



## BOROUGH OF WALLINGTON

CIVIC CENTER  
24 Union Boulevard  
Wallington, New Jersey 07057

PLANNING BOARD  
ZONING BOARD OF  
ADJUSTMENT

### MINUTES OF THE November 24, 2020 MEETING OF THE WALLINGTON ZONING BOARD

The November 24, 2020 Meeting of the Wallington Zoning Board was called to order by Chairman John Rebecky at 7:33 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, Paula Cano, Joseph Ivanicki, Joseph Aiello      Absent: Walter Surdyka

A motion was made by Donaldson and seconded by Furtak to accept the October 27, 2020 meeting minutes as typed with no corrections or additions.

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

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

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

The first matter of business was a Notice of Appeal and Variance application by **Karim Mohamed 225 Paterson Ave., Block 49.01, Lot 10**. Chairman Rebecky spoke about a past application for storage trailers made by the Forte's that was denied. These trailers need to be removed by January 1, 2021. Chairman Rebecky and Mr. Melfi questioned Mr. Mohamed about the other towns he had storage lots in and if he had any open violations.

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

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

Nays: Cano

Abstain: Donaldson

The next matter of business was an Application for Preliminary & Final Major Site Plan Approval w/Related Variances by **ISDC, LLC, CJ Estates, LLC – Property Owner, 23 Wallington Ave., Block 7, Lot 14, Zone B**. Attorney for applicant, Jason Tuvel stated an agreement was reached with the neighbor. The following items were marked:

A1 pitched roof

A2 proposed mezzanine plan

A3 proposed operations

The height of building has been reduced and the second floor will now be a small mezzanine. Hours of operation: 7:00 am to 4:00 pm, Monday through Saturday with approximately 2 -3 employees per shift. No retail sales of goods conducted on the property. Engineer Richard Wostbrock explained the parking, ADA revisions, landscaping and drainage. Architect Wayne Johnson described the

elevations, sloped roof, height of building, mezzanine and dedicated office space. Christopher Kaczmarzyk agreed to abide by the operational characteristics given through testimony. Planner Keenan Hughes reviewed the Zoning Ordinance and Master Plan and described the variances needed. Mr. Inglima's client Coaches Realty LLC reached an agreement with the applicant. This agreement does not involve any monetary consideration between parties.

A motion was made by Furtak and second by Chirlo to accept this application.

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

Nays: Donaldson

The last matter of business was a Notice of Appeal and Variance application by **Sevak Yervant Babikian, 78 Johnson Ave., Block 58, Lot 33**. Mr. Babikian was present along with his attorney, Walter Slomieski and engineer Matthew Clark. They explained all the changes made per the boards' request. The following item was marked: A8 revised plans. The board questioned the neighbors wall. Mr. Clark explained the 3 variances needed and will comply with Neglia's technical requests.

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

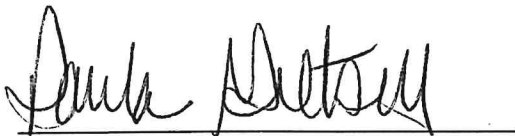
Roll Call: Ayes: Donaldson, Rebecky, Furtak, Cano, Aiello

Nays: Ivanicki, Chirlo

The last matter of business was a Notice of Appeal and Variance application by **Elizabeth Barua, 341 Paterson Ave., Block 49.18, Lot 6**. This application was requested to be carried to the December 29, 2020 meeting without further notice.

There being no further business before the Board, a motion for adjournment was made at 9:20 PM by Donaldson and seconded by Furtak.

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



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