MINUTES OF THE OCTOBER 30, 2018 MEETING
OF THE WALLINGTON ZONING BOARD

The October 30, 2018 Meeting of the Wallington Zoning Board was called to order by Chairman John Rebecky at 7:30 PM, citing that the Rules of the Sunshine Law were followed with respect to advertising said meeting.

Roll Call: Present: Walter Surdyka, Andrew Donaldson, Greg Zagaja, James Furtak, Chairman John Rebecky, Slawomir Gancarz, David Juzmeski from Neglia Engineering
Absent: Paula Cano, Joseph Ivanicki

A motion was made by Furtak and seconded by Zagaja to accept the June 26, 2018, July 31, 2018, August 28, 2018, and September 25, 2018 meeting minutes as typed with no corrections or additions.

Roll Call: Ayes: Donaldson, Rebecky, Furtak, Zagaja, Surdyka

A motion was made by Furtak and seconded by Zagaja to mark and file the June/October correspondence list.

Roll Call: Ayes: Donaldson, Rebecky, Furtak, Zagaja, Surdyka

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

**Joseph Bassani, 90 Strong Street, Block 51, Lot 10, Zone R-2.**
A motion was made by Surdyka and seconded by Zajaga to accept this resolution.

Roll Call: Ayes: Donaldson, Rebecky, Furtak, Zagaja, Surdyka

**Mrs. Elzbieta Wyzga, 291 Maole Avenue, Block 49.13, Lot 18, Zone R-2.**
A motion was made by Zagaja and seconded by Furtak to deny this resolution. Chairman Rebecky stated that the apartment above the garage has not been vacated and was reported to Nick Melfi.

Roll Call: Ayes: Donaldson, Rebecky, Furtak, Zagaja, Surdyka

The first matter of business was an expanding a non-conforming use for **105 Locust Avenue, Block 32.04, Lot 3, Zone R-2.** Jacek Puzio, owner of the property along with Architect Tomas Bona were present. This is a mixed use property. It consists of first floor commercial use and a second floor 2 bedroom apartment. Mr. Puzio would like to have 2 one bedroom apartments on the second floor and 2 businesses on the first floor. His wife would have one of the commercial spaces as a beauty salon. Parking is in the back of the property with
entrance on Hathaway Street and are sufficient for the property. Mr. Puzio would like to put a curb cut on Lincoln Place. Many board members wanted the suggested curb cut on Lincoln Place not done. Chairman Rebecky stated that new plans were needed to comply with the Board Engineer. The meeting was opened and closed to the hearing of citizens. A motion was made by Donaldson and seconded by Zagaja to hold this matter in abeyance to the November 27, 2018 meeting.

Roll Call: Ayes: Donaldson, Rebecky, Furtak, Zagaja, Surdyka

The next matter of business was an application for a use variance for 22 Main Avenue, Block 28, Lot 6, Zone B. Mr. Ralph Colombo, owner of the property, daughter Francesa and attorney Bennett Wasserstrum were present. Attorney Wasserstrum stated that the property consists of 2 buildings with parking in the back. Applicant wants a rehearsal studio in the garage (back building) and a beauty salon and an apartment are in the front building. Francesa will operate a small rehearsal studio in the soundproof space of the garage. There will only be 2 employees. Hours of operation will be Tuesday through Saturday 5 PM to 11 PM; Sunday 5 PM through 9 PM and Monday by appointment only. There will be a maximum of 12 people in the studio. The beauty salon is closed by 5 PM and there is only one employee. Board member Donaldson stated that the second floor of the garage was for storage. Board member Zagaja asked if there would be more instruments on the premises or will people bring them. Board member Furtak stated that the renovations were already done without permits. Building Inspector told the Colombos that permits needed to be taken out and the Zoning Board of Adjustment needed to review the application. Chairman Rebecky stated that it’s supposed to be a garage with storage. The second floor of the garage must be brought back to being storage. The first floor reception area is to be removed. A motion was made by Furtak and seconded by Surdyka to hold this matter in abeyance until the November 27, 2018 meeting.

Roll Call: Ayes: Donaldson, Rebecky, Furtak, Zagaja, Surdyka

There being no further business before the Board, a motion for adjournment was made at 9:00 PM by Furtak and seconded by Surdyka.

Roll Call: Ayes: Donaldson, Rebecky, Furtak, Zagaja, Surdyka

Dorothy B. Siek
Clerk, Recording Secretary
Cc: Borough Administrator, Witold Baginski, RMC
    Borough Attorney, Richard Cedzidlo
    Construction Official, Nick Melfi
    WPD Chief Imbruglia
    Board of Health, Paula Gilbert
    Fire Official, Edward Tanderis
    Dept. of Public Works, Ray Dynes
    Respective files