



BOROUGH OF WALLINGTON

CIVIC CENTER
24 Union Boulevard
Wallington, New Jersey 07057

PLANNING BOARD
ZONING BOARD OF
ADJUSTMENT

Minutes of November 8th, 2021 Special Meeting of the Wallington Planning Board

The November 8th, 2021 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: Present: Tomasz Bazel, Kathy Polten, Stanley Baginski, Theresa Wygonik, Councilman Eugeniusz Rachelski, Nick Melfi, Mayor Melissa Dabal

A motion was made by Wygonik and second by Kasperek to mark and file the November's correspondence list.

Roll Call: Bazel, Polten, Baginski, Wygonik, Kasperek, Rachelski, Melfi, Dabal

New Business

Site Plan Approval

Wallington Real Estate Investment Trust, LLC 380 Mt. Pleasant Ave, Wallington
Block 70.01 Lot 78 Zone AR-2

Mr. Daniel Steinhagen 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.

Mark Virgona from Virgona & Virgona Architects testified on behalf of Wallington Real Estate Investment Trust, LLC. Mr. Virgona described architectural drawings of the proposed project. Described layout of the buildings, layout of the proposed apartments, parking requirements and charging stations, visitor parking, affordable housing requirements, landscaping, outdoor recreational area, access of fire trucks to the property and building.

Board Chairman Baginski opened the meeting to the hearing of citizens at 9:40 P.M.

Mr. McCullough form the law firm of Waters, McPherson, McNeill on behalf of the Borough of Wood-Ridge asked few questions regarding pedestrian bridge to the Westmont Train Station and ask questions regarding civil drawings.

Mr. Steinhagen answered.

Ms. Carole Sacco raised her concerns regarding access to the proposed project. Ms. Sacco's questions will be answered during testimony of the civil engineer.

Mr. Kevin Czerniawski of 13 Pine Street questioned rules of notification and advertisement for the project, traffic study, fire service, infrastructure upgrades, storm water management, impact of additional children on the school system.

Mr. Giblin explained that there will be various professionals testifying and they will be able to answer questions.

Ms. Bustament asked questions regarding road access.

Mr. Steinhagen answered that above question will be answered during the upcoming meeting by next witness.

Board members asked various questions and raised their concerns in regards to the project.

Board Chairman Baginski closed the meeting to the hearing of citizens at 9:50P.M.

Board Chairman Baginski stated that application will continue during regular Planning Board Meeting on Tuesday, December 21, 2021

Old Business – No Old Business

There being no further business before the board, a motion for adjournment was made at 9:55 PM by Polten and second by Wygonik

Roll Call: Bazel, Polten, Baginski, Wygonik, Kasperek, 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

Enc: Transcript of the special planning board meeting of November 8th, 2021