



## BOROUGH OF WALLINGTON

### CIVIC CENTER

24 Union Boulevard  
Wallington, New Jersey 07057

PLANNING BOARD

ZONING BOARD OF  
ADJUSTMENT

### MINUTES OF THE APRIL 16, 2019 MEETING OF THE WALLINGTON PLANNING BOARD

The April 16, 2019 Meeting of the Wallington Planning Board was called to order by Chairman Stanley Baginski at 7:30 PM, citing that the Rules of the Sunshine Law were followed with respect to advertising said meeting.

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

A motion was made by Polten and seconded by Bazel to accept the March 19, 2019 meeting minutes as typed with no corrections or additions.

Roll Call: Ayes: Bazel, Pawluczuk, Polten, Baginski, Wygonik  
Abstain: Melfi

A motion was made by Wygonik and seconded by Pawluczuk to mark and file the March/April correspondence list.

Roll Call: Ayes: Bazel, Pawluczuk, Polten, Baginski, Wygonik, Melfi

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

**Nilesh Ganatra, 5 Locust Avenue, Block 35, Lot 6, Zone B.** A motion was made by Polten and seconded by Wygonik to accept this resolution.

Roll Call: Ayes: Bazel, Pawluczuk, Polten, Baginski, Wygonik  
Abstain: Melfi

**NJ Fuel LLC, 173 Paterson Avenue, Block 40, Lot 12, Zone B.** A motion was made by Bazel and seconded by Wygonik to accept this resolution.

Roll Call: Ayes: Bazel, Pawluczuk, Polten, Baginski, Wygonik  
Abstain: Melfi

**CJ Estates LLC, 23 Wallington Avenue, Block 7, Lot 14, Zone B.** A motion was made by Bazel and seconded by Wygonik to deny this resolution.

Roll Call: Ayes: Bazel, Pawluczuk, Polten, Baginski, Wygonik  
Abstain: Melfi



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The first matter of business was a Waiver of Site Plan by **Antonio & Carlo Sirio, 435 Paterson Avenue, Block 55, Lot 9, Zone LI-C**. Antonio & Carlo Sirio were present. They are opening a pizzeria with hours of operation Tuesday to Friday 10AM to 10PM, Saturday and Sunday 11AM to 10 PM and closed on Mondays. They will be cleaning and painting the inside of the space. The garbage is fenced in and they will ask the landlord if a knox box is present. After the hearing of citizens, a motion was made by Polten and seconded by Pawluczuk to accept this application.

**Roll Call:** Ayes: Bazel, Pawluczuk, Polten, Baginski, Wygonik, Melfi

The next matter of business was a Waiver of Site Plan by **Sylwester Serafin, 57 Hathaway Street, Block 26.01, Lot 6, Zone LI**. Mr. Serafin was present along with Attorney Henry Walentowicz. Mr. Serafin is under contract to purchase this property with Main Avenue Warehouse. He will be storing scaffolding inside the building and park trucks inside the building. All vehicles outside will be removed. He will repaint and patch the building and plant trees. Hours of operation will be 7:00 AM to 5:00 PM Monday through Friday and a rare Saturday. The scaffolding will be cleaned and arranged for the next time needed. There will be 2-3 employees. An environmental study was done showing that the property is clean. Parking is only for the employees. The Board would like the following items met:

- Stripe the 9x18 parking spaces
- Fix or repair uneven sidewalk
- Install a knox box if not there

After a hearing of citizens, a motion was made by Wygonik and seconded by Bazel to accept this application with the above conditions to be done.

**Roll Call:** Ayes: Bazel, Pawluczuk, Polten, Baginski, Wygonik, Melfi

There being no further business before the Board, a motion for adjournment was made at 8:30 PM by Polten and seconded by Pawluczuk.

**Roll Call:** Ayes: Bazel, Pawluczuk, Polten, Baginski, Wygonik, Melfi

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Dorothy B. Siek  
Clerk, Recording Secretary

cc: Borough Clerk, Witold Baginski, RMC  
Borough Administrator, Hector Olmo  
Borough Attorney, Richard Magaliere  
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

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