



**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 THE FEBRUARY 20, 2024 MEETING OF THE WALLINGTON PLANNING BOARD**

THE FEBRUARY 20, 2024 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.

### **FLAG SALUTE**

ROLL CALL: **PRESENT:** TOMASZ BAZEL, PAUL SZWACZKA, STANLEY BAGINSKI, THERESA WYGONIK, DOMINICK CHIRLO (ALT.)

**ABSENT:** JOSEPH SMITH, ROBERT KASPEREK, COUNCILMAN EUGENIUSZ RACHELSKI, NICK MELFI, MAYOR MELISSA DABAL, JAMES FURTAK (ALT.)

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

CHAIRMAN BAGINSKI ANNOUNCED THE DISPENSE OF THE REGULAR ORDER OF BUSINESS AND PROCEEDED WITH THE RE-ORGANIZATION OF THE BOARD.

ROLL CALL: **AYES:** BAZEL, SZWACZKA, BAGINSKI, WYGONIK, CHIRLO

THE FOLLOWING NOMINATIONS WERE MADE:

CHAIRMAN: **STANLEY BAGINSKI**

MOTION: **BAZEL**. SECOND: **WYGONIK**.

ROLL CALL: **AYE:** BAZEL, SZWACZKA, BAGINSKI, WYGONIK, CHIRLO

VICE –CHAIRMAN: **TOMASZ BAZEL**

MOTION: **WYGONIK**. SECOND: **SZWACZKA**.

ROLL CALL: **AYE:** BAZEL, SZWACZKA, BAGINSKI, WYGONIK, CHIRLO

SECRETARY: **THERESA WYGONIK**

MOTION: **BAZEL**. SECOND: **SZWACZKA**.

ROLL CALL: **AYE:** BAZEL, SZWACZKA, BAGINSKI, WYGONIK, CHIRLO

### **RESOLUTIONS:**

- a. RESOLUTION, SECRETARY OF THE BOARD CAST A VOTE FOR THE ELECTION OF ALL OFFICERS.
- b. RESOLUTION, HIRING ATTORNEY BRIAN GIBLIN AS BOARD ATTORNEY FOR THE CALENDAR YEAR OF 2024.
- c. RESOLUTION, FOR REAPPOINTMENT OF MARTA GOLDYN AS CLERK/RECORDING SECRETARY.



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- d. RESOLUTION, FOR REAPPOINTMENT OF SUE MCGUIRE AS SHORTHAND REPORTER FOR THE PLANNING BOARD FOR TAKING MINUTES.
- e. RESOLUTION, FOR APPROVAL OF RETAINING NEGLIA ENGINEERING AS PLANNING BOARD ENGINEER AND PLANNER FOR THE CALENDAR YEAR OF 2024.
- f. RESOLUTION FOR READOPTING OF THE BY-LAWS AND PROCEDURES OF THE PLANNING BOARD
- g. RESOLUTION APPROVING 2024 MEETING DATES

A MOTION WAS MADE BY SZWACZKA AND SECONDED BY BAZEL TO APPROVE THE RESOLUTIONS "EN MASS".

**ROLL CALL: AYE: BAZEL, SZWACZKA, BAGINSKI, WYGONIK, CHIRLO**

A MOTION WAS MADE BY WYGONIK AND SECONDED BY SZWACZKA TO END THE RE-ORGANIZATION OF THE BOARD AND RETURN TO THE REGULAR ORDER OF BUSINESS.

**ROLL CALL: AYE: BAZEL, SZWACZKA, BAGINSKI, WYGONIK, CHIRLO**

A MOTION WAS MADE BY WYGONIK AND SECONDED BY SZWACZKA TO ACCEPT THE DECEMBER 19, 2023 MEETING MINUTES.

**ROLL CALL: AYES: BAZEL, SZWACZKA, BAGINSKI, WYGONIK, CHIRLO**

BOARD ATTORNEY BRIAN GIBLIN JR. PRESENTED THE FOLLOWING RESOLUTIONS:

- a. SITE PLAN WAIVER APPLICATION:  
**AMBER JEWELRY STORE – TOUCH OF AMBER – 181-185 PATERSON AVE. BLOCK 41, LOT 16**

A MOTION WAS MADE BY SZWACZKA AND SECONDED BY BAZEL TO ACCEPT THIS RESOLUTION.

**ROLL CALL: AYES: BAZEL, SZWACZKA, BAGINSKI, WYGONIK, CHIRLO**

- b. SITE PLAN WAIVER APPLICATION:  
**PRINTING SHOP – MIGUEL E. RAMOS – 134 LOCUST AVE. BLOCK 47, LOT 2**

A MOTION WAS MADE BY BAZEL AND SECONDED BY SZWACZKA TO ACCEPT THIS RESOLUTION.

**ROLL CALL: AYES: BAZEL, SZWACZKA, BAGINSKI, WYGONIK, CHIRLO**

**OLD BUSINESS:**

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

THE APPLICANT HAD MADE CHANGES TO THEIR PROPOSAL, NECESSITATING A POSTPONEMENT OF ANY ACTION UNTIL PROPER NOTICE COULD BE SENT TO AFFECTED PARTIES.



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**NEW BUSINESS:**

**a. WAIVER OF SITE PLAN**

**WALLINGTON WATERFRONT LLC - 8 HALSTEAD AVE. BLOCK 7, LOT 23-30.**

**AMEND EXISTING USE TO INCLUDE OFF STREET PARKING/LOADING FACILITIES**

MICHAEL BENJI, THE PROPERTY OWNER, EXPLAINED THE NATURE OF THE VEHICLES TO BE PARKED AND ASSURED COMPLIANCE WITH REGULATIONS.

HOWEVER, UNCERTAINTY PERSISTED REGARDING THE PERMISSIBILITY OF PARKING FOR VENDORS' VEHICLES. CHAIRMAN BAGINSKI PROPOSED HOLDING THE APPLICATION IN ABEYANCE AND CONSULTING WITH THE BUILDING INSPECTOR FOR CLARITY. THE DISCUSSION ALSO TOUCHED ON A COURT NOTICE FOR A VIOLATION RELATED TO TRASH LEFT OUTSIDE THE PROPERTY, WITH CHAIRMAN BAGINSKI EMPHASIZING THE NEED FOR RESOLUTION BEFORE PROCEEDING.

A MOTION WAS MADE BY WYGONIK AND SECONDED BY SZWACZKA TO HOLD THE APPLICATION IN ABEYANCE.

ROLL CALL: AYES: BAZEL, SZWACZKA, BAGINSKI, WYGONIK, CHIRLO

**b. WAIVER OF SITE PLAN –**

**CYRIL HENRY - 11 MORRISSEE AVE. BLOCK 54, LOT 9**

**DENTAL OFFICE IN MIXED USE BUILDING.**

THE APPLICANT SOUGHT TO MAINTAIN A DENTAL OFFICE ON THE PREMISES, WHICH WAS PREVIOUSLY USED FOR THE SAME PURPOSE. MR. HENRY CONFIRMED THE OPERATIONAL HOURS AS MONDAY THROUGH FRIDAY, WITH POTENTIAL SATURDAY HOURS BY APPOINTMENT, FROM 9 AM TO 6 OR 7 PM. HE ALSO ADDRESSED WASTE MANAGEMENT PRACTICES, ENSURING PROPER DISPOSAL OF HAZARDOUS MATERIALS AND REGULAR GARBAGE COLLECTION.

FURTHER DISCUSSION REVOLVED AROUND THE PROPERTY'S CONDITIONS, WITH EMPHASIS ON MAINTAINING CLEANLINESS AND PROPER WASTE DISPOSAL. THE BOARD INQUIRED ABOUT EMERGENCY ACCESS, PROMPTING CHAIRMAN BAGINSKI TO ADVISE CONSULTING WITH THE FIRE DEPARTMENT REGARDING THE INSTALLATION OF A KNOX BOX.

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

ROLL CALL: AYES: ROLL CALL: AYES: BAZEL, SZWACZKA, BAGINSKI, WYGONIK, CHIRLO

THERE BEING NO FURTHER BUSINESS BEFORE THE BOARD, A MOTION WAS MADE BY SZWACZKA AND SECONDED BY WYGONIK FOR ADJOURNMENT AT 7:51PM.

ROLL CALL: AYES: BAZEL, SZWACZKA, BAGINSKI, WYGONIK, CHIRLO



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RESPECTFULLY SUBMITTED,

*Marta Goldyn*

MARTA GOLDYN  
RECORDING CLERK

CC: BOROUGH CLERK, FRANK BELLI (VIA: EMAIL)  
BOROUGH ADMINISTRATOR, JENNIFER APPICE (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