

Minutes of March 15th, 2022 Meeting of the Wallington Planning Board

The March 15th, 2022 Meeting of the Wallington Planning Board was called to order by board 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: Szwaczka, Baginski, Wygonik, Smith, Rachelski, Dabal - present

Absent: Bazel, Kasperek, Melfi- absent

A motion was made by Wygonik, and Second by Dabal to accept the February 15th, 2022 minutes.

Roll Call: Szwaczka, Baginski, Wygonik, Smith, Rachelski, Dabal

A motion was made by Dabal and second by Szwaczka to mark and file the March correspondence list.

Roll Call: Szwaczka, Baginski, Wygonik, Smith, Rachelski, Dabal

Board Attorney Brian T. Giblin Sr., Esq presentation of Resolutions to be adopted:

a. Waiver of Site Plan Resolution No. 2022- 05

Brandon Hernandez, Stock Room LLC., 66 Union Boulevard, Wallington
Block 36 lot 1

Motion by Szwaczka, Seconded by Rachelski,

Roll Call: Szwaczka, Baginski, Wygonik, Smith, Rachelski, Dabal

b. Waiver of Site Plan Resolution No. 2022- 06

Desiree Rodriguez, Tender NJ, 434 Main Avenue, Wallington
Block 70.01 Lot 4.01

Motion by Dabal, Seconded by Wygonik,

Roll Call: Szwaczka, Baginski, Wygonik, Smith, Rachelski, Dabal

New Business

The first matter of business was a Waiver of Site Plan - ABC Imaging of Wallington, Inc - 460 Main Avenue, Wallington NJ Block 70.01 Lot 2. Applicant failed to attend the meeting.

Motion to hold in abeyance by Wygonik, Seconded by Smith,

Roll Call: Szwaczka, Baginski, Wygonik, Smith, Rachelski, Dabal

Board member Melfi entered the meeting at 7:40 PM

The second matter of business was a Waiver of Site Plan Jose S. Ventura - 417 Paterson Ave, Wallington NJ 07057; Block 54 Lot 10

Edwin Lizama, Audel Ventura testified. The applicant seeks approval to use the space as a restaurant, which is the same use the property had formerly been used for. The applicant testified that he is not proposing any changes

to the exterior of the building, but will be performing some repairs and modification inside. The Applicant testified that there will be a dumpster on site and garbage enclosure will be fixed. There will be six employees on site. The Applicant testified they would be open Monday through Sunday between 11:00 a.m. and 10:00 p.m. Landscaping needs to be updated around the property, tree stump needs to be removed and new tree planted. Board also requested that the street lights would be placed on the curb. The Applicant agreed to install a Knox Box if one is not already on the building

Board Chairman Baginski opened and closed the meeting to the hearing of citizens.

No one wished to be heard.

A motion was made by Szwaczka and seconded by Melfi to accept application conditionally

Roll Call: Szwaczka, Baginski, Wygonik, Smith, Rachelski, Dabal

Building Inspector Melfi was directed to rescind CO for the property located at 434 Main Avenue due to no compliance with the conditional approval for previous applications.

Old Business:

Site Plan Approval Wallington Reals Estate Investment Trust LLC, 380 Mt. Pleasant Ave, Wallington Block 70.01 Lot 78 Zone AR-2. Joh Lamb, Esq representing Wallington Real Estate Investment Trust LLC .

Daniel Steinhagen, Esq from Beattie Padovano on the behalf of the applicant Wallington Real Estate Investment Trust, LLC 380 Mt. Pleasant Avenue, Wallington explained application coming before the board.

Andy Missey from Lapatka Associates was testifying on behalf or Wallington Real Estate Investment Trust LLC and taking questions from the public.

Andrew Schiro of 335 Mt. Pleasant Ave, Wallington – asked if his property will be affected by the project – Andy Missey replied that there are no changes to his property layout.

Joseph Ivanicki, Fire Prevention Inspector for the Borough of Wallington asked various questions:

- how will the project developer address wetland located on the property
- concerns with fire fighting vehicles being able to make turns or exit the property
- water pressure for the fire hydrants needs to be addressed
- need for separate water line for sprinklers and fire hydrants
- snow removal
- questions regarding curb cuts and the driveway
- no parking signs on the end of Mt. Pleasant Ave
- questions regarding exit lights and emergency lights

James Furtak of 289 Mt. Pleasant Ave, Wallington

- Asked questions regarding snow removal and access from Main Ave

Linda Kusniesz of 108 Halstead Ave, Wallington, owner of 38 Wagner Ave

- Questions regarding parking, number of people living in one unit,

Eric McCullough – Waters, McPherson, McNeil on behalf of the Borough of Wood Ridge

-asked questions regarding drainage plan for the property and if any approvals were obtained from New Jersey transit

Zaida Pacheco of 377 Mt. Pleasant, Wallington

- Asked questions regarding street paving on the end of Mt. Pleasant Ave, made complains regarding street sweeping, water drainage from Franklin Ave

Board chairman closed meeting to the hearing of citizens

David Juzmeski, Borough Engineer, Neglia Engineering testified and raised questions regarding project on behalf of the Borough of Wallington

- Sidewalk construction, obtaining permits from New Jersey Transit in regards to drainage plan, street lights, sewer disposal and water system delivery

Board Chairman Baginski opened meeting to the Hearing of Citizens

James Furtak of 289 Mt. Pleasant Avenue, Wallington

- Concerns with the water pressure

Board Chairman Baginski closed meeting to the Hearing of Citizens

Chief Imbruglia, Wallington Police Department testified on behalf of the Borough of Wallington

- asked questions regarding parking for the project and street lights

Daniel Steinhagen, Esq requested Special meeting

Board members agreed to hold special meeting on Wednesday, April 6, 2022 at 7: 00 PM

Meeting Notice will be advertised in two newspapers.

There being no further business before the board, a motion for adjournment was made at 9:55 PM by Szwaczka and Second by Melfi.

Roll Call: : Szwaczka, Baginski, Wygonik, Smith, Rachelski, Melfi, Dabal

Agnieszka Brynczka

Clerk, Recording Secretary

cc: Acting Deputy Borough Clerk Gregory Zagaja

Board of Health, Paula Gilbert

Fire Official, Edward Tanderis

Dept. of Public Works, Ray Dynes

Respective files