



**BOROUGH OF
WALLINGTON, NJ**
Incorporated December 31, 1894

**24 Union Boulevard
Wallington, NJ 07057
Tel: 973-777-0318**

*From the Office Of:
Planning Board*

MINUTES OF JULY 18TH, 2023 MEETING OF THE WALLINGTON PLANNING BOARD

THE JULY 18TH, 2023 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:** PAUL SZWACZKA, STANLEY BAGINSKI, JOSEPH SMITH, COUNCILMAN EUGENIUSZ RACHELSKI (ARRIVED LATE AT 8:38 PM), MAYOR MELISSA DABAL, JAMES FURTAK (ALT.), DOMINICK CHIRLO (ALT.)

ABSENT: TOMASZ BAZEL, THERESA WYGONIK, ROBERT KASPEREK, , NICK MELFI

FLAG SALUTE

APRIL 18, 2023 AND JUNE 20, 2023 MEETING MINUTES WERE ACCEPTED BY THE BOARD.

ROLL CALL: **AYES:** SZWACZKA, BAGINSKI, SMITH, DABAL

ABSTAIN: FURTAK, CHIRLO

THE FOLLOWING RESOLUTION WAS PRESENTED:

- **52-64 VAN DYKE STREET BLOCK #60.01, LOT 1**

FIRST MATTER OF BUSINESS WAS MAIN AVENUE REDEVELOPMENT PLAN AND LAND USE AMENDMENT FOR 460-520 MAIN AVE. (DISCUSSIONS ONLY. NO ACTION TO BE TAKEN).

BOROUGH PLANNING CONSULTANT MR. JOHN P. SZABO, JR., PP, AICP PRESENTED THE REDEVELOPMENT PLAN FOR PARCELS OF LAND LOCATED ON MAIN AVENUE WITHIN THE BOROUGH OF WALLINGTON, BERGEN COUNTY, NEW JERSEY LOCATED AT 460-520 MAIN AVENUE WITH ASSOCIATED PARCELS (HEREINAFTER REFERRED TO AS THE "MAIN AVENUE REDEVELOPMENT AREA" OR "MARA") AND FURTHER IDENTIFIED AS BLOCK 70.01 LOTS 1.01, 1.02, 2, 4.02, 4.03, AND 4.04 BY BOROUGH TAX ASSESSMENT RECORDS.

THE PLAN REPRESENTED THE NEXT STEP IN THE REDEVELOPMENT PROCESS. IT WAS DESIGNED TO AFFIRMATIVELY ADDRESS THE STATUTORY REQUIREMENTS SET FORTH IN THE LRHL, IDENTIFYING THE PLAN'S RELATIONSHIP TO LOCAL LAND USE OBJECTIVES, AND ENUMERATING THE USES THAT MAY BE PERMITTED IN THE AREA, ALONG WITH REGULATORY CONTROLS GOVERNING THE PROPOSED INTENSITY AND DISTRIBUTION OF THOSE USES. THE PLAN INCORPORATED THE PHILOSOPHY AND POLICIES OF THE



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STATE'S STRATEGIC PLAN AND ENVISIONED THE CREATION OF A WAREHOUSING AND MANUFACTURING CENTER AS A REALISTIC AND NECESSARY MEANS TO PROMOTE REDEVELOPMENT OF THE PROPERTY. THE LAND USE PLAN AMENDMENTS ADOPTED AS PART OF THE 2021 REEXAMINATION REPORT RECOGNIZED THE NEED FOR TRAFFIC IMPROVEMENTS INTENDED TO ADDRESS FUTURE TRAFFIC DEMANDS AS A RESULT OF DEVELOPMENT CONTEMPLATED FOR THE AREA INCLUDING THE MARA. SPECIFICALLY, THE PLAN RECOMMENDED THAT A NEW ROADWAY CONNECTION BE PROVIDED UTILIZING AN EXISTING ROADWAY EASEMENT.

IN ORDER TO ADDRESS TRAFFIC IMPACTS TO MOUNT PLEASANT AVENUE AND TO ACCOMMODATE TRAFFIC FLOW AWAY FROM MOUNT PLEASANT AVENUE FROM ANTICIPATED RESIDENTIAL DEVELOPMENT OF BLOCK 70.01 LOT 78 (AKA WALLINGTON REAL ESTATE INVESTMENT TRUST LLC) AN ALTERNATIVE ACCESS ROAD FROM THE SITE TO MAIN AVENUE SHOULD BE DEVELOPED.

THE ANTICIPATED DEVELOPMENT OF THE MARA WILL UPGRADE THE SITE'S ANTIQUATED INFRASTRUCTURE INCLUDING STORMWATER MANAGEMENT MEASURES TO SATISFY NEW STATE REQUIREMENTS.

THE PRIMARY GOAL OF THE MARA ZONE IS TO:

1. PROMOTE THE REDEVELOPMENT OF THE SITE TO ENHANCE AND IMPROVE ITS FUNCTIONALITY AS A WAREHOUSE AND MANUFACTURING CENTER FOR THE BOROUGH.
2. FACILITATE REDEVELOPMENT OF THE SITE WITH AN ATTRACTIVE, HIGH-QUALITY DEVELOPMENT THAT IS COMPATIBLE WITH THE SURROUNDING AREA IN A MANNER THAT WILL ENHANCE THE PHYSICAL PROPERTIES AND FUNCTIONALITY OF THE AREA IN RECOGNITION OF THE SITE'S DESIGNATION AS AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW.
3. PROVIDE FOR NEEDED INFRASTRUCTURE IMPROVEMENTS WHICH ARE IN NEED OF REPLACEMENT DUE ITS EXCESSIVE AGE.
4. ADDRESS TRAFFIC CONCERNS THROUGH A COMPREHENSIVE TRAFFIC ANALYSIS AND THE CONSTRUCTION OF A NEW ROADWAY WITHIN AN EXISTING UNIMPROVED RIGHT-OF-WAY EASEMENT TO SERVE THE MARA AND WHICH WILL ALSO BENEFIT THE SURROUNDING NEIGHBORHOOD BY PROVIDING A MUCH-NEEDED ALTERNATIVE MEANS OF ACCESS CONNECTING TO MAIN AVENUE.
5. ENCOURAGE THE EFFICIENT USE OF LAND CONSISTENT WITH BOROUGH, STATE AND COUNTY PLANNING POLICIES.
6. PROMOTE EMPLOYMENT OPPORTUNITIES WITHIN THE BOROUGH.



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BOARD FURTHER DISCUSSED BUILDING HEIGHT AND SIZE AS WELL AS THE EXISTING CELL TOWER. MR. MARK DEVLII CLARIFIED SOME QUESTIONS THAT THE BOARD MEMBERS HAD.

THERE BEING NO FURTHER BUSINESS BEFORE THE BOARD, A MOTION FOR ADJOURNMENT WAS MADE AT 8:53 PM BY DABAL. SECONDED BY SZWACZKA.

ROLL CALL: AYES: UNANIMOUS

RESPECTFULLY SUBMITTED,

Marta Goldyn

MARTA GOLDYN
RECORDING CLERK

CC: BOROUGH CLERK (VIA: EMAIL)
BOROUGH ADMINISTRATOR (VIA: EMAIL)
POLICE CHIEF SHAWN KUDLACIK (VIA; EMAIL)
FIRE OFFICIAL, EDWARD TANDERIS (VIA: EMAIL)
BUILDING DEPARTMENT, NICK MELFI (VIA: EMAIL)
DEPT. OF PUBLIC WORKS, RAY DYNES (VIA: EMAIL)
RESPECTIVE FILES