



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

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

*From the Office of:
Zoning Board of Adjustment*

MINUTES OF THE NOVEMBER 28TH, 2023 MEETING OF THE WALLINGTON ZONING BOARD

THE NOVEMBER 28, 2023 MEETING OF THE WALLINGTON PLANNING BOARD WAS CALLED TO ORDER BY CHAIRMAN JOHN REBECKY AT 7:31 PM, CITING THAT THE RULES OF THE SUNSHINE LAW WERE FOLLOWED WITH RESPECT TO ADVERTISING SAID MEETING.

ROLL CALL: PRESENT: JAMES FURTAK, WALTER SURDYKA, JOHN REBECKY, JOSEPH IVANICKI,
JOSEPH AIELLO, ANDREW DONALDSON, DOMINICK CHIRLO

ALSO PRESENT: SUE MCGUIRE, CCR - MCGUIRE REPORTING
BRIAN A. INTINDOLA, PE, CME – NEGLIA ENGINEERING
MARTA GOLDYN – RECORDING CLERK

FLAG SALUTE.

A MOTION WAS MADE BY IVANICKI AND SECONDED BY DONALDSON TO ACCEPT THE AUGUST 29, 2023 MEETING MINUTES.

ROLL CALL: AYES: FURTAK, SURDYKA, REBECKY, IVANICKI, AIELLO, DONALDSON, CHIRLO

A MOTION WAS MADE BY IVANICKI AND SECONDED BY DONALDSON TO MARK AND FILE THE CORRESPONDENCE LIST.

ROLL CALL: AYES: FURTAK, SURDYKA, REBECKY, IVANICKI, AIELLO, DONALDSON, CHIRLO

BOARD ATTORNEY MARTIN CEDZIDLO PRESENTED THE FOLLOWING RESOLUTIONS:

a. WHISPERING WOODS; APPROVAL OF SETTLEMENT



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- RALPH COLOMBO AND/OR RALNETCO, LLC - 22 MAIN AVE., WALLINGTON, NJ BLOCK: 2 LOT: 6

A MOTION WAS MADE BY IVANICKI AND SECOND BY DONALDSON TO ACCEPT THIS RESOLUTION.

ROLL CALL: AYES: FURTAK, SURDYKA, REBECKY, IVANICKI, AIELLO, DONALDSON, CHIRLO

THE FIRST MATTER OF BUSINESS WAS AN **APPLICATION FOR VARIANCE** CONCERNING THE ADDITION OF A SECOND FLOOR OFFICE SPACE - **COACH'S LLC – 150 ANDERSON AVE. BLOCK 28, LOT 34**

GERALD SALERNO, ESQ., REPRESENTING COACH'S LLC, PROVIDED DETAILS ABOUT THE APPLICATION. THE PROPERTY AT 150 ANDERSON AVENUE IN THE BOROUGH OF WALLINGTON CURRENTLY HOUSES A ONE-AND-A-HALF-STORY DWELLING USED AS AN OFFICE BY MR. SMITH, THE OWNER OF COACH'S LLC. MR. SMITH SOUGHT VARIANCES TO ADD A 500-SQUARE-FOOT SECOND-FLOOR ADDITION TO THE REAR OF THE PROPERTY DUE TO THE INCREASED DEMAND FOR VIRTUAL MEETINGS IN THE POST-COVID ERA. HE DETAILED THE HISTORY OF THE PROPERTY'S USE SINCE 1952 AND EXPLAINED THE NEED FOR AN ADDITION TO FACILITATE ZOOM MEETINGS AND REDUCE IN-PERSON VISITS. THE OFFICE SPACE CURRENTLY ACCOMMODATED NINE TO TEN FULL-TIME EMPLOYEES.

MR. FURTAK INQUIRED ABOUT PARKING CONCERNS, QUESTIONING WHETHER THE EXISTING PARKING ARRANGEMENTS WOULD BE SUFFICIENT FOR THE PROPOSED EXPANSION. MR. SMITH ASSURED THE BOARD THAT THE CURRENT PARKING SETUP ADEQUATELY ACCOMMODATED THE CURRENT STAFF AND THAT ADDITIONAL SPACES WERE NOT ANTICIPATED TO BE NECESSARY. HE ALSO EMPHASIZED THE INTENT TO REDUCE TRAFFIC AND INTENSIFICATION OF USE BY CREATING A DEDICATED ZOOM ROOM FOR MEETINGS.

MR. DONALDSON ASKED ABOUT POTENTIAL IMPACTS ON EXISTING DRAINAGE SYSTEMS DUE TO THE PROPOSED CONSTRUCTION. MR. SMITH AND THE ENGINEER CLARIFIED THE PROPERTY'S CURRENT STORMWATER MANAGEMENT, HIGHLIGHTING THE PRESENCE OF A SEEPAGE PIT THAT COULD HANDLE THE PROPOSED ADDITION WITHOUT EXACERBATING ANY ISSUES.

MR. IVANICKI RAISED QUESTIONS ABOUT WASTE DISPOSAL, PARTICULARLY WITH THE POTENTIAL INCREASE IN EMPLOYEES. MR. SMITH DETAILED THE CURRENT TRASH REMOVAL SETUP, INCLUDING THE



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USE OF A DUMPSTER LOCATED IN HIS PASSAIC LOCATION, AND EXPLAINED THAT WASTE DISPOSAL HAD NOT BEEN A SIGNIFICANT ISSUE IN THE PAST.

BOARD MEMBERS DISCUSSED THE PROPOSED BUILDING HEIGHT, DOWNSPOUTS, AND HOW THE ADDITION WOULD BLEND WITH THE EXISTING STRUCTURE. MR. SMITH CLARIFIED THAT THE ADDITION WOULD NOT SIGNIFICANTLY ALTER THE ROOFLINE AND THAT THE DESIGN WOULD COMPLEMENT THE EXISTING ARCHITECTURE.

ADDRESSING CONCERNS ABOUT THE BUILDING'S HEIGHT, DOWNSPOUTS, AND STORMWATER MANAGEMENT, MR. SMITH PROVIDED DETAILED RESPONSES AND REITERATED THE CAREFUL PLANNING TO ENSURE COMPLIANCE WITH EXISTING REGULATIONS.

MOTION TO APPROVE THE APPLICATION WAS MADE BY IVANICKI, SECONDED BY DONALDSON.
ROLL CALL: AYES: FURTAK, SURDYKA, REBECKY, IVANICKI, AIELLO, DONALDSON, CHIRLO

THE NEXT MATTER OF BUSINESS WAS AN APPLICATION FOR SUBDIVISION FOR A PROPERTY LOCATED AT 84 LOCUST AVE, BLOCK 44, LOT 6.

DEAN STAMOS, ESQ. REPRESENTING THE APPLICANT - MR. KANTER, PROVIDED AN OVERVIEW OF THE PROPERTY. THE EXISTING PROPERTY, AN OVERSIZED LOT, HAD A RESIDENCE TOWARDS THE FRONT AND A LARGE WORKSHOP TOWARDS THE BACK. THE PROPOSAL INVOLVED SUBDIVIDING THE PROPERTY, CREATING TWO CONFORMING LOTS FOR A TWO-FAMILY HOME.

APPLICANT HAD A TOTAL OF THREE WITNESSES PRESENTING: SEAN MCCLELLAN (PROFESSIONAL ENGINEER), MICHAEL SCRO (ARCHITECT), AND CATHERINE GREGORY (PROFESSIONAL PLANNER).

SEAN MCCLELLAN, PE. SWORN IN AS AN EXPERT, DETAILED THE PROPERTY CONDITIONS AND PROPOSED CHANGES. THE EXISTING ONE-STORY STRUCTURE'S SETBACKS WERE DISCUSSED, WITH PLANS TO DEMOLISH IT FOR THE NEW BUILDING. THE PROPOSED DWELLING HAD A FOOTPRINT OF 1580 SQUARE FEET. THE NEED FOR A REAR YARD VARIANCE WAS EXPLAINED, AND A DISCUSSION AROSE ABOUT THE IMPACT ON EMERGENCY SERVICES.



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BOARD MEMBERS RAISED CONCERNS ABOUT PARKING AND EMERGENCY VEHICLE ACCESS, GIVEN THE LIMITED ON-SITE PARKING AND EXISTING ON-STREET PARKING CHALLENGES. THE BOARD EXPRESSED CONCERNS ABOUT REMOVING POTENTIAL ON-STREET PARKING AND SUGGESTED MODIFICATIONS TO THE PLANS FOR BETTER PARKING PROVISIONS.

THE DISCUSSION EXPANDED TO THE PROPERTY'S HISTORY, INCLUDING POTENTIAL SOIL CONTAMINATION CONCERNS IN THE EXISTING STRUCTURE. MARTIN CEDZIDLO, ESQ. EMPHASIZED THE NEED TO CONSIDER THE IMPACT ON NEIGHBORS AND AVOID EXACERBATING EXISTING ISSUES. CONCERNS WERE RAISED ABOUT THE VIABILITY OF ON-STREET PARKING AND THE IMPACT OF CREATING A TWO-FAMILY DWELLING.

JAMES FURTAK QUESTIONED THE PRACTICALITY OF SUBDIVIDING PROPERTIES IN WALLINGTON, NOTING ITS INFREQUENCY. THE CONVERSATION DELVED INTO THE CHALLENGES POSED BY THE PROPERTY BEING IN A BUSINESS ZONE AND THE COMPLEXITIES OF GRANTING A USE VARIANCE. MARTIN CEDZIDLO, ESQ. RAISED LEGAL CONSIDERATIONS AND THE HISTORICAL PERSPECTIVE ON GRANTING USE VARIANCES.

NEXT MR. MICHAEL SCRO, AIA., PROVIDED DETAILS ABOUT THE PROPOSED SUBDIVISION OF A PROPERTY INTO TWO LOTS AND THE CONSTRUCTION OF A NEW TWO-UNIT RESIDENTIAL STRUCTURE ON ONE OF THE LOTS.

MR. SCRO, AIA. OUTLINED THE PROJECT'S FEATURES, INCLUDING THE DESIGN OF TWO VERTICALLY STACKED RESIDENTIAL UNITS WITH SHARED FOYER ACCESS. HE DISCUSSED THE BUILDING'S DIMENSIONS, PROPOSED MATERIALS, AND EFFORTS TO MAINTAIN THE NEIGHBORHOOD'S SCALE AND CHARACTER. HE ALSO ADDRESSED RAISED ISSUES, SUCH AS PARKING, EXTERIOR LIGHTING, AND DRAINAGE.

BOARD MEMBERS EXPRESSED CONCERNS ABOUT THE FLOOD ZONE DESIGNATION, THE NEED FOR NJ DEP PERMITS, AND THE HEIGHT OF THE PROPOSED STRUCTURE. QUESTIONS WERE ALSO POSED ABOUT THE PLACEMENT AND HEIGHT OF THE GENERATOR. THE DISCUSSION TOUCHED ON THE CHALLENGES OF WORKING IN FLOOD-PRONE AREAS.

THE ARCHITECT EMPHASIZED EFFORTS TO REDUCE IMPERVIOUS COVERAGE, AND MR. SCRO, AIA. INDICATED A WILLINGNESS TO ADDRESS CONCERNS AND MAKE NECESSARY ADJUSTMENTS.



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BRIAN A. INTINDOLA, PE FROM NEGLIA ENGINEERING EXPRESSED CONCERN ABOUT THE UNCERTAINTY REGARDING THE NEED TO RAISE THE FIRST FLOOR.

THE DISCUSSION TOUCHED ON ISSUES SUCH AS THE NUMBER OF LIVING UNITS, PARKING, AND THE PLACEMENT OF A UTILITY POLE. MARTIN CEDZIDLO, RAISED QUESTIONS ABOUT POTENTIAL ADDITIONAL VARIANCES. MR. MICHAEL SCRO, AIA., DISCUSSES DESIGN CONSIDERATIONS FOR THE HOUSE AND THE DECISION-MAKING PROCESS REGARDING HEIGHT AND PARKING. THE CONVERSATION EXTENDS TO THE IMPACT ON NEIGHBORING PROPERTIES, WATER SEEPAGE, AND POTENTIAL CHANGES TO PARKING ARRANGEMENTS.

MOTION WAS MADE TO OPEN THE HEARING OF THE CITIZENS BY IVANICKI. SECONDED BY DONALDSON.

ROLL CALL: AYES: FURTAK, SURDYKA, REBECKY, IVANICKI, AIELLO, DONALDSON, CHIRLO

WESLEY ROWNIEWSKI RESIDING AT 318 HAYWARD PL. QUESTIONED THE CLASSIFICATION OF THE PROPERTY, CITING THE EXISTENCE OF THREE LIVING UNITS INSTEAD OF THE STATED TWO, AT THE EXISTING RESIDENTIAL STRUCTURE AND RAISED ISSUES ABOUT PARKING CONSTRAINTS AND THE POTENTIAL NEED TO MOVE A UTILITY POLE. HE ALSO HIGHLIGHTED CONCERNS ABOUT THE PROXIMITY OF A SEEPAGE PIT TO A NEIGHBORING PROPERTY.

MIECZYSLAW RUSIN, A RESIDENT FROM 221 WALLINGTON AVENUE, QUESTIONED THE IMPACT OF A PROPOSED 1,000-GALLON SEEPAGE PIT LOCATED WITHIN 10 FEET OF HIS PROPERTY ON POTENTIAL WATER INFILTRATION INTO HIS BASEMENT. MR. RUSIN ALSO EXPRESSED CONCERNS ABOUT PARKING ISSUES. HE MENTIONED THE CHALLENGE OF FINDING PARKING ON THE BUSY AND NARROW STREET.

DAN THOMAS, A RESIDENT FROM 90 LOCUST AVENUE, SHARED ADDITIONAL INSIGHTS DURING THE MEETING. HE MENTIONED THAT HE HAD BEEN INSIDE THE STRUCTURE AT 84 LOCUST AVENUE WHEN IT WAS EMPTY AND BEING RENTED. MR. THOMAS PROVIDED INFORMATION ABOUT THE CURRENT USAGE OF THE BUILDING, INDICATING THAT THERE WERE THREE SEPARATE LIVING UNITS. ADDITIONALLY, MR.



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THOMAS EXPRESSED HIS CONCERN ABOUT THE PROPOSED DEVELOPMENT POTENTIALLY REDUCING THE NUMBER OF AVAILABLE PARKING SPOTS.

THE BOARD DISCUSSED THESE CONCERNS AND AGREED THAT MORE INFORMATION WAS NEEDED. THEY DECIDED TO CONTINUE THE HEARING TO GATHER ADDITIONAL DETAILS, ADDRESS CITIZEN CONCERNS, AND ENSURE A THOROUGH EVALUATION OF THE APPLICATION. THE NEXT HEARING WAS SCHEDULED FOR JANUARY 30, 2024, WITHOUT THE NEED FOR FURTHER NOTICE TO ATTENDEES.

MOTION TO CLOSE THE HEARING OF THE CITIZENS WAS MADE BY FURTAK AND SECONDED BY IVANICKI.

ROLL CALL: AYES: FURTAK, SURDYKA, REBECKY, IVANICKI, AIELLO, DONALDSON, CHIRLO

MOTION TO HOLD THE APPLICATION IN ABEYANCE UNTIL JANUARY 30, 2024 WAS MADE BY DONALDSON. SECONDED BY IVANICKI.

ROLL CALL: AYES: FURTAK, SURDYKA, REBECKY, IVANICKI, AIELLO, DONALDSON, CHIRLO

THERE BEING NO FURTHER BUSINESS BEFORE BOARD, A MOTION FOR ADJOURNMENT WAS MADE AT 9:25 PM BY FURTAK AND SECONDED BY DONALDSON WITH UNANIMOUS CONSENT BY ALL BOARD MEMBERS.

RESPECTFULLY SUBMITTED,

Marta Goldyn

MARTA GOLDYN

RECORDING CLERK



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CC: BOROUGH ADMINISTRATOR – JENNIFER APPICE (VIA: EMAIL),
ACTING CLERK (VIA: EMAIL),
POLICE CHIEF - SHAWN KUDLACIK (VIA: EMAIL),
FIRE OFFICIAL - EDDIE TANDERIS (VIA: EMAIL),
DEPT. OF PUBLIC WORKS - RAY DYNES (VIA: EMAIL),
BUILDING DEPARTMENT - NICK MELFI (VIA: EMAIL),
BOROUGH ENGINEER – DAVID JUZMESKI NEGLIA ENGINEERING (VIA: EMAIL)
RESPECTIVE FILES