



## BOROUGH OF WALLINGTON

### CIVIC CENTER

24 Union Boulevard  
Wallington, New Jersey 07057

PLANNING BOARD

ZONING BOARD OF  
ADJUSTMENT

### MINUTES OF THE MARCH 20, 2018 MEETING OF THE WALLINGTON PLANNING BOARD

The March 20, 2018 Meeting 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,  
Theresa Wygonik, Stanley Baginski, Tomasz Bazel  
Councilman Eugene Rachelski, Mayor Mark Tomko  
Robert Kasperek  
Absent: none

A motion was made by Bazel and seconded by Polten to accept the February 20, 2018 meeting minutes as typed with no corrections or additions.

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

A motion was made by Wygonik and seconded by Pawluczuk to mark and file the March/April correspondence list.

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

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

**Floral Magic, 100 Midland Avenue (Block 26.02, Lot 12, Zone B).**

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

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

**Secret Garden NJ, 345 Main Avenue, (Block 26.02, Lot 7, Zone B).**

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

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

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The first matter of business was a continuation of a Subdivision by **Stanislaw and Stanisława Surdyka, 77 Miller Street, Block 62.04, Lot 20, Zone R-2**. The applicant's Attorney Henry Walentowicz was present. Attorney Walentowicz stated that all items mentioned by Planning Board Engineer, David Juzmeski were met. Chairman Baginski opened the hearing to citizens. Dorota Gawkowski and Agata Cwynar – 9 Turs Court – were concerned about water runoff and soil erosion. Planning Board Engineer Juzmeski stated that drainage will be on Miller Street and the seepage pit will be in the front driveway. The Homeowner will be responsible for drainage. Chairman Baginski closed the hearing to citizens. A motion was made by Melfi and seconded by Polten to approve the subdivision subject to all Neglia Engineering's comments.  
**Roll Call:** Ayes: Pawluczuk, Bazel, Polten, Baginski, Wygonik, Rachelski, Kasperek, Melfi, Tomko

The next matter of business was a Waiver of Site Plan by **Mirza Baig, 5 Locust Avenue, Block 35, Lot 6, Zone B**. Mr. Baig and Property Owner Ketul Shah were present. Mr. Baig is opening a retail food store all package goods. His hours will be Monday-Friday 9:00 AM to 8:30 PM, Saturday 8:30 AM to 9:00 PM, and Sunday 9:00 AM to 7:00 PM. There will be 2 employees. All deliveries will be small trucks and there will be no cooked foods or meat. The Board would like the following conditions met:

- Dumpster on property between building
- Striping of parking lot
- Front needs mulch and shrubs
- Handicap spots marked

Board member Pawluczuk asked how many shopping carts will be in use. Mr. Baig said 12. Property Owner Shah said he would call PSEG so that the lights on his property will be lit. A trash receptacle must be placed outside the door. Chairman Baginski opened the hearing to citizens. Walter Slominski stated that they operate a clean business in Garfield. Chairman Baginski closed the hearing to citizens. A motion was made by Tomko and seconded by Bazel to accept this application.

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

The next matter of business was a Waiver of Site Plan by **Ruby Nails, 434-452 Main Avenue, Block 70.01, Lot 4.01, Zone B**. The Applicant Mingi Cui was present. This is a change of ownership for the nail salon. There will be two employees. Hours will remain the same. Chairman Baginski opened and closed



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the hearing to citizens. A motion was made by Kasperek and seconded by Wygonik to accept this application.

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

The next matter of business was a Waiver of Site Plan by **Mauricio Ruiz-Bay, Chicken Bullet, 210 Main Avenue, Block 64.01, Lot 46, Zone B.** Mr. Ruiz-Bay was present. He will be opening a casual restaurant selling roasted chicken. Hours of operation will be 11:00 AM to 10:00 PM daily, 7 days a week. He will have 10 tables inside and has 6 marked parking spaces. Chairman Baginski opened and closed the hearing to citizens. A motion was made by Polten and seconded by Tomko to accept this application.

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

The next matter of business was a Waiver of Site Plan by **Mazen Aljabowbi, 75-77 Paterson Avenue, Block 28, Lots 16 & 16, Zone LI.** Mr. Aljabowbi and Attorney Walter Slomieski were present. He will be a BMW Specialty shop, Custom accessories added to vehicles; bolt on additions to vehicles; and repairs to specialty vehicles. No vehicles will be sold or traded. There will be 2 employees and the owner operating 8:00 AM to 6:00 PM 5 days a week with a half day on Saturday. He has another location in Carlstat. Board member Melfi said that the parking lot needs striping. A one yard dumpster that is enclosed with fencing is needed. The Owner of the property was also there. Board member Melfi stated that his temporary CO will be pulled if plans are not shown at the next meeting. The parking lot on Paterson Avenue needs to show parking and curbs and sidewalks. Chairman Baginski opened the hearing and closed the hearing to citizens. A motion was made by Rachelski and seconded by Bazel to approve this tenant's application with conditions of the property owner showing plans of the parking lot on Paterson Avenue.


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

There being no further business before the Board, a motion for adjournment was made at 8:50 PM by Polten and seconded by Wygonik.

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

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Dorothy B. Siek  
Clerk, Recording Secretary

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