



**BOROUGH OF
WALLINGTON, NJ**
Incorporated December 31, 1894

**24 Union Boulevard
Wallington, NJ 07057
Tel: 973-777-0318**

*From the Office of:
Zoning Board of Adjustment*

MINUTES OF THE JULY 25TH, 2023 MEETING OF THE WALLINGTON ZONING BOARD

THE JULY 25, 2023 MEETING OF THE WALLINGTON PLANNING 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: JAMES FURTAK, WALTER SURDYKA, JOHN REBECKY, JOSEPH IVANICKI,
JOSEPH AIELLO, DOMINICK CHIRLO**

ABSENT: ANDREW DONALDSON

**ALSO PRESENT: SUE MCGUIRE, CCR - MCGUIRE REPORTING
YASSEEN SAAD, PE – NEGLIA GROUP
MARTA GOLDYN – RECORDING CLERK**

FLAG SALUTE.

A MOTION WAS MADE BY FURTAK AND SECONDED BY CHIRLO TO MARK AND FILE THE CORRESPONDENCE LIST.

ROLL CALL: AYES: FURTAK, SURDYKA, REBECKY, IVANICKI, AIELLO, CHIRLO

BOARD ATTORNEY MARTIN CEDZIDLO PRESENTED THE FOLLOWING RESOLUTIONS:

- ONE FAMILY DWELLING CONVERSION TO TWO FAMILY DWELLING & ALTERATION
AARON KONEY – 93 VAN WINKLE AVENUE, BLOCK 20, LOT 12

A MOTION WAS MADE BY FURTAK AND SECOND BY CHIRLO TO ACCEPT THIS RESOLUTION.

ROLL CALL: AYES: FURTAK, SURDYKA, REBECKY, IVANICKI, AIELLO, CHIRLO

- EXPANSION OF SECOND FLOOR AND RECONFIGURATION OF THE EXISTING LAYOUT ON BOTH FLOORS

ABISHEK BISWAS – 55 MERCER STREET, BLOCK 14, LOT 1



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A MOTION WAS MADE BY IVANICKI AND SECOND BY SURDYKA TO ACCEPT THIS RESOLUTION.

ROLL CALL: AYES: FURTAK, SURDYKA, REBECKY, IVANICKI, AIELLO, CHIRLO

THE FIRST MATTER OF BUSINESS WAS APPLICATION FOR VARIANCE TO RENOVATE AN ATTIC AND COMBINE IT WITH 2ND FLOOR APARTMENT.

PATRYK WINNICKI – 148 WALLINGTON AVE. BLOCK 31, LOT 13

THE APPLICANT TESTIFIED ON HIS OWN BEHALF. HE PURCHASED THE PROPERTY LAST YEAR AFTER HAVING RENTED THERE FOR SEVEN YEARS PREVIOUSLY. HE CURRENTLY LIVES ON THE FIRST FLOOR OF THE TWO FAMILY HOME, BUT SEEKS TO EXPAND THE ATTIC SPACE INTO USEABLE DWELLING SPACE AND MOVE TO THE SECOND FLOOR. INITIALLY, THE BOARD WAS CONCERNED ABOUT THE INGRESS AND EGRESS TO THE PROPOSED ALTERED SPACE AS SHOWN ON THE PLANS SUBMITTED, AND THE APPLICANT WAS ASKED TO RETURN WITH MORE SPECIFIC PLANS WHICH WOULD DETAIL HOW THE NEW DWELLING SPACE WOULD BE ACCESSED, ON ORDER TO INSURE THAT THE PROPERTY COULD NEVER BE USED AS A THIRD APARTMENT.

THE APPLICANT RETURNED BEFORE THE BOARD WITH PLANS THAT SHOWED MORE DETAIL AND ALTERED THE INGRESS / EGRESS AND ACCESS TO THE PROPOSED ATTIC ADDITION, TO THE SATISFACTION OF THE BOARD MEMBERS. HE REITERATED THAT HE WILL BE MOVING TO THE SECOND FLOOR SPACE. THE APPLICANT AGREED THAT THERE WOULD BE ONLY ONE DORMER ADDED TO THE ATTIC SPACE TO ALLOW FOR THE EXPANSION.

MOTION TO APPROVE THE APPLICATION BY SURDYKA, SECONDED BY CHIRLO.

ROLL CALL: AYES: FURTAK, SURDYKA, REBECKY, IVANICKI, AIELLO, CHIRLO

NEXT MATTER OF BUSINESS WAS APPLICATION FOR CONSTRUCTION OF 2 BUILDING CONSISTING OF 18 TOWNHOUSE UNITS.

ZENON KOPEC – 95-99 MIDLAND AVENUE, BLOCK 71, LOTS 13 & 14

THE APPLICANT PREVIOUSLY HAD BROUGHT A SIMILAR APPLICATION TO THE BOARD IN 2022, WHICH WAS FOR A LARGER, MORE EXPANSIVE PROJECT, CONSISTING OF 23 TOWNHOUSE STYLE HOMES, SPLIT AMONGST THREE BUILDINGS. THE APPLICANT PRESENTED TESTIMONY AT THAT TIME FROM STEVEN KOESTNER, AND ENGINEER AND LAND SURVEYOR, MATTHEW SECKLER, A TRAFFIC ENGINEER, CAROLYN WORSTELL, A PROFESSIONAL PLANNER, AND ZENON KOPEC, THE APPLICANT.

THE SITE IS CURRENTLY ZONED AS A B BUSINESS ZONE.

THE NEW PLAN PROPOSED BY THE APPLICANT WOULD HAVE TWO SEPARATE BUILDINGS TO BE CONSTRUCTED, WITH THE TOTAL NUMBER OF UNITS BEING REDUCED TO 18 TO ALLOW FOR LARGER



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COMMON AREAS AND ROADWAY. EACH UNIT WOULD HAVE A 20 FOOT DRIVEWAY, AND A GARAGE WHICH WOULD PERMIT TWO TANDEM PARKING SPOTS WITHIN THE GARAGE. TRENCH DRAINS WOULD BE CONSTRUCTED TO DEAL WITH WATER RUN OFF ON SITE. ALL GARBAGE REMOVAL AND SNOW PLOWING/LAWN MAINTENANCE WOULD BE PRIVATELY CONTRACTED, WITH GARBAGE REMOVAL TAKING PLACE TWICE PER WEEK. A TEN FOOT BY TEN FOOT GARBAGE REFUSE AREA WOULD BE MAINTAINED ON SITE.

MR. KOPEC TESTIFIED THAT HE HAS SCALED DOWN HIS PLANS, AND CHANGED SOME IMPORTANT ASPECTS BASED UPON CONCERNS OF THE BOARD. HE UNDERSTANDS THAT COUNTY APPROVAL IS NEEDED BECAUSE OF THE LOCATION OF THE PROPERTY ALONG MIDLAND AVE. THE TWO EXISTING LOTS WILL MERGE INTO ONE LOT. ALL UTILITIES WILL BE PLACED UNDERGROUND. ALL OF THE UNITS AND BUILDINGS WILL HAVE A SPRINKLER SYSTEM FOR SAFETY AND FIRE CONCERNS. A FIRE HYDRANT WILL BE INSTALLED ON THE DEVELOPMENT TO ASSIST IN FIRE FIGHTING ACTIVITIES.

THE APPLICANT UNDERSTANDS THAT AN ELECTRIC VEHICLE CHARGING STATION MUST BE CONSTRUCTED AT THE SITE TO COMPLY WITH NEWLY PASSED LAWS ENCOURAGING THE CONVERSION TO ELECTRIC VEHICLES. THIS WILL BE COORDINATED AND REQUIRE PRIOR APPROVAL FROM NEGLIA ENGINEERING.

MOTION TO APPROVE THE APPLICATION BY IVANICKI, SECONDED BY CHIRLO.

ROLL CALL: AYES: FURTAK, SURDYKA, REBECKY, IVANICKI, AIELLO, CHIRLO

THERE BEING NO FURTHER BUSINESS BEFORE BOARD, A MOTION FOR ADJOURNMENT WAS MADE AT 8:27 PM BY IVANICKI AND SECONDED BY FURTAK WITH UNANIMOUS CONSENT BY ALL BOARD MEMBERS.

RESPECTFULLY SUBMITTED,

Marta Goldyn

MARTA GOLDYN
RECORDING CLERK

CC: BOROUGH ADMINISTRATOR (VIA: EMAIL), ACTING CLERK (VIA: EMAIL), CHIEF SHAWN KUDLACIK (VIA: EMAIL), FIRE OFFICIAL, EDDIE TANDERIS (VIA: EMAIL), DEPT. OF PUBLIC WORKS, RAY DYNES (VIA: EMAIL), BUILDING DEPARTMENT, NICK MELFI (VIA: EMAIL), RESPECTIVE FILES