

MINUTES OF THE SEPTEMBER 19, 2017 MEETING OF THE WALLINGTON PLANNING BOARD

The September 19, 2017 of the Wallington Planning Board was called to order by Chairman Stanley Baginski at 7:45 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, Councilman Eugene Rachelski,
Robert Kasperek, Tomasz Bazel
Absent: None

A motion was made by Polten and seconded by Polten and seconded by Wygonik to accept the July 18, 2017 and August 17, 2017 meeting minutes as typed with no corrections or additions.

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

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

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

Next, Board Attorney, Martin Cedzidlo, presented the following Resolution:

Samer Hariry, 29 Locust Avenue, Block 35, Lot 5, Zone B.,

A motion was made by Polten and seconded by Wygonik to accept this resolution.

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

The first 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. Calisto Bertin showed a traffic exhibit marked A-9 Parking Restrictions. He showed fire lanes and no parking areas. Mr. Bertin stated that Property Owner James Nuckel will follow all conditions of the Fire Official. Planner Bridget Bogart stated why her client needs a building height variance, but the client can

change it to comply with building height. She explained the variance needed on parking for more efficient parking by modifying the setback. She explained the benefits of using the existing building (roller rink) so that it would provide recreational space for residents and for town use. If this building was eliminated 95% of the variances would not be needed.

Board Member Kasperek stated that this was too dense development. Board Member Polten asked if the building is to be used for recreation who is responsible for insurance and liability. Board Member Wygonik asked for an explanation of how many children would be entering our school system from this project and did the planner request information from our school system.

Next, Chairman Baginski opened the hearing to citizens.

James Albro – Supt. Of Wallington Public Schools – never received any requests either verbal or written regarding how many students come from the apartment complexes in our town.

Joseph Smith – School Board member for 44 years – asked if Ms. Bogart saw the Whitehall Association study. He stated our schools are at the maximum.

Melissa Dabal – 56 Mt Cedar Avenue – Will Morningside control the students coming into our school system?

Chairman Baginski closed the hearing to citizens.

Evan Jacobs, Board Planner & Engineer asked about the pipe for the flow to the Saddle River as there was no information on this. Chairman Baginski questioned the “Welcome to Wallington” sign and where was it being placed.

Board Member Melfi stated that the court order stated the units to be built, but the recreation building was to be demolished and if demolished 95% of variances would not be needed. Board Member Wygonik agreed with Board Member Melfi as did Board Members Polten, Pawluczuk, Bazel, Kasperek and Rachelski. Chairman Baginski agreed with the Board Members. A motion was made by Wygonik and seconded by Polten to hold this matter in abeyance until the October 17, 2017 meeting.

The next matter of business was a minor subdivision by **Piotr Zarzycki and Walter Wargacki, Jr. 304 Hathaway Street**. Both were present along with Attorney Walter Slomieski. The following exhibits were marked:

- A-1 Application
- A-2 Site Plan dated 6/5/17
- A-3 Affidavit of publication
- A-4 Computation of dwellings on Hathaway Street
- A-5 Area Photo showing extreme slope

Mr. Wargacki would like to purchase 25 feet of the Zarzycki's property which he needs the grade of the slope to put up a retaining wall. This will still leave the Zarzyckis with a conforming lot. Board Member Bazel questioned the time line for the building of the wall. Neglia Engineering's Evan Jacobs asked if the drainage of the wall will go into a drain catch basin which the property owners said they will comply. Chairman Baginski opened and closed the hearing to citizens. A motion was made by Polten and seconded by Kasperek to approve this application.

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

The next matter of business was a minor subdivision by **Joseph and Linda Smith, 40, 48 and 50 Fradkin Street, Block 62.02, Lots 20.01, 20.03, 21, 22.** Mr. Smith was present along with Attorney Slomieski. Board Members Melfi, Tomko and Rachelski recused themselves from this application. The following exhibits were marked:

- A-1 Application
- A-2 Site Plan dated 8/29/17 by C Osterkorn
- A-3 Affidavit of publication

Mr. Smith will be demolishing the house at 48 Fradkiin Street and the pool and wood shed on 40 Fradkin Street. He will be eliminating 2 non-conforming lots. Chairman Baginski opened and closed the hearing to citizens. A motion was made by Polten and seconded by Pawluczuk to accept this application.

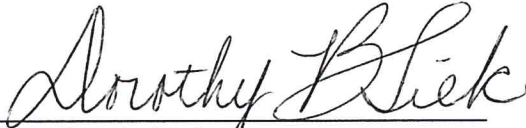
Roll Call: Ayes: Pawluczuk, Bazel, Polten, Baginski, Wygonik, Kasperek
Abstain: Rachelski, Melfi, Tomko

The next matter of business was a Waiver of Site Plan by **Gonca Serac, 133 Main Avenue, Block 26.02, Lot 13, Zone B.** Mrs. Serac will be serving Mediterranean food and BBQ. There are no renovations outside of cosmetic ones like painting. Hours of operation will be 7:30 AM to 10:00 PM 7 days a week. There will be 2 employees. The Board would like the following conditions met: keep garbage in back behind the fence and keep the park next to the building clean. Chairman Baginski opened and closed the meeting to a hearing of citizens. A motion was made by Wygonik and seconded by Tomko to approve this application with the above-mentioned conditions.

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

There being no further business before the Board, a motion for adjournment was made at 10:05 PM by Melfi and seconded by Polten.

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

A handwritten signature in cursive script, reading "Dorothy B. Siek". The signature is written in dark ink and is positioned above a horizontal line.

Dorothy B. Siek
Clerk, Recording Secretary

Cc: Borough Clerk, Witold Baginski, RMC
Borough Administrator, Jane Fontana
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