



## BOROUGH OF WALLINGTON

CIVIC CENTER  
24 Union Boulevard  
Wallington, New Jersey 07057

PLANNING BOARD  
ZONING BOARD OF  
ADJUSTMENT

### MINUTES OF THE APRIL 25, 2017 MEETING OF THE WALLINGTON ZONING BOARD

The April 25, 2017 Meeting of the Wallington Zoning 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: Walter Surdyka, Joseph Ivanicki, James Furtak,  
Chairman John Rebecky, Andrew Donaldson,  
Alternate Paula Cano, Alternate Santiago Iglesias  
Greg Zagaja

Absent: none

A motion was made by Ivanicki and seconded by Zagaja to accept the March 28, 2017 meeting minutes as typed with no corrections or additions.

Roll Call: Ayes: Cano, Donaldson, Iglesias, Rebecky, Furtak, Ivanicki,  
Zagaja, Surdyka

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

Roll Call: Ayes: Cano, Donaldson, Iglesias, Rebecky, Furtak, Ivanicki,  
Zagaja, Surdyka

Next, Board Attorney Martin Cedzidlo presented the following Resolution:

**Semra Halili, 293 Mt Pleasant Avenue.** A motion was made by Ivanicki and seconded by Zagaja to accept this Resolution.

Roll Call: Ayes: Cano, Donaldson, Iglesias, Rebecky, Ivanicki,  
Zagaja, Surdyka  
Recused: Furtak

The first matter of business was an application for a variance by **Mark Jozefczyk, 300 Hathaway Street**, Block 49.11, Lot 17, Zone R-2. Mr. Jozefczyk was present along with Attorney Henry Walentowicz and Architect Arnie Scelzor. Mr. Jozefczyk would like to demolish the house, garage and shed on this "L" shaped property and build a new 2-family house. This property is in a flood zone and the property owner filed with the DEP who has granted permission to build a house. The house must be elevated because it is in a flood zone. The first floor will have flood vents complying with the DEP requirements for a garage. The second floor and third floor are apartments. Ms. Cano questioned the height of the building. Mr. Zagaja asked about water runoff. Mr. Donaldson questioned the backyard and suggested that a smaller house would be better suited for the

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property. A motion was made by Ivanicki and seconded by Zagaja to open the hearing to citizens.

**Roll Call:** Ayes: Cano, Donaldson, Iglesias, Rebecky, Furtak, Ivanicki,  
Zagaja, Surdyka

Jack Bello – 2 King Street – questioned why such a big structure and the runoff on the property. Questioned why the house will be facing King Street now.

Fran Bello – too tight a fit to have the house face on King Street

Barbara Kopacki – 289 Hathaway Street – in favor to knock down house

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

**Roll Call:** Ayes: Cano, Donaldson, Iglesias, Rebecky, Furtak, Ivanicki,  
Zagaja, Surdyka

Chairman Rebecky stated his concerns regarding this application:

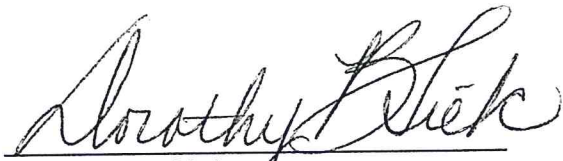
- Numerous variances to code for hardship
- Home is on an odd shaped lot; too large a structure on an odd shaped lot
- Side and back yard set backs

A motion was made by Ivanicki and seconded by Zagaja to deny this application for too big o home on an "L" shaped parcel of land.

**Roll Call:** Ayes: Cano, Donaldson, Iglesias, Rebecky, Furtak, Ivanicki,  
Zagaja, Surdyka

There being no further business before the Board, a motion for adjournment was made at 8:30 PM by Ivanicki and seconded by Zagaja.

**Roll Call:** Ayes: Cano, Donaldson, Iglesias, Rebecky, Furtak, Ivanicki,  
Zagaja, Surdyka



Dorothy B. Siek  
Clerk, Recording Secretary

Cc: Borough Clerk, Witold Baginski, RMC  
Borough Attorney, Richard Cedzidlo  
Construction Official, Nick Melfi  
WPD Chief Imbruglia  
Board of Health, Paula Gilbert  
Fire Official, Edward Tanderis  
Dept. of Public Works, Ray Dynes  
Respective files