



**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 DECEMBER 19TH, 2023 MEETING OF THE WALLINGTON PLANNING BOARD**

THE DECEMBER 19TH, 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: STANLEY BAGINSKI, THERESA WYGONIK, ROBERT KASPEREK, COUNCILMAN EUGENIUSZ RACHELSKI, NICK MELFI (ARRIVED LATE), MAYOR MELISSA DABAL, JAMES FURTAK (ALT.)

ABSENT: TOMASZ BAZEL, PAUL SZWACZKA, JOSEPH SMITH, DOMINICK CHIRLO (ALT.)

ALSO PRESENT: SUE MCGUIRE – COURT RECORDER, BRIAN GIBLIN JR. ESQ, MARTA GOLDYN

### **FLAG SALUTE**

A MOTION WAS MADE BY RACHELSKI AND SECONDED BY WYGONIK TO ACCEPT THE NOVEMBER 21, 2023 MEETING MINUTES.

ROLL CALL: AYES: BAGINSKI, WYGONIK, KASPEREK, RACHELSKI, DABAL, FURTAK

BOARD ATTORNEY BRIAN GIBLIN JR. PRESENTED THE FOLLOWING RESOLUTIONS:

a. SITE PLAN WAIVER APPLICATION:

PASTA MANUFACTURING – MIA’S PASTA LLC – 49 WADSWORTH ST. BLOCK 60.02, LOT 4.01

A MOTION WAS MADE BY DABAL AND SECONDED BY RACHELSKI TO ACCEPT THIS RESOLUTION.

ROLL CALL: AYES: BAGINSKI, WYGONIK, RACHELSKI, DABAL

ABSTAIN: KASPEREK, FURTAK

b. SITE PLAN WAIVER APPLICATION:

THAI FOOD RESTAURANT – ARRENA THAI CUISINE – 457 PATERSON AVE. BLOCK 56, LOT 7.01



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A MOTION WAS MADE BY RACHELSKI AND SECONDED BY DABAL TO ACCEPT THIS RESOLUTION.

ROLL CALL: AYES: BAGINSKI, WYGONIK, RACHELSKI, DABAL

ABSTAIN: KASPEREK, FURTAK

FIRST MATTER OF BUSINESS WAS A SITE PLAN APPLICATION FOR

**WALLINGTON REAL ESTATE INVESTMENT TRUST, LLC – 380 MOUNT PLEASANT AVE. BLOCK 70.01, LOT 78**

CHAIRMAN STANLEY BAGINSKI OPENED THE DISCUSSION, MENTIONING THAT RESIDENTS WERE NOTICED ABOUT THIS HEARING, AND HE DEFERRED IT TO THE ATTORNEY. ATTORNEY BRIAN GIBLIN JR THEN EXPLAINED THAT THE APPLICANT'S ATTORNEY HAD REQUESTED A DEFERRAL OF THE APPLICATION DUE TO THE NEED FOR MORE TIME. THE DEFERRAL WAS GRANTED, AND THE APPLICATION WOULD BE DISCUSSED AT THE REORGANIZATION MEETING ON JANUARY 16, 2024. HOWEVER, NO OFFICIAL ACTION WOULD BE TAKEN AT THAT MEETING, AS IT WAS SCHEDULED FOR THE BOARD TO DISCUSS AND PLAN THE FINAL HEARING FOR THE APPLICATION.

MAYOR MELISSA DABAL INTERJECTED, ASKING IF ATTENDEES WERE PERMITTED TO ASK QUESTIONS AT THE REORGANIZATION MEETING. ATTORNEY BRIAN GIBLIN JR CLARIFIED THAT WHILE QUESTIONS COULD BE POSED, THE APPLICANT MIGHT NOT BE PRESENT, AND DECISIONS WOULDN'T BE MADE DURING THAT MEETING.

RESIDENTS EXPRESSED CONCERNS ABOUT MISINFORMATION ON SOCIAL MEDIA REGARDING THE APPROVAL OF SITE PLANS AND APARTMENT CONSTRUCTIONS. MAYOR DABAL REFUTED THESE CLAIMS, STATING THAT THEY HAD PUSHED BACK AGAINST CERTAIN DEVELOPMENTS IN THE PAST, EVEN LEADING TO LEGAL ACTION AGAINST HER AND COUNCILMEMBER RACHELSKI.

THE DISCUSSION TURNED TO AFFORDABLE HOUSING INITIATIVES IN THE STATE, AND THE CHALLENGES FACED BY THE TOWN IN RESISTING CERTAIN DEVELOPMENTS DUE TO STATE MANDATES. THE MAYOR MENTIONED THE CASE OF PARK RIDGE, WHERE OPPOSITION LED TO AN INCREASED NUMBER OF MANDATED APARTMENTS.

RESIDENTS RAISED QUESTIONS ABOUT RECEIVING NOTICES AND LIMITS ON HOUSING IN A ONE-SQUARE-MILE TOWN. ATTORNEY BRIAN GIBLIN JR EXPLAINED THE 200-FOOT NOTICE REQUIREMENT AND THE ABSENCE OF LIMITATIONS WHEN IT COMES TO FAIR SHARE HOUSING OBLIGATIONS MANDATED BY THE STATE.



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THE CONVERSATION DELVED INTO NEGOTIATIONS WITH DEVELOPERS, THE IMPACT ON HOME VALUES, AND THE CHALLENGES FACED BY THE TOWN IN DEALING WITH AFFORDABLE HOUSING MANDATES. THE MAYOR EMPHASIZED THE IMPORTANCE OF RESIDENTS ENGAGING WITH LEGISLATORS AND UNDERSTANDING THE HISTORY OF AFFORDABLE HOUSING INITIATIVES.

CHAIRMAN BAGINSKI ANNOUNCED THAT THE HEARING ON THE APPLICATION WOULD BE ADVANCED TO THE NEXT MONTH'S MEETING. THE DISCUSSION CONCLUDED WITH A REMINDER OF THE UPCOMING REORGANIZATION MEETING ON JANUARY 16, 2024.

NEXT MATTER OF BUSINESS WAS SITE PLAN WAIVER APPLICATION FOR:

**BARBER SHOP - LIONTRY VALDEZ – 80 UNION BLVD. BLOCK 37, LOT**

CHAIRMAN STANLEY BAGINSKI ADDRESSED A REQUEST FOR AN EXTENSION REGARDING CONDITIONS OF APPROVAL IN A RESOLUTION PASSED FOR A BARBERSHOP. GARNIK OGANISYAN, THE BUILDING OWNER, EXPLAINED THE CHALLENGES IN RESTORING OR REMOVING A HISTORICAL SIGN DUE TO FINANCIAL CONSTRAINTS AND TECHNICAL DIFFICULTIES.

JAMES FURTAK INQUIRED ABOUT THE POSSIBILITY OF REMOVING THE NEON FROM THE SIGN, AND VARIOUS SUGGESTIONS WERE DISCUSSED, INCLUDING PAINTING THE SIGN A DIFFERENT COLOR. LIONTRY VALDEZ, THE BARBERSHOP OWNER, MENTIONED RECEIVING QUOTES FOR REFURBISHING THE SIGN, BUT THE COST WAS DEEMED EXPENSIVE.

COUNCILMAN RACHELSKI EXPRESSED CONCERNS ABOUT THE PROLONGED PROCESS AND SOUGHT VIABLE OPTIONS. NICK MELFI SUGGESTED CUTTING THE SIGN INTO PIECES FOR REMOVAL, WHICH LED TO DISCUSSIONS ON THE WEIGHT AND COMPLEXITY OF THE TASK.

THE BUILDING OWNER, GARNIK OGANISYAN, PROPOSED SEEKING AN EXTENSION UNTIL THE END OF THE NEXT MONTH, INDICATING THEY WOULD DISCUSS AND COME UP WITH A PLAN. COUNCILMAN RACHELSKI EMPHASIZED THE NEED FOR A CONCRETE PLAN WITHIN TWO WEEKS.

LATER IN THE MEETING, THE DISCUSSION SHIFTED TO THE PLACEMENT OF CARS BETWEEN TWO BUILDINGS, WHICH WAS CONSIDERED A SAFETY HAZARD. THE BOARD EMPHASIZED THE NEED FOR COMPLIANCE WITH THE RESOLUTIONS.



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CHAIRMAN STANLEY BAGINSKI PRESSED FOR ACTION AND ADHERENCE TO THE RESOLUTIONS. GARNIK OGANISYAN SOUGHT CLARIFICATION ON OPENING THE STORE AND EXPRESSED CONCERNS ABOUT DECISIONS BEYOND HIS CONTROL. THE CONVERSATION CONCLUDED WITH INSTRUCTIONS FOR THE EXTENSION AND EXPECTATIONS FOR COMPLIANCE WITH RESOLUTIONS.

CHAIRMAN STANLEY BAGINSKI MOVED ON TO DISCUSS A NEW BUSINESS ITEM, WHICH WAS A **SITE PLAN WAIVER APPLICATION FOR AMBER JEWELRY STORE LOCATED AT 181-185 PATTERSON AVENUE.** TOMASZ LODOWSKI, THE OWNER OF TOUCH OF AMBER, EXPLAINED THAT AMBER JEWELRY IS A SMALL BUSINESS SPECIALIZING IN AMBER JEWELRY AND OPERATES MOSTLY ONLINE. THE DECISION TO OPEN A PHYSICAL STORE WAS PROMPTED BY CUSTOMER REQUESTS FOR A SHOWROOM IN A POLISH-RELATED AREA.

MR. LODOWSKI MENTIONED THAT THE STORE WOULD OPERATE BY APPOINTMENT, CATERING TO INDIVIDUAL CLIENTS WITH A FOCUS ON PERSONALIZED SERVICE. HE AND HIS WIFE EMPHASIZED THEIR EXPERIENCE IN RUNNING THE ONLINE OPERATION FOR THE PAST EIGHT YEARS.

MAYOR MELISSA DABAL INQUIRED ABOUT SECURITY MEASURES, SPECIFICALLY ASKING IF THEY HAD A SECURITY SYSTEM.

CHAIRMAN STANLEY BAGINSKI REQUESTED ADDITIONAL INFORMATION FROM BOBBY RISTOVSKI, THE REALTOR FOR THE PROPERTY, REGARDING PARKING AND GARBAGE FACILITIES. COUNCILMAN RACHELSKI RAISED A QUESTION ABOUT THE PARKING SITUATION, AND CHAIRMAN STANLEY BAGINSKI SUGGESTED CONSULTING WITH MR. MELFI FOR FURTHER DETAILS REGARDING A SIGN ORDINANCE.

A MOTION WAS MADE BY DABAL AND SECONDED BY KASPEREK TO ACCEPT THIS APPLICATION.

ROLL CALL: AYES: BAGINSKI, WYGONIK, KASPEREK, RACHELSKI, MELFI, DABAL, FURTAK

THE LAST MATTER OF BUSINESS BEFORE THE BOARD WAS A

**SITE PLAN WAIVER FOR THE APPLICATION FROM MIGUEL E. RAMOS, OWNER OF A PRINTING SHOP AT 134 LOCUST AVE.**

MR. RAMOS SHARED THAT THE PRINTSHOP IS A SMALL OPERATION, MAINLY RUN BY HIM, OCCASIONALLY ASSISTED BY HIS WIFE. THE SHOP SPECIALIZES IN PRINTING BUSINESS CARDS, FLYERS, AND SIMILAR ITEMS, WITH A FOCUS ON APPOINTMENT-BASED CLIENTELE. WHEN QUESTIONED ABOUT THE ABSENCE OF A KNOCK BOX FOR EMERGENCY ACCESS, THE BUILDING OWNER – MR. SMITH CLARIFIED THAT THERE WAS ONLY A MAILBOX.



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CHAIRMAN BAGINSKI ADVISED THE BUILDING OWNER TO CONSULT WITH THE FIRE INSPECTOR ABOUT FIRE EMERGENCY ACCESS DETAILS. THE BOARD ALSO ADDRESSED THE GARBAGE SITUATION, ENSURING COMPLIANCE WITH GUIDELINES FOR TRASH CAN PLACEMENT. MAYOR MELISSA DABAL EXPRESSED CONCERNS ABOUT GARBAGE BEING LEFT OUT, PROMPTING THE BOARD TO COLLECT OWNERS' CONTACT INFORMATION FOR IMPROVED COMMUNICATION.

THE BOARD CONCLUDED THE MEETING BY OPENING THE FLOOR FOR CITIZEN COMMENTS. NO CITIZENS WISHED TO BE HEARD.

A MOTION WAS MADE BY KASPEREK AND SECONDED BY WYGONIK TO ACCEPT THIS APPLICATION.

**ROLL CALL: AYES: BAGINSKI, WYGONIK, KASPEREK, RACHELSKI, MELFI, DABAL, FURTAK**

THERE BEING NO FURTHER BUSINESS BEFORE THE BOARD, A MOTION FOR ADJOURNMENT WAS MADE AT 8:28 PM WITH ANANIMOUS CONSENT.

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