



## BOROUGH OF WALLINGTON

### CIVIC CENTER

24 Union Boulevard  
Wallington, New Jersey 07057

PLANNING BOARD  
ZONING BOARD OF  
ADJUSTMENT

### MINUTES OF THE AUGUST 29, 2017 MEETING OF THE WALLINGTON ZONING BOARD

The August 29, 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

Absent: Santiago Iglesias, Gregory Zagaja

A motion was made by Furtak and seconded by Surdyka to accept the April 25, 2017, May 30, 2017, June 27, 2017 and July 25, 2017 meeting minutes as typed with no corrections or additions.

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

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

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

Next, Board Attorney Martin Cedzidlo presented the following Resolution:

**Mark Jozefczyk, 300 Hathaway Street, Block 49.11, Lot 17, Zone R-2..**

A motion was made by Furtak and seconded by Ivanicki to accept this Resolution of denial.

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

The first matter of business was an application for a variance by **Domino Center, LLC, 111 Lester Street, Block 8, Lots 5 & 34, Zone LI**. A letter from Attorney Walter Slominski requested that the matter be adjourned to the October 31, 2017 meeting.

The next 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 Planner Peter Steck. 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. Planner Steck shared an aerial

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photograph showing the proposed building and footprint. He stated that the footprint has changed and square footage. There is a minor increase in height because the house is located in a flood zone. The first floor will not be occupied. Board Member Ivanicki stated that there are 2 front yards – one on Hathaway and one on King. The house should be facing on Hathaway and driveway on King. Board Member Furtak asked if there is a retention pit. Attorney Walentowicz stated that the applicant will comply with the retention pit. Board Attorney said all approvals are subject to our Engineer's suggestion. Chairman Rebecky stated that the height of the building is not a problem. A motion was made to open the hearing to citizens.

Jack Bello – 2 King Street – questioned the hardship and that the house would be smarter on Hathaway. No opposed to the new building.

Kasia Zarzycki – 304 Hathaway Street – never had issues with house, would like this house would be knocked down and a new house would be an improvement

Fran Bello – positioning of house to face King would destroy her property

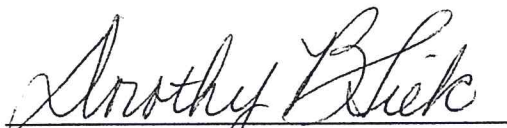
A motion was made to close the hearing to citizens.

A motion was made by Ivanicki and seconded by Donaldson to hold this application in abeyance.

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

There being no further business before the Board, a motion for adjournment was made at 8:35 PM by Ivanicki and seconded by Surdyka.

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



Dorothy B. Siek  
Clerk, Recording Secretary

Cc: Borough Clerk, Witold Baginski, RMC  
Borough Administrator, Jane Fontana  
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