



## BOROUGH OF WALLINGTON

CIVIC CENTER  
24 Union Boulevard  
Wallington, New Jersey 07057

PLANNING BOARD  
ZONING BOARD OF  
ADJUSTMENT

### MINUTES OF THE JANUARY 16, 2018 MEETING OF THE WALLINGTON PLANNING BOARD

The January 16, 2018 Meeting of the Wallington Planning Board was called to order by Chairman Stanley Baginski at 8:15 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,  
Robert Kasperek, Stanley Baginski,  
Councilman Eugene Rachelski  
Absent: Tomasz Bazel, Theresa Wygonik, Mayor Mark Tomko

The Board dispensed with the regular order of business to proceed with the Reorganization of the Board. A motion was made by Polten and seconded by Kasperek to open the nominations of Officers.

**Roll Call:** Ayes: Pawluczuk, Polten, Baginski, Melfi, Rachelski, Kasperek

A motion was made by Polten and seconded by Pawluczuk to nominate Stanley Baginski as Chairman.

**Roll Call:** Ayes: Pawluczuk, Polten, Melfi, Rachelski, Kasperek  
Abstain: Baginski

A motion was made by Polten and seconded by Pawluczuk to nominate Tomasz Bazel as Vice-Chairman.

**Roll Call:** Ayes: Pawluczuk, Polten, Baginski, Melfi, Rachelski, Kasperek

A motion was made by Polten and seconded by Pawluczuk to nominate Kathy Polten as Secretary.

**Roll Call:** Ayes: Pawluczuk, Baginski, Melfi, Rachelski, Kasperek  
Abstain: Polten

A motion was made by Polten and seconded by Melfi for the Secretary to cast a vote for the election of all Officers.

**Roll Call:** Ayes: Pawluczuk, Polten, Baginski, Melfi, Rachelski, Kasperek

A motion was made by Pawluczuk and seconded by Polten to approve the Resolution of hiring Attorney Martin S. Cedzidlo as the Board Attorney for the calendar year 2018.

**Roll Call:** Ayes: Pawluczuk, Polten, Baginski, Melfi, Rachelski, Kasperek

**MINUTES OF THE JANUARY 16, 2018 MEETING  
OF THE WALLINGTON PLANNING BOARD**

**Page 2 of 5**

A motion was made by Polten and seconded by Pawluczuk to re-elect Dorothy Siek as Clerk/Recording Secretary at a salary of \$310.00 per meeting according to the Salary Ordinance of the Borough.

**Roll Call:** Ayes: Pawluczuk, Polten, Baginski, Melfi, Rachelski, Kasperek

A motion was made by Polten and seconded by Melfi to elect Mary Baumann, as the Shorthand Reporter for the Planning Board at \$200.00 per attended meeting according to the Salary Ordinance of the Borough.

**Roll Call:** Ayes: Pawluczuk, Polten, Baginski, Melfi, Rachelski, Kasperek

A motion was made by Melfi seconded by Pawluczuk to retain Neglia Engineering as Planning Board Engineer for the Calendar Year 2018.

**Roll Call:** Ayes: Pawluczuk, Polten, Baginski, Melfi, Rachelski, Kasperek

A motion was made by Melfi and seconded by Polten to retain Neglia Engineering as the Planning Board Planner for the Calendar Year 2018.

**Roll Call:** Ayes: Pawluczuk, Polten, Baginski, Melfi, Rachelski, Kasperek

A motion was made by Polten and seconded by Kasperek to re-adopt the By-Laws and Procedures of the Planning Board.

**Roll Call:** Ayes: Pawluczuk, Polten, Baginski, Melfi, Rachelski, Kasperek

A motion was made by Polten and seconded by Pawluczuk to close the Re-Organization of the Board and return to the regular order of business.

**Roll Call:** Ayes: Pawluczuk, Polten, Baginski, Melfi, Rachelski, Kasperek

A motion was made by Polten and seconded by Pawluczuk to accept the December 19, 2017 meeting minutes as typed with no corrections or additions.

**Roll Call:** Ayes: Pawluczuk, Polten, Baginski, Melfi, Rachelski, Kasperek

A motion was made by Kasperek and seconded by Polten to mark and file the December/January correspondence list.

**Roll Call:** Ayes: Pawluczuk, Polten, Baginski, Melfi, Rachelski, Kasperek

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

**Parag Patel, Doggie Paradise, 145 Paterson Avenue, Block 35, Lot 6, Zone B.** A motion was made by Pawluczuk and seconded by Polten to accept this resolution.

**Roll Call:** Ayes: Pawluczuk, Polten

Abstain: Baginski, Rachelski, Kasperek, Melfi



**MINUTES OF THE JANUARY 16, 2018 MEETING  
OF THE WALLINGTON PLANNING BOARD**

**Page 3 of 5**

**Morningside at Wallington and New Wallington Home, 551 Main Avenue, Block 71, Lots 35.01 & 35.02.** A motion was made by Polten and seconded by Pawluczuk to deny this resolution.

**Roll Call:** Ayes: Pawluczuk, Polten  
Abstain: Baginski, Rachelski, Kasperek, Melfi

The first matter of business was a Site Plan by **SYR Group, LLC, 41 Curie Avenue, Block 60.01, Lot 1, Zone Ind.** A letter was received from Attorney Henry Walentowicz asking to dismiss this application without prejudice.

The next matter of business was a Subdivision by **Piotr Pusz, Sylwester Serafin and A-1 Granite LLC, 2-32 Midland Avenue, Block 26.02, Lots 14 & 15.** A letter was received from Attorney Henry Walentowicz asking to dismiss this application without prejudice.

The next matter of business was a Waiver of Site Plan by **United International Group, 66 Union Boulevard, Block 36, Lot 1, Zone R-2.** Mohamed Tantawy Mohamed Hussin were present. They are opening an office for marketing and travel agency. There will be one employee. Their hours will be 9 AM to 3 or 4 PM. The Board requested a Knox box if not already installed. Chairman Baginski opened and closed the hearing of citizens. A motion was made by Rachelski and seconded by Polten to accept this application.

**Roll Call:** Ayes: Pawluczuk, Polten, Baginski, Melfi, Rachelski, Kasperek

The next matter of business was a Waiver of Site Plan by **Nicholas J Leone, 20 Curie Avenue, Block 57, Lot 2, Zone Ind.** Mr. Leone was present. He needs this space for the holding of inventory for his contracting business approximately one year. This is for the wireless telecommunication industry. There will be 4 employees. The Board requested a Knox box if not already installed. Chairman Baginski opened and closed the hearing of citizens. A motion was made by Polten and seconded by Melfi to accept this application.

**Roll Call:** Ayes: Pawluczuk, Polten, Baginski, Melfi, Rachelski, Kasperek

The next matter of business was a Subdivision by **Stanislaw & Stanislaw Surdyka, 77 Miller Street, Block 62.04, Lot 20, Zone R-2.** Attorney Henry Walentowicz and Mrs. Surdyka were present along with Engineer Tom Stearns. Mrs. Surdyka is planning to build two new 2-family conforming homes on this property. Each subdivided lot will be 6,250 sq. feet. There will be 4 parking spaces for each house. Board Member Melfi questioned where the seepage pits should be and setback with the front stairs. He suggested that the seepage pits be placed in front yard. Board Member Rachelski questioned the drainage on

**MINUTES OF THE JANUARY 16, 2018 MEETING  
OF THE WALLINGTON PLANNING BOARD**

**Page 4 of 5**

the properties. Engineer Stearns stated they are in compliance. Attorney Walentowicz stated that his applicant will eliminate the protrusion of the front stairs so that no variances will be needed. Chairman Baginski opened the hearing to citizens.

Agata Cyznar – 9 Turs Court – concerned about the slope of the property and the existing retaining wall and how it will affect drainage and wall.

Bryan Olkowski – stated that adding housing will add to our schools overcrowding

Suzanne Preinfalk – 84 Miller Street – is concerned about overcrowding of parking

Chairman Baginski closed the hearing of citizens. Board Member Kasperek was concerned about the parking issue. Chairman Baginski suggested that new plans should be done so that all the changes will show on the plans. A motion by Rachelski and seconded by Kasperek to hold this matter in abeyance.

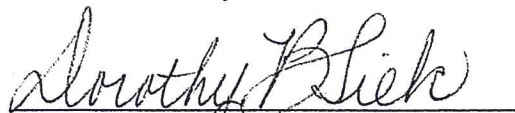
**Roll Call:** Ayes: Pawluczuk, Polten, Baginski, Melfi, Rachelski, Kasperek

The next matter of business was a Waiver of Site Plan by **Coach's Realty, 122 Anderson Avenue (Block 28, Lot 1, Zone B)**. Attorney Walter Slominski, Property Owner Joseph Smith, and Applicant Steven Arango were present. Mr. Arango will be parking his trucks and maintaining them in this garage. Hours will be 7 AM to 7 PM. The application will be amended to applicant Roadrunners. A knox box will be needed. Chairman Baginski opened and closed the hearing to citizens. A motion was made by Polten and seconded by Rachelski to accept this application.

**Roll Call:** Ayes: Pawluczuk, Polten, Baginski, Melfi, Rachelski, Kasperek

There being no further business before the Board, a motion for adjournment was made at 9:50 PM by Melfi and seconded by Polten.

**Roll Call:** Ayes: Pawluczuk, Polten, Baginski, Melfi, Rachelski, Kasperek



Dorothy B. Sjek  
Clerk, Recording Secretary

Cc: Borough Clerk/Administrator, Witold Baginski, RMC  
Borough Attorney, Richard Cedzidlo  
Construction Official, Nick Melfi  
Chief Carmello Imbruglia, WPD

**MINUTES OF THE JANUARY 16, 2018 MEETING  
OF THE WALLINGTON PLANNING BOARD**

**Page 5 of 5**

Board of Health, Paula Gilbert  
Fire Official, Edward Tanderis  
Dept. of Public Works, Ray Dynes  
Respective files