



**BOROUGH OF
WALLINGTON, NJ**
Incorporated December 31, 1894

**24 Union Boulevard
Wallington, NJ 07057
Tel: 973-777-0318**

*From the Office Of:
Planning Board*

MINUTES OF OCTOBER 17TH, 2023 MEETING OF THE WALLINGTON PLANNING BOARD

THE OCTOBER 17TH, 2023 MEETING OF THE WALLINGTON PLANNING BOARD WAS CALLED TO ORDER BY CHAIRMAN STANLEY BAGINSKI AT 7:30 PM, CITING THAT THE RULES OF THE SUNSHINE LAW WERE FOLLOWED WITH RESPECT TO ADVERTISING SAID MEETING.

ROLL CALL: PRESENT: TOMASZ BAZEL, STANLEY BAGINSKI, THERESA WYGONIK, ROBERT KASPEREK, COUNCILMAN EUGENIUSZ RACHELSKI, NICK MELFI, MAYOR MELISSA DABAL, DOMINICK CHIRLO (ALT.)

ABSENT: PAUL SZWACZKA, JOSEPH SMITH, JAMES FURTAK

FLAG SALUTE

A MOTION WAS MADE BY WYGONIK AND SECONDED BY KASPEREK TO ACCEPT THE SEPTEMBER 19TH, 2023 MEETING MINUTES.

ROLL CALL: AYES: BAGINSKI, WYGONIK, KASPEREK, RACHELSKI, MELFI, DABAL, CHIRLO
ABSTAIN: BAZEL

A MOTION WAS MADE BY KASPEREK AND SECONDED BY RACHELSKI TO MARK AND FILE THE SEPTEMBER CORRESPONDENCE LIST.

ROLL CALL: AYES: BAZEL, BAGINSKI, WYGONIK, KASPEREK, RACHELSKI, MELFI, DABAL, CHIRLO.

FIRST MATTER OF BUSINESS WAS SITE PLAN WAIVER APPLICATION FOR
MEDICAL SPA FROM LETICIA CAMACHO - 46 UNION BLVD, BLOCK 33, LOT 1.

MS. CAMACHO DESCRIBED HER BUSINESS AS A MEDICAL SPA OPERATED BY THE BUSINESS OWNER WITH NO ADDITIONAL EMPLOYEES. SPA WOULD BE OPEN MONDAY TO SUNDAY ALTERNATING HOURS FROM 7 AM TO 7 PM. BUSINESS WOULD OFFER IV THERAPY, BOTOX FILLERS, CHEMICAL PEELS, FACIALS ECT. MS. CAMACHO STATED THAT SHE HAS A CONTRACT WITH "SHARPS ASSURE" TO TAKE CARE OF HER SHARPS DISPOSAL. GARBAGE DUMPSTER IS PROVIDED BY THE BUILDING OWNER FOR A REGULAR GARBAGE. KNOX BOX ALREADY INSTALLED.



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CHAIRMAN BAGINSKI ADDRESSED THE BUILDING MAINTENANCE WITH THE BUILDING OWNER - MR. JOSEPH ROZEZHADEH. PARKING LOT NEEDS TO BE RESTRIPE, REFRESHED AND NEW PARKING BUMPERS MUST BE INSTALLED. MAYOR DABAL REQUESTED THAT THE FADED BUILDING SIGN BE REFRESHED AS WELL.

MR. ROZEZHADEH EXPRESSED HIS PROBLEM WITH PEOPLE FROM THE NEIGHBORHOOD PARKING THEIR CARS IN THE PARKING LOT. MR. MELFI INSTRUCTED THE BUILDING OWNER TO INSTALL AND UTILIZE A "TOW AWAY" SIGN.

MS. CAMACHO STATED THAT HER BUSINESS WILL NOT GENERATE ANY PARKING PROBLEMS.

CHAIRMAN BAGINSKI OPENED AND CLOSED TO THE HEARING OF CITIZENS.

A MOTION WAS MADE BY MELFI TO ACCEPT THE APPLICATION WITH CONDITIONS – SEALING, STRIPING OF THE PARKING LOT, NEW BUMPERS AND SIGNS FOR THE PARKING LOT. IMPROVEMENTS MUST BE MADE BY NOVEMBER 30, 2023. SECONDED BY DABAL.

ROLL CALL: AYES: BAZEL, BAGINSKI, WYGONIK, KASPEREK, RACHELSKI, MELFI, DABAL, CHIRLO.

NEXT MATTER OF BUSINESS WAS SITE PLAN WAIVER APPLICATION FOR
BARBER SHOP FROM LIONTRY VALDEZ - 80 UNION BLVD, BLOCK 37, LOT 1.

MR. VALDEZ STATED THAT HIS BUSINESS WOULD BE OPEN MONDAY TO SUNDAY FROM 9 AM TO 7 PM. OPERATED BY THE BUSINESS OWNER WITH 4 EMPLOYEES IN THE FUTURE. BUILDING OWNER, GARNIK OGANISYAN CONFIRMED THAT GARBAGE CANS WILL BE PROVIDED FOR HIS TENANT.

MR. KASPEREK EXPRESSED HIS CONCERN ABOUT AVAILABLE STREET PARKING, HOWEVER THE BUSINESS OWNER STATED THAT A LOT OF HIS CURRENT CLIENTS ARE HIGH SCHOOL STUDENTS THAT DON'T DRIVE. MR. MELFI TOLD THE OWNER OF THE BUILDING THAT A CAR PARKED IN THE BACK-PARKING LOT GRASS AREA CANNOT BE THERE. HE ADVISED MR. OGANISYAN THAT THE SPOT NEEDS TO BE PAVED, SO IT WOULD GENERATE ADDITIONAL PARKING SPOT. OWNER CONFIRMED THE KNOX BOX IS ALREADY INSTALLED.

MR. MELFI ALSO ADDRESSED THE CAR PARKED BETWEEN TWO BUILDINGS AND TOLD THE OWNER THAT THE CAR CANNOT BE PARKED THERE BECAUSE IT IS PARKED ON THE GRASS.

MR. MELFI ALSO DISCUSSED THE CURRENT SIGN ON THE BUILDING. IT WAS SUPPOSED TO BE REMOVED OR REFRESHED AS AGREED BY THE BUILDING OWNER WHEN PREVIOUS BUSINESS WAS BEING OPENED. HE INSTRUCTED THE OWNER AND APPLICANT THAT THE NAME OF THE CURRENT BUSINESS MUST BE PUT ON THE EXISTING SIGN OR IT MUST BE TAKEN DOWN IF NOT USED. MR. VALDEZ CONFIRMED THAT HE IS GOING TO PUT HIS BUSINESS NAME ON THE EXISTING SIGN.



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CHAIRMAN BAGINSKI OPENED THE MEETING TO THE HEARING OF CITIZENS.

MS. GABI ROLDAN EXPRESSED THAT A BARBER SHOP OWNED BY LIONTRY VALDEZ WILL BE A GREAT ADDITION TO WALLINGTON COMMUNITY.

CHAIRMAN BAGINSKI CLOSED THE MEETING TO THE HEARING OF CITIZENS.

A MOTION WAS MADE BY MELFI TO APPROVE THE APPLICATION WITH A STIPULATION – DRIVEWAY MUST BE PAVED BY APRIL 30TH, 2024. BUILDING SIGN MUST BE REDONE, THE CAR PARKED BETWEEN TWO HOUSES NEEDS TO BE REMOVED, FIRE DEPARTMENT NEEDS TO HAVE PROPER KEYS FOR THE KNOX BOX. SECONDED BY RACHELSKI.

ROLL CALL: AYES: BAZEL, BAGINSKI, WYGONIK, KASPEREK, RACHELSKI, MELFI, DABAL, CHIRLO.

THERE BEING NO FURTHER BUSINESS BEFORE THE BOARD, A MOTION FOR ADJOURNMENT WAS MADE AT 8:07 PM BY MELFI AND SECONDED BY RACHELSKI.

ROLL CALL: AYES: UNANIMOUS

RESPECTFULLY SUBMITTED,

Marta Goldyn

MARTA GOLDYN
RECORDING CLERK

CC: BOROUGH CLERK (VIA: EMAIL)
BOROUGH ADMINISTRATOR (VIA: EMAIL)
POLICE CHIEF SHAWN KUDLACIK (VIA: EMAIL)
FIRE OFFICIAL, EDWARD TANDERIS (VIA: EMAIL)
BUILDING DEPARTMENT, NICK MELFI (VIA: EMAIL)
DEPT. OF PUBLIC WORKS, RAY DYNES (VIA: EMAIL)
RESPECTIVE FILES