



**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 NOVEMBER 21ST, 2023 MEETING OF THE WALLINGTON PLANNING BOARD

THE NOVEMBER 21ST, 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: TOMASZ BAZEL, PAUL SZWACZKA, STANLEY BAGINSKI, JOSEPH SMITH, THERESA WYGONIK, NICK MELFI

ABSENT: ROBERT KASPEREK, COUNCILMAN EUGENIUSZ RACHELSKI, MAYOR MELISSA DABAL, JAMES FURTAK (ALT.), DOMINICK CHIRLO (ALT.)

ALSO PRESENT: SUE MCGUIRE – COURT RECORDER, BRIAN GIBLIN JR. ESQ, MARTA GOLDYN

FLAG SALUTE

A MOTION WAS MADE BY WYGONIK AND SECONDED BY SZWACZKA TO ACCEPT THE OCTOBER 17, 2023 MEETING MINUTES.

ROLL CALL: AYES: BAZEL, SZWACZKA, BAGINSKI, SMITH, WYGONIK.

ABSTAIN: MELFI

A MOTION WAS MADE BY SZWACZKA AND SECONDED BY WYGONIK TO MARK AND FILE THE OCTOBER CORRESPONDENCE LIST.

ROLL CALL: AYES: BAZEL, SZWACZKA, BAGINSKI, SMITH, WYGONIK, MELFI.

BOARD ATTORNEY BRIAN GIBLIN JR. PRESENTED THE FOLLOWING RESOLUTIONS:

a. SITE PLAN WAIVER APPLICATION:

NAIL SALON - MAGDALENA MICHALOW - 46 WALLINGTON AVE, BLOCK 15, LOT 25



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A MOTION WAS MADE BY SZWACZKA AND SECOND BY WYGONIK TO ACCEPT THIS RESOLUTION.

ROLL CALL: AYES: SZWACZKA, BAGINSKI, SMITH, WYGONIK, MELFI.

ABSTAIN: BAZEL

b. SITE PLAN WAIVER APPLICATION:

MEDICAL SPA - LETICIA CAMACHO – 46 UNION BLVD. BLOCK 33, LOT 1

A MOTION WAS MADE BY WYGONIK AND SECOND BY BAZEL TO ACCEPT THIS RESOLUTION.

ROLL CALL: AYES: SZWACZKA, BAGINSKI, SMITH, WYGONIK, MELFI, BAZEL

c. SITE PLAN WAIVER APPLICATION:

BARBER SHOP - LIONTRY VALDEZ – 80 UNION BLVD. BLOCK 37, LOT

A MOTION WAS MADE BY BAZEL AND SECOND BY WYGONIK TO ACCEPT THIS RESOLUTION.

ROLL CALL: AYES: SZWACZKA, BAGINSKI, SMITH, WYGONIK, MELFI, BAZEL

FIRST MATTER OF BUSINESS WAS SITE PLAN WAIVER APPLICATION FOR

PASTA MANUFACTURING – MIA’S PASTA LLC – 49 WADSWORTH ST. BLOCK 60.02, LOT 4.01

MR. ANTONIO DINIS PLANS TO OPERATE MIA'S PASTA WITH THREE FULL-TIME EMPLOYEES, FOCUSING ON FRESH PASTA PRODUCTION USING WATER AND FLOUR ONLY. THE BUSINESS HOURS ARE EXPECTED TO BE BETWEEN 9 AND 4 ON WEEKDAYS, WITH NO OPERATIONS ON WEEKENDS. MR. DINIS CLARIFIED THE WASTE MANAGEMENT, SPECIFYING FOUR CONTAINERS FOR RECYCLING AND TRASH. REGARDING PARKING, HE STATED THAT ABOUT SIX CARS COULD FIT IN THE BACK OF THE BUILDING.

THE FRESH PASTA WILL BE AVAILABLE FOR WHOLESALE IN FIVE-POUND BOXES, AND MR. DINIS IS WORKING ON PACKAGING DESIGNS FOR RETAIL. AS THE BUSINESS GROWS, HE ANTICIPATES HIRING MORE EMPLOYEES FOR PACKAGING.

DURING THE DISCUSSION, CHAIRMAN BAGINSKI AND OTHER BOARD MEMBERS INQUIRED ABOUT POTENTIAL EXPANSIONS, ADDITIONAL EMPLOYEES, AND RETAIL SALES. MR. DINIS EXPLAINED HIS PLANS FOR SPLITTING THE WEEK BETWEEN PRODUCTION AND PACKAGING.

THE BOARD ALSO QUESTIONED ABOUT SIGNAGE AND EMPHASIZED COMPLIANCE WITH THE LOCAL ORDINANCE.



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CHAIRMAN BAGINSKI OPENED AND CLOSED TO THE HEARING OF CITIZENS.

A MOTION WAS MADE BY MELFI TO APPROVE THE APPLICATION. SECONDED BY BAZEL.

ROLL CALL: AYES: SZWACZKA, BAGINSKI, SMITH, WYGONIK, MELFI, BAZEL

NEXT MATTER OF BUSINESS WAS SITE PLAN WAIVER APPLICATION FOR

THAI FOOD RESTAURANT – ARRENA THAI CUISINE – 457 PATERSON AVE. BLOCK 56, LOT 7.01

MR. MOHANNA HARFOUCH PRESENTED PLANS FOR A THAI FOOD RESTAURANT IN THE SAME BUILDING AS HIS CURRENT BUSINESS – SUPREME BAGEL. HE INTENDS TO USE THE EXISTING KITCHEN AND EQUIPMENT TO ADD A LUNCH AND DINNER OPERATION AFTER BAGEL STORE CLOSSES, EMPLOYING A THAI FOOD CHEF. MR. HARFOUCH ADDRESSED CONCERNS ABOUT PARKING, INDICATING THAT THE BACK SPACE COULD ACCOMMODATE PATRONS.

CHAIRMAN BAGINSKI RAISED THE ISSUE OF STRIPING PARKING AND DESIGNATING HANDICAPPED PARKING SPOTS, WHICH MR. HARFOUCH COMMITTED TO ADDRESSING. THE BOARD ALSO SUGGESTED IMPROVING THE BUILDING'S APPEARANCE WITH PLANTERS AND LIGHTING. THE BOARD ALSO RECOMMENDED COMPLIANCE WITH THE LOCAL ORDINANCE WHEN CONSIDERING SIGNAGE.

CHAIRMAN BAGINSKI OPENED THE MEETING TO THE HEARING OF CITIZENS.

A MOTION WAS MADE BY BAZEL TO APPROVE THE APPLICATION. SECONDED BY SZWACZKA.

ROLL CALL: AYES: SZWACZKA, BAGINSKI, SMITH, WYGONIK, MELFI, BAZEL

LASTLY, THE BOARD BRIEFLY DISCUSSED TWO PROPOSED ORDINANCES RELATED TO SALT STORAGE AND TREE REMOVAL.

THE MEETING CONCLUDED WITH A MOTION FROM SMITH TO PRESENT THE FEEDBACK TO THE MAYOR AND COUNCIL. SECONDED BY BAZEL.

ROLL CALL: AYES: SZWACZKA, BAGINSKI, SMITH, WYGONIK, MELFI, BAZEL

THERE BEING NO FURTHER BUSINESS BEFORE THE BOARD, A MOTION FOR ADJOURNMENT WAS MADE AT 7:58 PM WITH ANANIMOUS CONSENT.



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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