



## BOROUGH OF WALLINGTON

### CIVIC CENTER

24 Union Boulevard  
Wallington, New Jersey 07057

PLANNING BOARD

ZONING BOARD OF  
ADJUSTMENT

### MINUTES OF THE MARCH 19, 2019 MEETING OF THE WALLINGTON PLANNING BOARD



The March 19, 2019 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: Tomasz Bazel, Dariusz Pawluczuk, Theresa Wygonik,  
Mayor Mark Tomko, Chairman Stanley Baginski,  
Robert Kasperek, Kathy Polten  
Absent: Councilman Eugene Rachelski, Nick Melfi

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

**Roll Call:** Ayes: Bazel, Pawluczuk, Baginski, Wygonik, Tomko  
Abstain: Polten, Kasperek

A motion was made by Polten and seconded by Bazel to mark and file the February/March correspondence list.

**Roll Call:** Ayes: Bazel, Pawluczuk, Polten, Baginski, Wygonik, Kasperek,  
Tomko

The first matter of business was an informal review to correct Resolution #08-188 **Joseph Smith and Linda Smith, 50 Fradkin Street and 58 Fradkin Street** with the correct dimensions of each lot. A motion was made by Polten and seconded by Tomko to approve the correction of the resolution.

**Roll Call:** Ayes: Bazel, Pawluczuk, Polten, Baginski, Wygonik, Kasperek,  
Tomko

The next matter of business was a Waiver of Site Plan by **Nilesh Ganatra, 5 Locust Avenue, Block 35, Lot 6, Zone B**. Mr. Ganatra was present along with Ketul Shah, owner of the property. He is an underhood specialist doing general repair and oil changes. Hours of operation will be 8:30 AM to 6:30 PM Monday through Friday and Saturday 8:30 AM to 3:30 PM. Any vehicles to be repaired will be inside the building. There are 2 parking spaces for cars waiting to be repaired until he opens up shop. Garbage will be in the dumpster which is enclosed and there will be no outside storage. Parking lot will be striped within 90 days and outside lights will be on at night. Locust Avenue will have new landscaping within 90 days. After the hearing of citizens, a motion was made by

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Wygonik and seconded by Bazel to accept this application with the above conditions to be done.

**Roll Call:** Ayes: Bazel, Pawluczuk, Polten, Baginski, Wygonik, Kasperek, Tomko

The next matter of business was a Waiver of Site Plan by **NJ Fuel LLC, 173 Paterson Avenue, Block 40, Lot 12, Zone B**. Attorney James Turtletaub and Raymond Calestini, Operations Manager were present. NJ Fuel will continue the operation of the gas station. Hours of operation will be 6:00 AM to 10 PM seven days a week. There will be 1 employee. The service bays now are not in use, but may be subleased in the future. RJ stated that he will make sure that all cars will be removed from the property and all debris will be cleaned up. He will landscape the property and stripe the parking lot within 120 days. There will be a knox box on the building if one is not there. There will be no parking on the grass or stone. If a new mechanic rents the bays, he will need a CCO. After the meeting was opened and closed to a hearing of citizens, a motion was made by Tomko and seconded by Polten to accept this application.

**Roll Call:** Ayes: Bazel, Pawluczuk, Polten, Baginski, Wygonik, Kasperek, Tomko

The next matter of business was a continuation of a Site Plan by **CJ Estates LLC, 23 Wallington Avenue, Block 7, Lot 14, Zone B**. Attorney Henry Walentowicz and Jacob Rys were present. Attorney Walentowicz submitted the documents from the stipulation of settlement and Attorney Inglima also gave documents representing his client. Attorney Walentowicz stated that the stipulation of settlement granted that Mr. Rys could complete the first floor and needed to come before the Board to ask to complete the second floor.

The following items were marked:

A 1 Documents submitted by Walentowicz to Cedzidlo

A 2 Attorney Salerno's opinions

B-1 Renovation of building from Building Inspector Melfi

O-1 Letter from Robert Inglima dated 2/15/19 to Martin Cedzidlo

O-2 Letter from Robert Inglima dated 2/19/19 to Martin Cedzidlo

Chairman Baginski suggested that a motion be made for an executive session.

A motion was made by Pawluczuk and seconded by Polten.

**Roll Call:** Ayes: Bazel, Pawluczuk, Polten, Baginski, Wygonik, Kasperek, Tomko

A motion to close the executive session was made by Polten and seconded by Pawluczuk.

**Roll Call:** Ayes: Bazel, Pawluczuk, Polten, Baginski, Wygonik, Kasperek, Tomko

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Next, Jacob Rys stated that he owns the building and would be using the office for his construction business. The first floor would be to repair his trucks. He would like the second floor to be his office. Planning Board Attorney Cedzidlo stated that the application and notice did not agree. Mr. Rys needs to withdraw the application and submit new plans which would go before the Zoning Board of Adjustment. A motion to deny the application and he will need to come in front of the Zoning Board of Adjustment by recommendation of the Planning Board Attorney was made by Kasperek and seconded by Polten.

**Roll Call:** Ayes: Bazel, Polten, Baginski, Wygonik, Kasperek, Tomko  
Abstain: Pawluczuk

A motion was made by Tomko and seconded by Bazel to accept the recommendation from the Borough Attorney in regards to the Morningside property.

**Roll Call:** Ayes: Bazel, Pawluczuk, Polten, Baginski, Wygonik, Kasperek, Tomko

There being no further business before the Board, a motion for adjournment was made at 10:00 PM by Polten and seconded by Pawluczuk.

**Roll Call:** Ayes: Bazel, Pawluczuk, Polten, Baginski, Wygonik, Kasperek, Tomko

  
Dorothy B. Sjek  
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