



BOROUGH OF WALLINGTON

CIVIC CENTER

24 Union Boulevard
Wallington, New Jersey 07057

PLANNING BOARD

ZONING BOARD OF
ADJUSTMENT

MINUTES OF THE JUNE 28, 2016 MEETING OF THE WALLINGTON ZONING BOARD

The June 28, 2016 Meeting of the Wallington Zoning Board was called to order by Chairman Walter Wargacki, Jr. at 7:35 PM, citing that the Rules of the Sunshine Law were followed with respect to advertising said meeting.

Roll Call: Present: Walter Surdyka, Zygmunt Maka, Joseph Ivanicki, James Furtak, John Rebecky, Chairman Walter Wargacki Jr., Alternate Andrew Donaldson

Absent: John Drost, Alternate Greg Zagaja

A motion was made by Rebecky and seconded by Wargacki to accept the April 26, 2016 and May 31, 2016 meeting minutes as typed with no corrections or additions.

Roll Call: Ayes: Donaldson, Rebecky, Wargacki, Furtak, Ivanicki, Maka, Surdyka

A motion was made by Wargacki and seconded by Rebecky to mark and file the June correspondence list.

Roll Call: Ayes: Donaldson, Rebecky, Wargacki, Furtak, Ivanicki, Maka, Surdyka

The first matter of business was an application for a Variance by **Antonio and Tina Zicchinella, 115 Alden Street**, Block 64.02, Lot 14, Zone R-1. A letter from Attorney Alfredo Ramos, Jr. stated that the Zicchinellas would like to withdraw their application.

The next matter of business was an application for a Variance and Multiple Uses on a lot by **NJ Fuel, LLC, Paterson and Locust Avenues**, Block 40, Lots 13 & 14. Attorney James Turteltaub for the applicant NJ Fuel explained that his client purchased the house next door to gas station at 12 Locust Avenue. NJ Fuel plans to consolidate the two lots with a four pump, eight filling stations with a canopy over the tanks. A new convenience store will be built to bring the gas station into the 21st century, a gas station with a convenience store. Engineer John Palus from Dynamic Engineering marked the following exhibits:

- A1 Aerial exhibit of site plan
- A2 Site Plan rendering dated 4/26/16
- A3 Site Plan exhibit rendering dated 6/28/16

He stated that he is looking for a variance for the fence. They would like to put an 8 foot fence made of PVC so that the neighbors not be bothered by the

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convenience store. A variance will be needed for the front yard setback. This variance is needed because the County center line is 38 feet from their setback instead of the 40 feet the Borough requires. The convenience store will be flood proof. There will be 2 employees at the convenience store and 1 attendant at the pumps. Hours of operation will be 24 hours. No cooking will be done in the convenience store. Gas and diesel will be dispensed at the pumps. Next Architect Kamlesh Shah explained SK-2 or A-4 the exterior elevation sheet. He explained the structure and façade of the building. Mr. Shah will review design changes with our Planner. Traffic Engineer Nicholas Verderese explained that the 2 driveways were moved so that they did not interfere with the corner traffic. There will be 10 parking spaces. Also Professional Planner Michael Pessolano spoke. He explained Exhibit A-5 Aerial Views of the Proposed Site and surroundings. The client is looking for 3 variances – 1) to allow the convenience store use 2) to allow 2 principal uses on the property 3) the spacing requirement of 1,500 feet between permitted gas stations within the zoning district. Some of the Board members do not like the fact that this property will be open 24 hours a day.

Next, a motion was made by Wargacki and seconded by Ivanicki to open the hearing of citizens.

Roll Call: Ayes: Donaldson, Rebecky, Wargacki, Furtak, Ivanicki, Maka, Surdyka

Dora Lew – 29 Bond Street – stated that the area is dead at midnight so there is no need for 24 hour operation.

Wieslaw Brozek – 20 Bond Street – does not condone 24 hour operation.

Walter Jarotski – also agrees that the property does not need to be open 24 hours.

A motion was made by Wargacki and seconded by Ivanicki to close the hearing to citizens.

Roll Call: Ayes: Donaldson, Rebecky, Wargacki, Furtak, Ivanicki, Maka, Surdyka

A motion was made by Wargacki and seconded by Rebecky to hold this matter in abeyance until the July 26, 2016 meeting.

Roll Call: Ayes: Donaldson, Rebecky, Wargacki, Furtak, Ivanicki, Maka, Surdyka

The next matter of business was a variance by **Arlene and Daniel Corey, 13 Bond Street**, Block 33, Lot 11, Zone R-2. Attorney Andrew Karas was present along with Mr. Corey and his son. They are looking for a “C” variance to re-construct a free-standing garage and expand the paved driveway. The following exhibits were marked:

A1 Plot Plan dated 3/4/16

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A2 photos of 13 Bond Street

Daniel Corey Jr. explained that the garage is in need of repair and would like to raise the roof so that the ceiling of the garage can accommodate the new height of vehicles parking in the garage. He would like to expand the driveway from 8 feet to 14 feet. This will help his tenants have off-street parking. Planner Ken Ochab stated that expanding the driveway will make it easier for tenant parking. A motion was made by Wargacki and seconded by Rebecky to open to the hearing of citizens.

Roll Call: Ayes: Donaldson, Rebecky, Wargacki, Furtak, Ivanicki, Maka,
Surdyka

Wieslaw Brozek – 20 Bond Street – stated that the Coreys will not let tenants park

A motion was made by Wargacki and seconded by Ivanicki to close the hearing of citizens.

Roll Call: Ayes: Donaldson, Rebecky, Wargacki, Furtak, Ivanicki, Maka,
Surdyka

Chairman Wargacki asked to see architecturals of the garage and where the drainage is going. He asked to see details of the curb cut to street by the engineer.

A motion was made by Wargacki and seconded by Rebecky to hold this matter in abeyance until the July 26, 2016 meeting.

Roll Call: Ayes: Donaldson, Rebecky, Wargacki, Furtak, Ivanicki, Maka,
Surdyka

There being no further business before the Board, a motion for adjournment was made at 10:55 PM by Wargacki and seconded by Rebecky.

Roll Call: Ayes: Donaldson, Rebecky, Wargacki, Furtak, Ivanicki, Maka,
Surdyka



Dorothy B. Siek

Clerk, Recording Secretary

Cc: Borough Administrator, Witold Baginski, RMC
Borough Attorney, Richard Cedzidlo
Construction Official, Nick Melfi
WPD Chief Imbruglia

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Board of Health, Paula Gilbert
Fire Official, Edward Tanderis
Dept. of Public Works, Ray Dynes
Respective files