



## BOROUGH OF WALLINGTON

### CIVIC CENTER

24 Union Boulevard  
Wallington, New Jersey 07057

PLANNING BOARD

ZONING BOARD OF  
ADJUSTMENT

### MINUTES OF THE NOVEMBER 27, 2018 MEETING OF THE WALLINGTON ZONING BOARD

The November 27, 2018 Meeting of the Wallington Zoning Board was called to order by Chairman John Rebecky at 7:50 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, Paula Cano, Joseph Ivanicki  
Absent: Joseph Aiello

A motion was made by Donaldson and seconded by Furtak to accept the October 30, 2018 meeting minutes as typed with no corrections or additions.

Roll Call: Ayes: Cano, Donaldson, Rebecky, Furtak, Ivanicki, Zagaja, Surdyka, Gancarz

A motion was made by Furtak and seconded by Surdyka to mark and file the November correspondence list.

Roll Call: Ayes: Cano, Donaldson, Rebecky, Furtak, Ivanicki, Zagaja, Surdyka, Gancarz

A motion was made by Zagaja and seconded by Furtak to approve the Resolution for the Advertisement of all Open Public Meetings of the Zoning Board of Adjustment under the Sunshine Law.

Roll Call: Ayes: Cano, Donaldson, Rebecky, Furtak, Ivanicki, Zagaja, Surdyka, Gancarz

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 and Thomas G. Stearns III, Engineer 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. Engineer Stearns stated that the trash will be off the main corridor of the First Floor and a refuse area (dumpster) will be against the building surrounded by a 6-foot wood fence. Mr. Stearns stated that the handicap ramp will still be there with a handicap space to make a total of 8 parking spaces. A variance is required since 9 spaces would be needed.

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They will repair and seal the parking lot with striping. The applicant would like a curb cut on Lincoln Place but the Board was against it since that would take away street parking. The meeting was opened and closed to the hearing of citizens with a motion by Rebecky and a second by Surdyka.

**Roll Call:** Ayes: Cano, Donaldson, Rebecky, Furtak, Ivanicki, Zagaja, Surdyka, Gancarz

A motion was made by Ivanicki and seconded by Donaldson to approve this application with the entrance to the property on Hathaway and grant a variance for the parking spaces.

**Roll Call:** Ayes: Cano, Donaldson, Rebecky, Furtak, Ivanicki, Zagaja, Surdyka, Gancarz

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, sent a letter to hold this application in abeyance until the January 29, 2019 meeting. A motion was made by Donaldson and seconded by Furtak to hold this matter in abeyance until the January 29, 2019 meeting.

The next matter of business was an application for a variance by **Jersey Development, 259 Paterson Avenue, Block 49.18, Lots 10 & 11, Zone B**. Attorney Walter Slominski, Matthew Mroczek, Owner of the property and David J. Egarian, Engineer were present along with Steven Wharton, Kearny Bank Facility Manager. Architect/Planner Frank Mileto was also present. Mr. Surdyka was recused.

The following items were marked:

- A-1 Application for variance
- A-2 Affidavit of Proof of Service
- A-3 Proof of publication
- A-4 Amended site plan dated 11/14/18 by David Egarian
- A-5 remote teller rendering
- A-6 Resolution 14-019 and 15-021 mixed use and site plan application

This application was approved for 56 residential 1 bedroom or studio apartments plus a retail complex on Paterson Avenue. At that time, the retail spaces were not designated. Kearny Bank will be occupying 3 storefronts which is a permitted use. But a remote teller is not. Mr. Wharton from Kearny Bank explained the hours of operation as Monday & Friday 8 AM – 6 PM, Tuesday through Thursday 9 AM to 5 PM, Saturday 9 AM – Noon. There will be an ATM inside the building. Engineer Egarian explained the remote teller requirements. The Board was concerned about blocking parking spaces while waiting. The canopy height was in question for fire trucks. Property Owner Mroczek stated that he also has problems with PSE&G with their gas main in the front of the property and with the

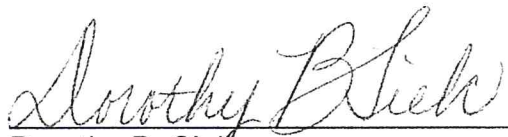


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County and the 24" storm sewer on Paterson Avenue which also affects the remote teller. The applicant's architect/planner Frank Mileto stated that there are enough parking spaces for this project. The Board and Applicant discussed other areas to place the remote teller. Chairman Rebecky requested transcripts of the prior application for all Board members. A motion was made by Donaldson and seconded by Ivanicki to hold this matter in abeyance until the January 29, 2019 meeting.

There being no further business before the Board, a motion for adjournment was made at 10:20 PM by Donaldson and seconded by Ivanicki.



Dorothy B. Siek  
Clerk, Recording Secretary

Cc: Borough Administrator, Jane Fontana  
Borough Clerk, 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