



## BOROUGH OF WALLINGTON

### CIVIC CENTER

24 Union Boulevard  
Wallington, New Jersey 07057

PLANNING BOARD

ZONING BOARD OF  
ADJUSTMENT

### MINUTES OF THE JULY 18, 2017 MEETING OF THE WALLINGTON PLANNING BOARD

The July 18, 2017 Meeting of the Wallington Planning Board was called to order by Chairman Stanley Baginski at 7:48 PM, citing that the Rules of the Sunshine Law were followed with respect to advertising said meeting.

Roll Call: Present: Dariusz Pawluczuk, Nick Melfi, Kathy Polten,  
Mayor Mark Tomko, Chairman Stanley Baginski,  
Theresa Wygonik  
Absent: Councilman Eugene Rachelski, Robert Kasperek,  
Tomasz Bazel

A motion was made by Polten and seconded by Wygonik to accept the May 16, 2017 and June 20, 2017 meeting minutes as typed with no corrections or additions.

**Roll Call:** Ayes: Pawluczuk, Polten, Baginski, Wygonik, Melfi, Tomko

A motion was made by Tomko and seconded by Pawluczuk to mark and file the June/July correspondence list.

**Roll Call:** Ayes: Pawluczuk, Polten, Baginski, Wygonik, Melfi, Tomko

The first matter of business was a Waiver of Site Plan by **Samer Hariry, 29 Locust Avenue, Block 35, Lot 5, Zone B**. Samer Hariry was present along with Property Owner Bianco Marino. He will be operating a barber shop. Hours will be Tuesday to Friday 10 AM to 6:00 PM every day with 2 employees. The Board would like the following conditions met:

- Fill in indentation by sidewalk with brick pavers
- There is parking on side of building for patrons. Chairman Baginski opened and closed the meeting to a hearing of citizens.

A motion was made by Polten and seconded by Wygonik to approve this application with the above-mentioned condition.

**Roll Call:** Ayes: Pawluczuk, Polten, Baginski, Wygonik, Melfi, Tomko

The next matter of business was a continuation of the Site Plan of Morningside at Wallington and New Wallington Home, 551 Main Avenue, Block 71, Lots 35.01 & 35.02. Attorneys Kevin Moore & Victor Herlinsky were present along with Calisto Bertin, Traffic Engineer, Architect Jack Raker, and Planner Bridget Bogart. Mr. Bertin discussed the changes to the site plan on the recommendations of Neglia Engineering, the Borough Engineer and Planner. He redesigned the site with

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LED lights and added lighting between Building 7 & 8. He explained the truck paths regraded parking lots. Architect Jack Raker explained the buildings color, parking spaces and amenities. Of the 73 units, 40 units will be one bedroom, 30 units will be 2 bedrooms, and 3 will be 3 bedrooms. The following items were marked:

- A1 minor site plan changes
- A2 color of building #6, front elevation, pitched roof
- A3 building #8 parking underneath & leasing area, fitness area & tenant Storage
- A4 color elevation Building 8; open parking garage
- A5 perspective view of project with green landscape project
- A6 Welcome to Project sign (monument sign)
- A7 Welcome to Wallington sign (monument sign)
- A8 surrounding land uses

Next, Planner Bogart explained the project and needed variances. Board member Melfi asked why one building had a flat roof when in the Wallington Home application the applicant did not want flat roofs because of the problems that it brings. He asked if the front building was totally demolished how many variances would be needed. Mayor Tomko asked how many children would come from this project. Ms. Bogart stated that approximately 5-11 children would come from this project. She stated that in apartments with elevators which these buildings will have, renters do not want their children in elevators to go play outside where the parents can't see them. Chairman Baginski opened the hearing to citizens.

Brenda Kapusta – 90 Alden Street – there will be too many children from this project

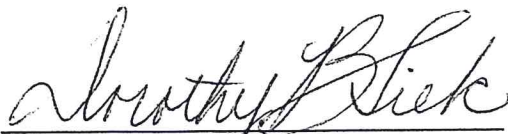
Melissa Dabal – 56 Mt. Cedar Avenue – the project would have a massive impact on the town

Chairman Baginski closed the hearing to citizens. A motion was made by Melfi and seconded by Polten to hold this matter in abeyance.

**Roll Call:** Ayes: Pawluczuk, Polten, Baginski, Wygonik, Melfi, Tomko

There being no further business before the Board, a motion for adjournment was made at 10:40 PM by Melfi and seconded by Polten.

**Roll Call:** Ayes: Pawluczuk, Polten, Baginski, Wygonik, Melfi, Tomko



Dorothy B. Siek  
Clerk, Recording Secretary

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Cc: Borough Clerk, Witold Baginski, RMC  
Borough Attorney, Richard Cedzidlo  
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