



BOROUGH OF WALLINGTON

CIVIC CENTER

24 Union Boulevard
Wallington, New Jersey 07057

PLANNING BOARD
ZONING BOARD OF
ADJUSTMENT

MINUTES OF THE NOVEMBER 20, 2018 MEETING OF THE WALLINGTON PLANNING BOARD

The November 20, 2018 Meeting of the Wallington Planning Board was called to order by Chairman Stanley Baginski at 7:32 PM, citing that the Rules of the Sunshine Law were followed with respect to advertising said meeting.

Roll Call: Present: Kathy Polten, Mayor Mark Tomko, Tomasz Bazel, Councilman Eugene Rachelski, Chairman Stanley Baginski, Nick Melfi, Dariusz Pawluczuk, Robert Kasperek
Absent: Theresa Wygonik

A motion was made by Polten and seconded by Melfi to accept the October 16, 2018 meeting minutes as typed with no corrections or additions.

Roll Call: Ayes: Polten, Baginski, Rachelski, Melfi, Tomko
Abstain: Pawluczuk, Kasperek, Bazel

A motion was made by Kasperek and seconded by Baze to mark and file the October/November correspondence list.

Roll Call: Ayes: Bazel, Pawluczuk, Polten, Baginski, Rachelski, Kasperek, Tomko, Melfi

Next, Board Attorney, Martin Cedzidlo, presented the following Resolutions:

Daniel & Jonathan Acateco, 122 Anderson Avenue, Block 28, Lot 1, Zone B. A motion was made by Polten and seconded by Rachelski to accept this resolution.

Roll Call: Ayes: Polten, Baginski, Rachelski, Melfi, Tomko
Abstain: Pawluczuk, Kasperek, Bazel

A motion was made by Rachelski and seconded by Polten to approve the Resolution for the Advertisement of all Open Public Meetings of the Planning Board for 2019 under the Sunshine Law.

Roll Call: Ayes: Bazel, Pawluczuk, Polten, Baginski, Rachelski, Kasperek, Tomko, Melfi

The next matter of business was a Waiver of Site Plan by **Julio Fuentes, Radius Moving Corp. 131 Locust Avenue, Block 39, Lot 4, Zone B.** Julio Fuentes

**MINUTES OF THE NOVEMBER 20, 2018 MEETING
OF THE WALLINGTON PLANNING BOARD**

Page 2 of 4

and Michelle Mediavula were present. The moving company is using this property as an office doing customer service and sales. There will be 2-3 employees and will not be selling any supplies for moving. Their hours of operation will be Monday-Friday 9 AM to 6 PM and Saturday 10 AM to 3 PM. A Knox box is needed on the property. The hearing was open and closed to the hearing of citizens since no one wished to be heard. A motion was made by Rachelski and seconded by Melfi to approve this application.

Roll Call: Ayes: Bazel, Pawluczuk, Polten, Baginski, Rachelski, Kasperek, Tomko, Melfi

The next matter of business was a Waiver of Site Plan by **Ginsberg Properties, 63 Union Boulevard, Block 30, Lot 12, Zone B**. Jon Ginsberg, owner of the property and applicant was present. Mr. Ginsberg is converting the bar into office space. The second floor consists of one apartment. The office will be open Monday through Friday from 10 AM to 6 PM. There will be 4 employees for sales and customer service for a Polish magazine. The hearing was open and closed to the hearing of citizens since no one wished to be heard. A motion was made by Bazel and seconded by Pawluczuk to approve this application.

Roll Call: Ayes: Bazel, Pawluczuk, Polten, Baginski, Rachelski, Kasperek, Tomko, Melfi

The next matter of business was a Waiver of Site Plan by **John Adams, 77 Union Boulevard, Block 31, Lot 18, Zone B**. John Adams, applicant; Ross Imbruglia, property owner and Attorney Walter Slominski were present. Mr. Adams will be occupying the vacant bar/liquor store which will be converted into office space for his janitorial cleaning company. The office will be open from Monday through Friday from 8 AM to 5 PM to do billing and scheduling. There will not be any storage of supplies or chemicals. He will have 2 designated parking spaces. The hearing was open and closed to the hearing of citizens since no one wished to be heard. A motion was made by Tomko and seconded by Kasperek to approve this application.

Roll Call: Ayes: Bazel, Pawluczuk, Polten, Baginski, Rachelski, Kasperek, Tomko, Melfi

The next matter of business was a Waiver of Site Plan by **Daniel Naman, 136 Wallington Avenue, Block 31, Lot 1, Zone B**. Since no one was here for the application, a motion was made by Polten and seconded by Melfi to hold this matter in abeyance until the December 18, 2018 meeting.

Roll Call: Ayes: Bazel, Pawluczuk, Polten, Baginski, Rachelski, Kasperek, Tomko, Melfi

**MINUTES OF THE NOVEMBER 20, 2018 MEETING
OF THE WALLINGTON PLANNING BOARD**

Page 3 of 4

The next matter of business was a Waiver of Site Plan by **Huy Q Phan, Akoi Nails, 168 Main Avenue, Block 38, Lot 1, Zone LI**. Applicant Suy Phan and Property Owner Jacob Rys were present. Mr. Phan will be opening a nail salon with 8 pedicure chairs. His hours of operation will be Monday through Saturday from 9 AM to 7 PM. They will be closed Sunday. Approximately 6 to 8 employees will be at this location. The hearing was open and closed to the hearing of citizens since no one wished to be heard. A motion was made by Rachelski and seconded by Polten to approve this application.

Roll Call: Ayes: Bazel, Pawluczuk, Polten, Baginski, Rachelski, Kasperek, Tomko, Melfi

The last matter of business was a Waiver of Site Plan by **Joseph Zak and Michelle Petelicki, Panorama Tours, Inc., 480 Main Avenue, Block 70.01, Lot 1.03, Zone Ind**. Joseph Zak and Michelle Petelicki were present along with Property Manager Robert Kilgannon. The bus company will be open 7 days a week maintaining equipment inside the building. Electronic work will be done outside. Their company has 14 buses now and may add 4-6 more. The Board would like the following conditions met:

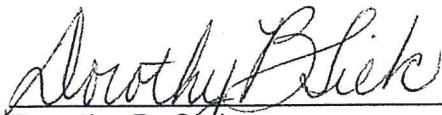
- Buses must pull nose in so fumes don't go to the neighbors
- Hydrant needs to be repaired or replaced by #10 (it wobbles)
- Signs need on doors of businesses
- Stripe spaces for buses

The hearing was open and closed to the hearing of citizens since no one wished to be heard. A motion was made by Tomko and seconded by Kasperek to approve this application.

Roll Call: Ayes: Bazel, Pawluczuk, Polten, Baginski, Rachelski, Kasperek, Tomko, Melfi

There being no further business before the Board, a motion for adjournment was made at 8:06 PM by Polten and seconded by Pawluczuk.

Roll Call: Ayes: Polten, Baginski, Wygonik, Rachelski, Melfi, Tomko



Dorothy B. Siek
Clerk, Recording Secretary

**MINUTES OF THE NOVEMBER 20, 2018 MEETING
OF THE WALLINGTON PLANNING BOARD**

Page 4 of 4

Cc: Borough Clerk, Witold Baginski, RMC
Borough Administrator, Victor Polce
Borough Attorney, Richard Cedzidlo
Construction Official, Nick Melfi
Chief Carmello Imbruglia, WPD
Board of Health, Paula Gilbert
Fire Official, Edward Tanderis
Dept. of Public Works, Ray Dynes
Respective files