Route 35 and the Shore, while still set back enough from the commercial area of Route 34 to allow residents a good measure of privacy.

The meeting concluded following Mr. Gunia's testimony. The application is expected to continue with further testimony on Aug. 6, and continue further to Sept. 3, if necessary.