



## BOROUGH OF WALLINGTON

CIVIC CENTER  
24 Union Boulevard  
Wallington, New Jersey 07057

PLANNING BOARD  
ZONING BOARD OF  
ADJUSTMENT

### MINUTES OF THE December 29, 2020 MEETING OF THE WALLINGTON ZONING BOARD

The December 29, 2020 Meeting of the Wallington Zoning Board was called to order by Chairman John Rebecky at 7:35 PM citing that the Rules of the Sunshine Law were followed with respect to advertising said meeting.

Roll Call: Present: Andrew Donaldson, Chairman John Rebecky, James Furtak, Dominick Chirlo, Joseph Ivanicki, Joseph Aiello Absent: Walter Surdyka, Paula Cano

A motion was made by Donaldson and seconded by Ivanicki to accept the November 24, 2020 meeting minutes as typed with no corrections or additions.

Roll Call: Ayes: Donaldson, Aiello, Rebecky, Ivanicki, Furtak, Chirlo

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

Roll Call: Ayes: Donaldson, Aiello, Rebecky, Ivanicki, Furtak, Chirlo

A motion was made by Donaldson and second by Chirlo to approve the Resolution for the Advertisement of all Open Public Meetings of the Zoning Board of Adjustment under the Sunshine Law for 2021.

Next Board Attorney Martin Cedzidlo presented the following Resolutions:

#### **ISDC, LLC, CJ Estates, LLC 23 Wallington Ave., Block 7, Lot 14, Zone B.**

A motion was made by Ivanicki and second by Chirlo to accept this Resolution.

Roll Call: Ayes: Donaldson, Aiello, Rebecky, Ivanicki, Furtak, Chirlo

#### **Sevak Yervant Babikian, 78 Johnson Ave., Block 58, Lot 33.**

A motion was made by Donaldson and second by Furtak to accept this Resolution.

Roll Call: Ayes: Donaldson, Aiello, Rebecky, Furtak, Chirlo

Nays: Ivanicki

#### **Karim Mohamed, 225 Paterson Ave., Block 49.01, Lot 10.**

A motion was made by Donaldson and second by Furtak to accept this Resolution.

Roll Call: Ayes: Donaldson, Aiello, Rebecky, Ivanicki, Furtak, Chirlo

The next matter of business was a Notice of Appeal and Variance application by **Elizabeth Barua, 341 Paterson Ave., Block 49.18, Lot 6**. A motion was made by Donaldson and second by Ivanicki to dismiss this application without prejudice.

Roll Call: Ayes: Donaldson, Aiello, Rebecky, Ivanicki, Furtak, Chirlo

The last matter of business was a Notice of Appeal & Variance Application by **D&M Pro Capital LLC 36 Pulaski Ave., Block 49.03, Lot 22**. Frosina Dimoski, partner in D&M Pro Capital was present along with her Attorney, Richard Cedzidlo and architect Afshan Vandal. She plans to convert to a two-family home and parking for four vehicles. Mr. Cedzidlo is in contact with the DEP and will follow up with them in regards to the property qualifying for a flood hazard area permit. The following items were marked: A1 – pictures of house taken November 27, 2020

A2 – flood elevation certificate

Ms. Dimoski wants to keep the same structure and just add an additional floor. Chairman Rebecky advised her to contact Mr. Melfi in regards to any permits needed to continue work on property. Mr. Ivanicki stated concerns of having no back door and the need to have the entrance secured.

Ms. Afshan described the layout of house and the basement items being above flood elevation.

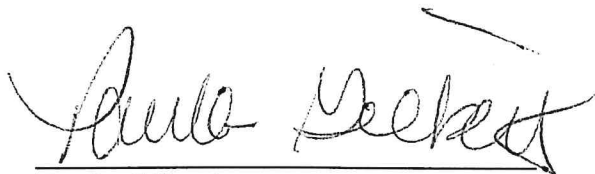
To satisfy the requirements a seepage pit with pavers will need to be added along with revised plans showing the garage. There was a discussion on egress windows.

A motion was made by Ivanicki and second by Donaldson to hold this application in abeyance until the January 2021 meeting.

Roll Call: Ayes: Donaldson, Aiello, Rebecky, Ivanicki, Furtak, Chirlo

There being no further business before the Board, a motion for adjournment was made at 8:54 PM by Furtak and seconded by Ivanicki.

Roll Call: Ayes: Donaldson, Aiello, Rebecky, Ivanicki, Furtak, Chirlo

A handwritten signature in black ink, appearing to read "Paula Gilbert", with a horizontal line underneath it.

Paula Gilbert

Clerk, Recording Secretary

Cc: Borough Administrator, Hector Olmo  
Borough Attorney, Richard Malagiere  
Construction Official, Nick Melfi  
WPD Chief Imbruglia  
Board of Health, Paula Gilbert  
Fire Official, Edward Tanderis  
Dept. of Public Works, Ray Dynes  
Respective files