



BOROUGH OF WALLINGTON

CIVIC CENTER
24 Union Boulevard
Wallington, New Jersey 07057

PLANNING BOARD
ZONING BOARD OF
ADJUSTMENT

Minutes of October 18th, 2022 Meeting of the Wallington Planning Board

The October 18th, 2022 Meeting of the Wallington Planning Board was called to order by Chairman Stanley Baginski at 7:32 PM, citing that the Rules of the Sunshine Law were followed with respect to advertising said meeting.

Roll Call: Present: Tomasz Bazel, Stanley Baginski, Theresa Wygonik, Councilman Eugeniusz Rachelski, Mayor Melissa Dabal, Dominick Chirlo, James Furtak

Absent: Robert Kasperek, Pawel Szwaczka, Nick Melfi

A motion was made by Bazel and Second by Wygonik to accept the September 20th, 2022 meeting minutes.

Roll Call: Bazel, Baginski, Wygonik, Rachelski, Dabal, Chirlo, Furtak

A motion was made by Dabal and second by Bazel to mark and file the October correspondence list.

Roll Call: Bazel, Baginski, Wygonik, Rachelski, Dabal, Chirlo, Furtak

Next, Board Attorney Brian Giblin presented the following Resolutions:

ABC Imaging of Washington, Inc. 460 Main Ave. Block 70.01, Lot 2

A motion was made by Dabal and second by Bazel to accept this resolution.

Roll Call: Ayes: Bazel, Baginski, Wygonik, Rachelski, Dabal, Chirlo, Furtak

The first matter of business was a Waiver of Site Plan for **VIP Builder Supply Inc., 434 Main Ave. Block 70.01, Lot 4.01, Zone B.**

Applicant Keith Mishoe appeared before the Board and described his business as a construction supply showroom with a focus on smaller contractors typically doing renovations on single family homes and small commercial buildings. They will sell windows, doors, cabinetry, and appliances. The trucks that will be coming in and out will be limited to going around the backside of the building. The showroom will be open Monday through Friday from 7 a.m. to 6 p.m., Saturdays mostly by appointment. Garbage dumpster will be provided in the back of the building.

Chairman Baginski opened and closed to the hearing of citizens.

A motion was made by Mayor Dabal and seconded by Wygonik to approve the application.

Roll Call: Ayes: Bazel, Baginski, Wygonik, Rachelski, Dabal, Chirlo, Furtak

The next matter of business was Non-Condemnation Area in Need of Redevelopment Study **460 Main Ave. Block 70.01, Lots 1.01, 1.02, 2, 4.02, 4.03, 4.04 and 80**

John P. Szabo Jr., PP, AICP of Burgis Associates, Inc. was sworn in by the Borough Attorney.

Mr. Szabo began by explaining that the meeting's purpose is to determine whether property located at 460 Main Avenue with associated parcels, as well as Borough-owned property located at 350 Mount Pleasant Avenue,

constitute an "Area in Need of Redevelopment" under the New Jersey Local Redevelopment Housing Law (LRHL). He then discussed a summary of the redevelopment process.

Mr. Szabo pointed out the following statutory criteria for an area to qualify as being in need of redevelopment:

1. Deterioration
2. Abandoned Commercial & Industrial Buildings
3. Public & Vacant Land
4. Obsolete layout & Design
5. Property Ownership & Title Issues
6. Fire & Natural Disasters
7. Urban Enterprise Zones
8. Smart Growth Consistency

At least one of the eight statutory criteria listed under Section 5 of the LRHL must be satisfied.

A general overview of the Study Area, including an analysis of the existing land uses, ownership records, property tax records, environmental constraints, and surrounding development pattern, was provided.

An analysis detailing the extent to which the Study Area satisfies any one of the eight statutory criteria concluded that the entirety of the Study Area qualifies as an area in need of redevelopment. The study recommended that the Borough proceed to designate the Study Area as a "non-condemnation" redevelopment area pursuant to the LRHL and then prepare and adopt a redevelopment plan for the area.

Chairman Baginski opened and closed to the hearing of citizens.

A motion was made by Dabal and seconded by Rachelski to designate the Study Area as a Non-Condemnation Area in Need of Redevelopment.

Roll Call: Ayes: Bazel, Baginski, Wygonik, Rachelski, Dabal, Chirlo, Furtak

Board Attorney Brian Giblin presented the Resolution to designate **460 Main Ave., Block 70.01, Lots 1.01, 1.02, 2, 4.02, 4.03, 4.04, and 80** as a Non-Condemnation Area in Need of Redevelopment.

A motion was made by Dabal and second by Rachelski to accept this resolution.

Roll Call: Ayes: Bazel, Baginski, Wygonik, Rachelski, Dabal, Chirlo, Furtak

The last matter of business was the Board discussing hiring professionals for the next special meeting on November 22, 2022, regarding the 380 Mount Pleasant Avenue application.

A motion was made by Rachelski and second by Dabal to hire professionals.

Roll Call: Ayes: Bazel, Baginski, Wygonik, Rachelski, Dabal, Chirlo, Furtak

There being no further business before the board, a motion for adjournment was made at 8:11 PM by Furtak and second by Dabal.

Roll Call: Ayes: Bazel, Baginski, Wygonik, Rachelski, Dabal, Chirlo, Furtak

Marta Goldyn
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Recording Clerk

cc: Greg Zagaja, Acting Clerk (via: email)
Construction Official, Nick Melfi (via: email)
Fire Official, Edward Tanderis (via: email)
Dept. of Public Works, Ray Dynes (via: email)
Respective files