



**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 AUGUST 29<sup>TH</sup>, 2023 MEETING OF THE WALLINGTON ZONING BOARD**

THE AUGUST 29, 2023 MEETING OF THE WALLINGTON PLANNING BOARD WAS CALLED TO ORDER BY CHAIRMAN JOHN REBECKY AT 7:31 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 AIELLO,  
ANDREW DONALDSON, DOMINICK CHIRLO

ABSENT: JOSEPH IVANICKI,

ALSO PRESENT: SUE MCGUIRE, CCR - MCGUIRE REPORTING  
GREGORY K. MUELLER, ESQ – APPLICANT’S ATTORNEY  
RALPH COLOMBO – 22 MAIN AVE. APPLICANT  
MARTA GOLDYN – RECORDING CLERK

FLAG SALUTE.

A MOTION WAS MADE BY DONALDSON AND SECONDED BY SURDYKA TO ACCEPT THE JULY 25, 2023 MEETING MINUTES.

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

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

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

BOARD ATTORNEY MARTIN CEDZIDLO PRESENTED THE FOLLOWING RESOLUTIONS:



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- a. ATTIC ALTERATION TO TWO FAMILY DWELLING

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

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

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

- b. CONSTRUCTION OF 2 BUILDINGS CONSISTING OF 18 TOWNHOUSE UNITS

**ZENON KOPEC – 95-99 MIDLAND AVE. BLOCK 71, LOTS 13 & 14**

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

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

THE FIRST MATTER OF BUSINESS WAS WHISPERING WOODS HEARING; APPROVAL OF SETTLEMENT  
- RALPH COLOMBO AND/OR RALNETCO, LLC - 22 MAIN AVE., WALLINGTON, NJ BLOCK: 2 LOT: 6

APPLICANT’S ATTORNEY, MR. GREGORY K. MUELLER, ESQ. SPOKE TO THE BOARD ABOUT A FIVE-YEAR DISPUTE, ORIGINATING FROM UNAPPROVED RENOVATIONS TO A GARAGE. THIS LED TO LITIGATION AND A SETTLEMENT AGREEMENT HAD BEEN NEGOTIATED, PROMPTING THE PETITION TO THE BOARD FOR APPROVAL.

MR. MUELLER ACKNOWLEDGED PREVIOUS ON-SITE CONVERSATIONS AND EMPHASIZED THE COMPLEXITY OF THE CASE. HE OUTLINED THE INVOLVEMENT OF VARIOUS TOWN OFFICIALS AND THE CONSENT ORDER RESULTING FROM MULTIPLE MEETINGS AND GARAGE INSPECTIONS. THE CONSENT ORDER AIMED TO DOWNSIZE AND MODIFY THE PROPOSED USES OF THE GARAGE.

RALPH COLOMBO, THE PROPERTY OWNER, PROVIDED DETAILS ABOUT THE LOCATION AND CLARIFIED THAT THE DETACHED GARAGE WOULD HOUSE A STUDIO OPERATING ON ALTERNATE HOURS.

MR. MUELLER DELVED INTO THE SPECIFICS OF THE PROPOSED MUSIC REHEARSAL AND RECORDING STUDIO, ADDRESSING CONCERNS ABOUT POTENTIAL DISTURBANCES. COLOMBO DETAILED THE AGREED-UPON HOURS OF OPERATION – THAT WOULD BE TUESDAY THROUGH FRIDAY FROM 7:00 PM UNTIL



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11:00 PM. SATURDAY FROM 5:00 PM UNTIL 11:00 PM, SUNDAY AND MONDAY FROM 11:00 AM UNTIL 11:00 PM. HE ALSO DISCUSSED MAXIMUM OCCUPANCY – NOT EXCEEDING 8 PEOPLE AND 2 EMPLOYEES AND THE REMOVAL OF CERTAIN PLANNED USES LIKE LIVE PERFORMANCES, COMMERCIAL DRUM REPAIR AND PODCASTS.

MR. COLOMBO OUTLINED PLANS TO REMOVE, REINSULATE, AND REFRAME THE GARAGE DOOR TO ADDRESS SAFETY CONCERNS.

THE PRESENTATION COVERED VARIOUS IMPROVEMENTS, INCLUDING FIRE EXTINGUISHERS, EMERGENCY LIGHTING, NO SMOKING SIGNS, AND A FIRE LANE.

MR. MUELLER HIGHLIGHTED ADDITIONAL SAFETY MEASURES AND COMMITMENTS TO NOISE ATTENUATION, PROMISING FURTHER INSULATION IF NEIGHBORS RAISED COMPLAINTS. THE PRESENTATION CONCLUDED WITH A DETAILED OVERVIEW OF THE STEPS INVOLVED POST-BOARD APPROVAL, SUCH AS PERMIT SUBMISSIONS AND ARCHITECTURAL PLANS.

MOTION TO APPROVE THE SETTLEMENT WITH ALL CONDITIONS WAS MADE BY DONALDSON, SECONDED BY CHIRLO.

ROLL CALL: AYES: FURTAK, SURDYKA, REBECKY, AIELLO, DONALDSON, CHIRLO.

THERE BEING NO FURTHER BUSINESS BEFORE BOARD, A MOTION FOR ADJOURNMENT WAS MADE AT 7:55 PM BY FURTAK AND SECONDED BY SURDYKA WITH UNANIMOUS CONSENT BY ALL BOARD MEMBERS.

RESPECTFULLY SUBMITTED,

*Marta Goldyn*

MARTA GOLDYN

RECORDING CLERK



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CC: BOROUGH ADMINISTRATOR (VIA: EMAIL), ACTING CLERK (VIA: EMAIL), POLICE 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