

MINUTES OF THE May 31, 2022 MEETING OF THE WALLINGTON ZONING BOARD

The May 31, 2022 Meeting of the Wallington Zoning Board was called to order by Chairman John Rebecky at 7:34 PM citing that the Rules of the Sunshine Law were followed with respect to advertising said meeting.

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

A motion was made by Ivanicki and seconded by Chirlo to accept the March 29, 2022 meeting minutes as typed with no corrections or additions.

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

A motion was made by Ivanicki and seconded by Donaldson to mark and file the March/April/May correspondence list.

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

The first matter of business was a Use Variance w/Site Plan Application by **Zenon Kopec, 95-99 Midland Ave., Block 71, Lot 13 & 14**. Attorney Henry Walentowicz gave a brief summary of Mr. Kopecs application.

A motion was made by Ivanicki and second by Donaldson to deny this application.

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

The next matter of business was a Bulk Variance Application by **Ruddy Ulloa-Caba, 121 Halstead Ave., Block 25, Lot 9**. Attorney Gary Zalarick was present along with Planner, William Stimmel and Architect, Vincent Varela. They stated this is an undeveloped undersized lot, 21.5x100. Has to raise the height of the structure due to DEP requirements to raise garage out of flood zone. Three floors including garage on bottom floor w/4 bedrooms, and contract purchasing. The Board members concerns are: side setbacks being too small putting 1st responders at risk, no storage for equipment, bikes, etc., parking. Mr. Zalarick stated even though undersized it is a buildable lot.

Motion to open to hearing of citizens by Ivanicki second by Chirlo.

Linda Kusniesz, 108 Halstead Ave. stated concerns of how small the property is and lack of parking.

A motion was made by Donaldson and second by Furtak to deny this application.

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

The next matter of business was an application to Convert Storefront to Apartment by **Andrea Clarke, 239 Hathaway St., Block 46, Lot 31**. Ms. Clarke was present along with her Attorney Rich Cedzidlo. She would like to convert the storefront into a 1 family apartment. There is an existing 2 bedroom apartment in the rear of the building. There is enough parking for 2 cars. Mr. Cedzidlo requested to carry this application with no further notice.

A motion was made by Donaldson and second by Furtak to hold this application in abeyance.

Surdyka, Furtak, Donaldson, Rebecky, Ivanicki, Chirlo, Aiello

The last matter of business was a Use Variance Application by **Lou Popstefanov, 67 Paterson Ave., Block 28, Lot 13,14, & 15**. Attorney Rich Cedzidlo was present along with Engineer and Surveyor, Thomas Stearns and Architect, Scott Murphy. Applicant returned with revised plans: 10 owner occupied townhouses-attached but individual units, each with 2 car garage, 10 additional guest parking spaces with 1 handicapped space and fenced in dumpster area. The boards concerns are: snow, lack of firetruck access, no sewer line. The board suggested adding a sprinkler system.

Motion to open to hearing of citizens by Donaldson second by Furtak.

Surdyka, Furtak, Donaldson, Rebecky, Ivanicki, Chirlo, Aiello

Motion to close to hearing of citizens by Donaldson second by Furtak

Surdyka, Furtak, Donaldson, Rebecky, Ivanicki, Chirlo, Aiello

A motion was made by Chirlo and second by Furtak to hold this application in abeyance.

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

There being no further business before the Board, a motion for adjournment was made at 9:26 PM by Donaldson and seconded by Chirlo.

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

Paula Gilbert
Clerk, Recording Secretary

Cc: ADBC, Greg Zagaya
Construction Official, Nick Melfi
WPD Chief Imbruglia
Board of Health, Paula Gilbert
Fire Official, Edward Tanderis
Dept. of Public Works, Ray Dynes
Respective files