

**AGENDA FOR THE REGULAR MEETING
OF THE MAYOR & COUNCIL OF THE BOROUGH OF WALDWICK
TUESDAY, AUGUST 11, 2026 AT 7:30 PM
IN THE ADMINISTRATION BUILDING COUNCIL CHAMBERS
63 FRANKLIN TURNPIKE, WALDWICK**

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Phone conference ID: 304 694 097#

I. CALL TO ORDER

- II. STATEMENT OF COMPLIANCE** - The notice requirements of the Open Public Meetings Act have been satisfied with respect to this meeting. Specifically, the time, date, and location were included in the annual notice of meetings adopted by the Municipal Council of the Borough of Waldwick, posted in the Administration Building, 63 Franklin Turnpike, Waldwick, NJ 07463 by the Municipal Clerk's Office, sent to The Bergen Record.

Additionally, to the extent known, in accordance with the Open Public Meetings Act, the agenda for this meeting and whether formal action will be taken was posted in Administration Building, and as per P.L. 2025, c. 72, was also posted on our official Borough website www.waldwicknj.gov/meetingdashboard.

III. ROLL CALL

Mayor Giordano ____, Ms. Cericola-Drake ____, Mr. Martinello ____, Mr. Ritchie ____, Ms. Smith ____, Ms. Wingate ____.

Also present: Borough Administrator Tatiana Marquis, Borough Clerk Kelley Halewicz and Borough Attorney Craig Bossong.

IV. PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE HONORING VETERANS & PRAYER

V. PROCLAMATIONS & PRESENTATIONS

- a. Lifeguard Recognitions
- b. 2026-215 Approval to Temporarily Fill Council Vacancy Until December 31, 2026
- c. Municipal Budget Discussion

VI. MAYOR'S REPORT AND REPORTS OF COMMITTEES

- a. Mayor's Report - Mayor Giordano
- b. Financial & Administrative Committee - Mr. Martinello
- c. Fire & Police Protection Committee - Mr. Brennecke
- d. Public Safety Committee - Ms. Wingate
- e. Recreational & Health Committee - Ms. Smith
- f. Public Works Committee - Mr. Ritchie
- g. Buildings & Grounds Committee - Ms. Cericola-Drake

VII. DEPARTMENT HEAD REPORTS**VIII. CONSENT AGENDA RESOLUTIONS**

2026-216 Approval of Consent Agenda

2026-217 Approval of Minutes - Regular Meeting, July 14, 2026

Policy Vote(s)

- a. Warriors Futbol Club request to use Veterans Park field for U8 Team Practices from August 24 - November 22, Monday through Thursday 4:00 pm - 6:00 pm
- b. Diana Terrana requests to use Pavilion B on August 15, 2026, from 10:00 am - 8:00 pm for a birthday party with alcoholic beverages being served
- c. Elizabeth Fallon requests to use Pavilion B on August 29, 2026, from 12:00 pm - 7:00 pm for a birthday party with alcoholic beverages being served
- d. Kayla Gunderson requests to hold a Block Party on September 5, 2026, from 1:00 pm - 8:00 pm with Lincoln Place to be closed between 95 Lincoln Place and Ridge Street with alcoholic beverages being served
- e. Jessica Zambrano requests to use Pavilion A on October 3, 2026, from 11:00 am - 5:00 pm for a birthday party with alcoholic beverages being served
- f. Melissa Librizzi requests to hold a Block Party on October 3, 2026, from 12:00 pm - 9:00 pm with Brearly Crescent to be closed between Salrit Avenue and Salrit Avenue with alcoholic beverages being served
- g. Gina Alioto request to hold a Block Party on October 3, 2026, from 10:00 am - 9:00 pm with Evergreen Street to be closed between Hemlock Street and Floral Lane with Monroe Street open to Hemlock Street with alcoholic beverages being served
- h. Grad Ball 2027 request to hold a Clothing Drive fundraiser on September 19, 2026, from 9:00 am - 1:00 pm in the Waldwick Pool parking lot

2026-218 Resolution of the Borough of Waldwick Referring the Proposed Redevelopment Plan for the Redevelopment Area Designated as Block 116, Lots 9, 16 and 18 to the Borough of Waldwick Planning Board and Directing the Planning Board to Take Certain Actions Pursuant to N.J.S.A. 40a:12a-7(E)

2026-219 Award of Fair and Open Contract to P.M. Construction Corp. for 2026 Road Rehabilitation Project for Duncan Street & Malcolm Street, \$136,140.46

2026-220 Change Order No. 1 and Progress Payment No. 1 to Severe Structures, LLC for Waldwick Home Improvement Program, 83 Manhattan Avenue, \$21,950.00

2026-221 Award Non-Fair and Open Professional Services Contract to Wilentz, Goldman & Spitzer, P.A. for Redevelopment Counsel

2026-222 Award a Non-Fair and Open Professional Services Contract to ATech Services for Telephone Maintenance Services – *coming from Administrator*

- 2026-223 Authorize Advertisement and Receipt of Bids for Well 5/Booster Station Electrical Upgrades
- 2026-224 Authorize Borough Auction
- 2026-225 Authorize Waiver of Permit Fees for the Demolition of 197 Wyckoff Avenue
- 2026-226 Authorize Autocab License - N Style LLC
- 2026-227 Authorize Special Meeting, Tuesday, August 25, 2026, 7:30 pm
- 2026-228 Authorize Special Meeting, Tuesday, September 8, 2026, 7:30 pm
- 2026-229 Reappointment of Special Law Enforcement Officer III in the Police Department - Mario Cartas
- 2026-230 Reappointment of Special Law Enforcement Officer III in the Police Department - Michael Christiansen
- 2026-231 Payment of Vouchers

IX. PUBLIC HEARING & ADOPTION OF ORDINANCE(S)

- a. Ordinance No. 2026-#11 - AN ORDINANCE AMENDING CHAPTER 63 PARK & RIDE LOT, SECTIONS 63-2 PARKING FEES, SECTION 63-3 RESTRICTIONS (B) AND (C) 63-7 VIOLATIONS AND PENALTIES TO CLARIFY HOURS, OVERNIGHT PARKING REGULATIONS AND PENALTIES
- b. Ordinance No. 2026-#12 - AN ORDINANCE AMENDING CHAPTER 48 FEES, SECTION 91-12.2(A) VEHICLES AND TRAFFIC - PAID PARKING FEES TO CLARIFY DAYS AND TIMES FOR FEES

X. INTRODUCTION OF ORDINANCE(S)

- a. Ordinance No. 2026-#13 - AN ORDINANCE AMENDING CHAPTER 48 FEES, SECTION 56A-27 LAND USE PROCEDURES, SUBSECTION ESCROW DEPOSITS REQUIRED FOR APPLICATIONS AND SECTION 80 SOIL REMOVAL FEES, SUBSECTION B(3) SOIL MOVING FEE, ESCROW TO ADJUST RATES FOR PROFESSIONALS

XI. UNFINISHED BUSINESS

XII. NEW BUSINESS

XIII. PUBLIC COMMENT

XIV. CLOSED SESSION - Any matter permitted to be discussed in Closed Session pursuant N.J.S.A. 10:4-12

XV. ADJOURNMENT

KELLEY HALEWICZ, RMC/CMC
MUNICIPAL CLERK

**FORMAL ACTION MAY BE OR MAY NOT BE TAKEN DURING THIS MEETING.
AGENDA SUBJECT TO CHANGE WITHOUT NOTICE.**

****NEXT COUNCIL REGULAR MEETING IS TUESDAY, SEPTEMBER 15, 2026, 7:30 PM ****

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2026-215

Approval to Temporarily Fill Council Vacancy Until December 31, 2026

WHEREAS, there is a vacancy on the Council due to the recent resignation of Councilman Andrew Brennecke; and,

WHEREAS, the Republican Municipal Committee has selected the following three (3) nominees:

JASON CHRZANOWSKI
SOPHIE LaBELL
JESSICA LUCIANO

NOW, THEREFORE, BE IT RESOLVED that the Municipal Council of the Borough of Waldwick select _____ to temporarily fill the vacancy of Andrew Brennecke until the December 31, 2026.

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of August 11, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
VACANCY						
Cericola-Drake						
Martinello						
Ritchie						
Smith						
Wingate						
Mayor Giordano						

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

**RESOLUTION NO. 2026-216
(Page 1 of 2)**

Approval of Consent Agenda

BE IT RESOLVED that the following resolutions herewith listed by consent having been considered by the Governing Body of the Borough of Waldwick are hereby passed and approved:

2026-216 Approval of Consent Agenda

2026-217 Approval of Minutes - Regular Meeting, July 14, 2026

Policy Vote(s)

- a. Warriors Futbol Club request to use Veterans Park field for U8 Team Practices from August 24 - November 22, Monday through Thursday 4:00 pm - 6:00 pm
 - b. Diana Terrana requests to use Pavilion B on August 15, 2026, from 10:00 am - 8:00 pm for a birthday party with alcoholic beverages being served
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 - h. Grad Ball 2027 request to hold a Clothing Drive fundraiser on September 19, 2026, from 9:00 am - 1:00 pm in the Waldwick Pool parking lot
- 2026-218 Resolution of the Borough of Waldwick Referring the Proposed Redevelopment Plan for the Redevelopment Area Designated as Block 116, Lots 9, 16 and 18 to the Borough of Waldwick Planning Board and Directing the Planning Board to Take Certain Actions Pursuant to N.J.S.A. 40a:12a-7(E)
- 2026-219 Award of Fair and Open Contract to P.M. Construction Corp. for 2026 Road Rehabilitation Project for Duncan Street & Malcolm Street, \$136,140.46
- 2026-220 Change Order No. 1 and Progress Payment No. 1 to Severe Structures, LLC for Waldwick Home Improvement Program, 83 Manhattan Avenue, \$21,950.00
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- 2026-225 Authorize Waiver of Permit Fees for the Demolition of 197 Wyckoff Avenue

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

**RESOLUTION NO. 2026-216
(Page 2 of 2)**

- 2026-226 Authorize Autocab License - N Style LLC
2026-227 Authorize Special Meeting, Tuesday, August 25, 2026, 7:30 pm
2026-228 Authorize Special Meeting, Tuesday, September 8, 2026, 7:30 pm
2026-229 Reappointment of Special Law Enforcement Officer III in the Police Department - Mario Cartas
2026-230 Reappointment of Special Law Enforcement Officer III in the Police Department - Michael Christiansen
2026-231 Payment of Vouchers

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of August 11, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
VACANCY						
Cericola-Drake						
Martinello						
Ritchie						
Smith						
Wingate						
Mayor Giordano						

Reso book, Adm, CFO

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2026-217

Approval of Minutes - Regular Meeting, July 14, 2026

BE IT RESOLVED that the Mayor and Council of the Borough of Waldwick hereby approve the following Minutes:

Regular Meeting, July 14, 2026

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of August 11, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
VACANCY						
Cericola-Drake						
Martinello						
Ritchie						
Smith						
Wingate						
Mayor Giordano						

Reso book

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

**RESOLUTION NO. 2026-218
(Page 1 of 2)**

Resolution of the Borough of Waldwick Referring the Proposed Redevelopment Plan for the Redevelopment Area Designated as Block 116, Lots 9, 16 and 18 to the Borough of Waldwick Planning Board and Directing the Planning Board to Take Certain Actions Pursuant to N.J.S.A. 40a:12a-7(E)

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the “Redevelopment Law”), provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and,

WHEREAS, by Resolution No. 2022-266, the Borough of Waldwick Council (the “Borough Council”) authorized and requested the Planning Board of the Borough of Waldwick (the “Planning Board”) to undertake a preliminary investigation and public hearing to determine whether Block 114, Lots 1, 7, 9, 11, 15, 16, 24, 25 and 26; Block 115, Lots 1, 2, 3, 4, and 26; and Block 116, Lots 1, 4, 9, 16, 18, 29 and 36 (the “Study Area”) as designated on the tax maps of the Borough of Waldwick constitute an area in need of redevelopment according to the criteria set forth under the Redevelopment Law; and,

WHEREAS, on April 24, 2023, the Planning Board unanimously made its recommendation to the Borough Council that the Study Area be designated as a non-condemnation area in need of redevelopment due to the substantial evidence that the Study Area meets the criteria enumerated in the “Report of Preliminary Investigation for Determination of an Area in Need of Redevelopment” prepared by the Borough Planner, Paul Grygiel, AICP, PP of Phillips Preiss Grygiel Leheny Keller LLC (the “Borough Planner”) pursuant to N.J.S.A. 40A:12-5; and,

WHEREAS, by Resolution No. 2023-182 adopted on May 9, 2023 (amended by Resolution No. 2024-76 on February 13, 2024 to include Block 116, Lot 18 which was inadvertently omitted), the Borough Council adopted the recommendation of the Planning Board and determined the Study Area to be a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law (the Study Area shall be hereinafter referred to as the “Redevelopment Area”); and,

WHEREAS, DMR Construction Services (the “Contract Purchaser”), the contract purchaser of certain properties included the Redevelopment Area, i.e. Block 116, Lots 9, 16 and 18 (the “Property”), presented on April 28, 2026 to the Borough Council a concept plan for a multifamily development on the Property; and,

WHEREAS, by Resolution No. 2026-151 adopted on May 12, 2026, the Borough Council authorized the Borough planner, Paul Grygeil, AICP, PP of Phillips Preiss Grygiel Leheny Keller LLC (the “Borough Planner”) to draft a redevelopment plan for the Property; and,

WHEREAS, the Borough Planner prepared a Draft Redevelopment Plan for Block 116, Lots 9, 16 & 18. Borough of Waldwick dated June 2026 (the “Redevelopment Plan”), a copy of which is attached hereto as Exhibit A; and,

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

**RESOLUTION NO. 2026-218
(Page 2 of 2)**

WHEREAS, the Redevelopment Law, i.e. N.J.S.A. 40A:12A-7(e), requires that prior to adoption of any redevelopment plan by a local redevelopment entity, the governing body must transmit the redevelopment plan to the municipal planning board for its report and recommendations concerning the consistency between the redevelopment plan and the municipal master plan; and,

WHEREAS, the Municipal Land Use Law, N.J.S.A. 40:55D-26a, also requires that prior to the adoption of any and development regulation by the governing body, the land development regulations must be transmitted to the municipal planning board for its report and recommendations thereon; and,

WHEREAS, in accordance with N.J.S.A. 40A:12A-7(e) and N.J.S.A. 40:55D-26a, the Borough Council hereby refers the Redevelopment Plan to the Planning Board for its report and recommendations thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOROUGH OF WALDWICK COUNCIL OF THE BOROUGH OF WALDWICK, NEW JERSEY AS FOLLOWS:

1. Generally. The foregoing recitals are incorporated herein as if fully set forth at length.
2. Referral of Redevelopment Plan. The Borough hereby refers the proposed Redevelopment Plan to the Planning Board for review and recommendation in accordance with the requirements of N.J.S.A. 40A:12A-7(e). The Planning Board is authorized and directed to prepare a report of its recommendations to the proposed Redevelopment Plan within forty-five (45) days of the date hereof.
3. Severability. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.
4. Availability of the Resolution. A copy of this Resolution shall be available for public inspection at the offices of the Borough Clerk.
5. Effective Date. This Resolution shall take effect immediately.

Approved: _____
Tatiana Marquis, Borough Administrator

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of August 11, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
VACANCY						
Cericola-Drake						
Martinello						
Ritchie						
Smith						
Wingate						
Mayor Giordano						

BLOCK 116, LOTS 9, 16 & 18 REDEVELOPMENT PLAN

Borough of Waldwick, Bergen County, New Jersey

August 2026

Prepared for:

The Borough of Waldwick

Prepared by:

Phillips Preiss Grygiel Leheny Keller LLC
Planning and Real Estate Consultants
70 Hudson Street, Suite 5B
Hoboken, NJ 07030

The original of this report was signed and sealed in accordance with N.J.S.A. 13:41-1.2



Paul Grygiel, AICP, PP
New Jersey Professional Planner License #5518



Spach Trahan, AICP, PP
New Jersey Professional Planner License #6435

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DRAFT

I. INTRODUCTION

A. Purpose and Statutory Basis

This Redevelopment Plan has been prepared for a portion of a Redevelopment Area that includes Block 116, Lots 9, 16 and 18 within the Borough of Waldwick ("Borough"), which was designated pursuant to N.J.S.A. 40A:12A-5.

The Mayor and Council of the Borough of Waldwick adopted Resolution #2022-266 on August 16, 2022 directing the Planning Board to study the area consisting of Block 114, Lots 1, 7, 9, 11, 15, 16, 24, 25 and 26; Block 115, Lots 1, 2, 3, 4 and 26; and Block 116, Lots 1, 4, 9, 16, 18, 29 and 36 (the "Study Area") in order to determine whether it should be deemed a non-condemnation area in need of redevelopment in accordance with the criteria specified in the Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-5. The Planning Board subsequently directed its consulting planners, Phillips Preiss Grygiel Leheny Keller LLC, to conduct the study. The planners submitted their report, titled Area in Need of Redevelopment Investigation Portions of Blocks 114, 115 & 116 ("AINR report") to the Planning Board and a public hearing was held on April 24, 2023 by the Planning Board to determine whether it should recommend that the Study Area be designated a non-condemnation area in need of redevelopment pursuant to the LRHL at N.J.S.A. 40A:12A-6. The Planning Board recommended that the entire Study Area be designated as a non-condemnation area in need of redevelopment.

The Mayor and Council concurred with the Planning Board's recommendation and adopted Resolution # 2023-182 on May 9, 2023, declaring the Study Area as a non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5. The Borough Council then adopted Resolution # 2026-151 on May 12, 2026 which directed Phillips Preiss Grygiel Leheny Keller LLC to prepare a Redevelopment Plan for three of the lots in the Study Area: Block 116, Lots 9, 16 and 18 (the "Plan Area"). This Redevelopment Plan is authorized pursuant to the LRHL at N.J.S.A. 40A:12A-7, which provides that "no redevelopment projects shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinance of the municipal governing body upon its finding that the specifically delineated project area is located in an area in need of redevelopment or an area in need of rehabilitation, or in both, as appropriate."

B. Description of the Plan Area

The Plan Area consists of three tax lots in Block 116 with a combined area of approximately 1.34 acres, according to tax records. It has frontage on two streets: Hewson Avenue and Walter Nightengale Place. Existing development in the Plan Area includes a mix of residential and commercial properties. The Plan Area is located in the central portion of the Borough of Waldwick, directly to the northeast of the NJ Transit passenger rail station. The location of the Plan Area within the Borough of Waldwick is shown on Figure 1. The Plan Area's tax lot designations are identified in Figure 2, and an aerial photograph is provided in Figure 3.



FIGURE 1: REDEVELOPMENT PLAN AREA LOCATION

Block 116, Lots 9, 16 & 18 | Redevelopment Plan
Borough of Waldwick, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2026

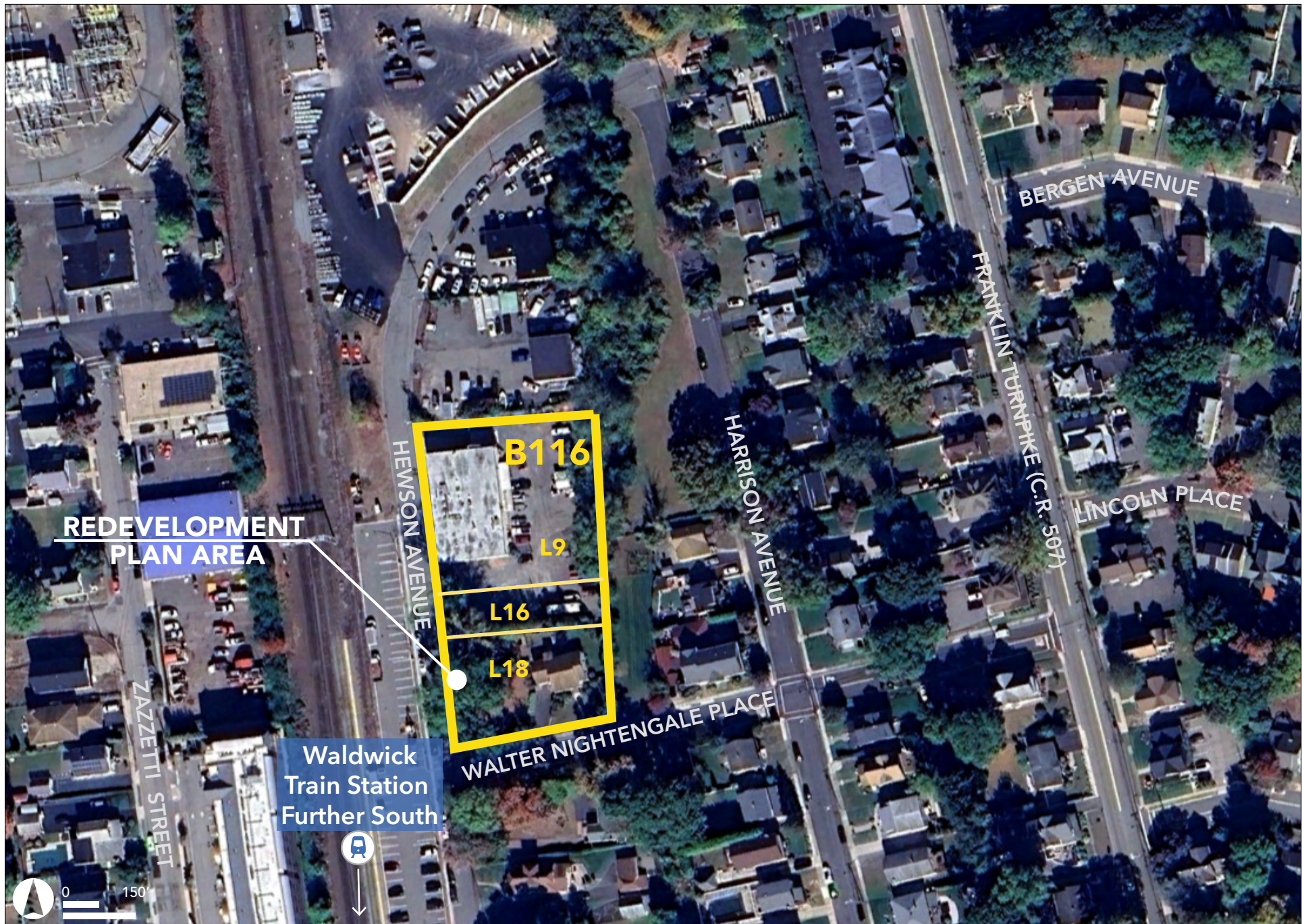


FIGURE 3: AERIAL CONTEXT

Block 116, Lots 9, 16 & 18 | Redevelopment Plan
Borough of Waldwick, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2026

II. GOALS OF THE REDEVELOPMENT PLAN AND RELATIONSHIP TO LOCAL OBJECTIVES

A. Redevelopment Plan Goals and Objectives

The specific goals and objectives of this Redevelopment Plan are as follows:

- To provide land uses that support Waldwick's central business district and take advantage of a transit-oriented location.
- To provide new housing that complies with code requirements.
- To help address the Borough's affordable housing obligations.

The land use plan outlined in the following section is intended to implement the above goals and objectives.

B. Redevelopment Plan Concept

The redevelopment plan provides a framework for transit-oriented development with a townhouse residential development that supports Waldwick's downtown and train station and takes advantage of its proximity to them. Development in the Plan Area will help diversify the Borough's housing stock by providing for new townhouse development that will also help address Waldwick's affordable housing obligations.

C. Relationship to Local Objectives

1. Borough of Waldwick Master Plan

The Borough of Waldwick completed its last comprehensive master plan in 1976. A reexamination of the 1976 Master Plan was undertaken in 1982, and subsequent master plan reexamination reports were prepared and adopted in 1988, 1995, 2003, 2013, and 2018.

The 2018 Master Plan Reexamination reiterated the goals and objectives from the 2013 Reexamination Report. The following goals and objectives from these documents are relevant to the Plan Area and its potential for redevelopment:

- Encourage compatible land use development while maintaining the residential character of the Borough.
- Reinforce the Borough's economic base and promote policies to counter the loss of tax ratables.
- Enhance building and site aesthetics throughout the Borough and encourage consistent architectural themes within neighborhoods.

- Promote the Borough's New Jersey Transit rail station as an important asset to residents, businesses, and economic growth.

The redevelopment planning process can allow a municipality to ensure new development is compatible with surrounding land uses and aesthetics through the ability to control design and exact off-site improvements. Redevelopment of the Plan Area would support the Borough's downtown and rail station by adding residents and economic activity to the area.

2. Borough of Waldwick Zoning Ordinance

The underlying zoning for the Redevelopment Plan Area is the VC-1 Village Center district and the AHO-1 Affordable Housing Overlay Zone-1. This Redevelopment Plan represents a new zoning plan for the Plan Area and supersedes the underlying zoning district provisions for the Plan Area unless otherwise specified as remaining applicable.

III. LAND USE AND DEVELOPMENT STANDARDS

This Redevelopment Plan shall supersede all provisions of the Zoning, Land Use and Development Code of Borough of Waldwick ("the Zoning Ordinance"), except where the provisions of the Zoning Ordinance are indicated as being applicable.

A. Definitions and Terminology

Throughout this Redevelopment Plan, a meaningful distinction is made in the regulations between "shall" and "should." "Shall," "must," or "is required to" means that a developer is required to comply with the specific regulation, without deviation. "Should" means that a developer is encouraged to comply with a specific regulation or guideline but is not required to do so. If the exact recommendation cannot be met, the Planning Board will entertain any modification that meets the underlying spirit and intent of the regulation and/or the Redevelopment Plan generally. The words "may" or "is permitted to" indicate where the redeveloper has the option of a particular approach.

Except as otherwise provided herein, words that appear in this Redevelopment Plan shall be interpreted in accordance with the "Definitions and Word Usage" section in the Borough's Zoning Ordinance as set forth in § 97-118. For clarity, the following critical definitions are reiterated or updated for the purpose of this Redevelopment Plan:

Building Height. The vertical distance measured from the elevation of the proposed average finished grade plane to the highest point of the building exclusive of chimneys and similar structures as identified in Ordinance § 97-122.1.

Elevation, Primary. The street-facing elevations, side elevations, and the primary pedestrian entrance of each townhouse cluster, even if this elevation is not oriented toward the street.

Elevation, Secondary. The rear elevation of each townhouse cluster, which shall face interior to the lot toward an internal parking and circulation area, and which typically includes garage doors.

Setback Line. A line drawn parallel to a property line and drawn through the point of a building nearest to the property line. The term "required setback" means a line that is established as a minimum distance from a property line and within which a building or part of a building, patio, deck or pool is not permitted to extend towards the street or lot line in order to provide the required yard. Entrance stoops shall not be considered patios. Setback lines shall be measured to the nearest portion of any building on the premises, notwithstanding the exceptions provided in Section III.B.4 of this Redevelopment Plan.

Yard, Front. An open, unoccupied space extending across the full width of the lot and lying between the street line and building setback line. The depth of the "front yard" shall be measured horizontally at right angles from the front property line along a public right-of-way, or radially on a

curved street, to the building line. A corner lot shall have multiple front yards for the purpose of determining required setbacks.

Yard, Rear. An open, unoccupied space extending the full width of the lot between the main building and the rear lot line. The depth of the "rear yard" shall be measured horizontally from the nearest part of the main building toward the nearest point of the rear lot line. In the case of a corner lot, the rear yard shall be measured along an interior lot line that does not connect to a front lot line, if applicable, and recognizing that a four-sided corner lot may not have a rear yard.

Yard, Side. An open, unoccupied space extending from the front yard to the rear yard between the main building and each side lot line. The width of the required "side yard" shall be measured horizontally at right angles from the nearest point on the side lot line toward the nearest part of the building. In the case of a corner lot, the side yard(s) shall be measured along interior lot lines that extend from the front lot line.

B. Use, Area, Yard, and Bulk Requirements

1. Permitted Principal Uses

The following principal uses are permitted within the Plan Area:

- Townhouses, single-family.
 - A single-family dwelling unit built in a group of three or more attached units, in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separate from any other unit by one or more vertical common fire-resistant walls.
- Multiple principal buildings or groups of attached units are permitted on the same lot or tract.

2. Permitted Accessory Uses and Structures

The following accessory uses are permitted within the Plan Area:

- Amenity spaces, including:
 - Private porches, terraces, patios, and balconies; residential storage.
 - Open space, including passive and active recreational facilities, plazas, courtyards, picnic areas, dog runs, gazebos, pergolas, outdoor furniture, and similar.
- Parking, including:
 - Driveways and garages associated with a dwelling unit, and surface parking lots.
 - Electric Vehicle Service Equipment (EVSE) and Make-Ready parking spaces.
 - Bicycle parking and storage.

- Mechanical rooms, HVAC units, transformers, generators, fencing, signage, and any use or structure that is customarily incidental and subordinate to a permitted principal use.

3. Area, Yard, and Bulk Requirements

Bulk requirements for the Plan Area shall be as set forth in the following table.

Standard	Requirement
Minimum Tract Area	1.25 acres (54,500 sq. ft.)
Minimum Lot Area (Fee Simple, if applicable)	880 sq. ft.
Minimum Building Setback	10 feet from any lot line
Minimum Separation Between Building Walls	17 feet
Maximum Building Height	4 stories / 50 feet
Maximum Building Coverage	48%
Maximum Improved Lot Coverage	82%
Maximum Attached Units in a Townhouse Building	8 units
Maximum Residential Density	24 units per acre

4. Exceptions to Setback Requirements

Architectural bays on the primary elevation of townhouse buildings shall be permitted to encroach up to three feet into street-facing setbacks or the minimum distance between buildings. The width of any one bay or connected series of bays shall not exceed 10 feet.

At an entryway, a canopy, an awning, a landing, or steps are permitted to encroach into a required front yard setback by up to three feet, so long as such feature is a maximum of four feet wide.

A decorative cornice may extend up to 18 inches out from the building wall without violating the required setback.

5. Affordable Housing

A minimum of 20 percent of all dwelling units within the Plan Area shall be set aside for very low-, low-, and moderate-income residents.

The regulations of the "Affordable Housing Controls" section in the Borough's Zoning Ordinance as set forth in § 97-120 shall apply, along with the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.), and the affordable housing rules at N.J.A.C. 5:99.

In calculating the affordable housing obligation, the set aside requirements shall be rounded to the nearest whole number (i.e., if the percentage of units yields a number less than 0.5, then it is rounded down, and if it yields a number of 0.5 or above, then it rounds up to the next whole number).

C. Parking, Circulation, and Site Design

1. Parking

Number of Parking Spaces

The minimum number of total off-street parking spaces shall be subject to the requirements for townhouses as established in the New Jersey Residential Site Improvement Standards (NJ RSIS). The minimum parking requirement for three-bedroom townhouse units shall apply to any townhouse dwelling units containing greater than three bedrooms. The parking requirements shall account for parking for visitors.

Placement

Parking spaces, including parking in individual driveways, shall be prohibited between a building and the public right-of-way. Parking garages shall not be oriented to face directly toward a public street.

Dimensions

Each garage car space shall be counted as 1.0 off-street parking space regardless of the dimensions of the driveway. A driveway measuring at least 9 feet in width and 18 feet in length, where length is measured between the garage door and the internal drive aisle or the public right-of-way, whichever is applicable, shall be counted as 1.0 parking space. A driveway that has a minimum width of 20 feet and a minimum length of 18 feet shall count as 2.0 parking spaces. Parking spaces provided in a parking lot shall have minimum dimensions as specified in the NJ RSIS Full-size parking spaces in a parking lot shall be a minimum of 9 feet wide and 18 feet deep. Multifamily residential development shall comply with the Americans with Disabilities Act (ADA). Townhouse-style units shall provide one space per unit in a garage and a second space with a minimum depth of 18 feet in a driveway.

Electric Vehicle Service Equipment

Electric vehicle service equipment/chargers and Make-Ready spaces shall be provided in accordance with State law and Ordinance §97-123.7-F.

2. Driveways and Access

Access to internal drive aisles shall be provided from consolidated driveways; curb cuts to individual driveways or garages from the street shall be prohibited. Access driveways and internal drive aisles shall be provided in accordance with the New Jersey Residential Site Improvement Standards (RSIS).

3. Sidewalks and Walkways

Public Sidewalks

Sidewalks shall be provided along street frontages for safe and convenient access to and around the Plan Area. The sidewalks shall be properly sized and with slopes that meet all required municipal, state, and federal regulations.

Internal Walkways

Internal walkways that are private to the development shall be provided to connect the public sidewalk network to the entrances of each building or each dwelling unit, as applicable.

4. Landscaping

Landscaping shall be provided along the side and rear property lines of the tract, at the perimeter of drive aisles, and adjacent to building entrances. Plantings on the site shall include a mix of evergreen shrubs and flowering plantings, and may include ornamental grasses. Where insufficient space exists for plantings along a property line, opaque fencing may be provided.

Street trees are required in all front yard areas, provided at an average rate of one tree per 50 feet of street frontage, which accounts for lesser spacing around driveways.

D. Building Design Standards

1. Building Materials

Primary Elevations

Dominant materials. Primary elevations shall include a minimum of two tones of brick, stone, or cast masonry as the dominant exterior materials. These materials shall cover a minimum of 50 percent of the non-fenestration area on each primary elevation.

Subordinate materials. Primary elevations may include the following secondary materials, which shall cover a maximum of 30 percent of the non-fenestration area on each primary elevation:

- Fiber-cement panels or siding.
- Durable wood siding.
- Siding, provided as clapboard, lap, shingle, board and batten, or similar traditional design.
- Cement stucco.

Secondary Elevations

Secondary elevations shall provide a minimum of one tone of brick, stone, or cast masonry.

Secondary elevations may be comprised of any of the above-listed secondary materials applicable to primary elevations.

There are no coverage requirements for secondary elevations.

Prohibited Materials

Prohibited exterior building materials include EIFS stucco, aluminum panels¹, and veneers.

¹ Aluminum is permitted as trim around windows or on canopies, but not as a façade material.

2. Massing & Articulation

Vertical and Horizontal Articulation

Each attached townhouse unit shall have a distinct base, middle, and top, that are differentiated through material changes, horizontal courses, canopies, bays, rooflines, etc.

On ground-floor street-facing frontages, materials and architectural detailing should be used to provide visual interest at the building base, for example: highly textured materials, contrasting and visually heavier materials on ground floors compared to upper floors, canopies over entryways, bays, wall-mounted sconce lighting, and decorative tilework.

Buildings shall be broken down into a series of vertical elements, including bays, dormers, inset doorways and windows, etc.

Roofs, Terraces, and Balconies

Rooflines at the primary elevations shall provide a sloping design, such as gable, hip, gambrel, and mansard roofs. Habitable space may occupy the area within. Dormers are permitted and encouraged on sloped roofs.

Stair and elevator bulkheads and vestibules are prohibited on rooftops. Any rooftop mechanical units shall be accessed via a roof hatch and a drop-down stair within the building.

The roofline on the primary elevations shall be defined with a decorative cornice, which may extend up to 18 inches from the building wall.

Decks or terraces are prohibited above the fourth floor of a building.

A walk-out terrace or in-set balcony is permitted at the third floor or fourth floor of a dwelling, provided that such terrace or balcony be accessed from a habitable floor and be located on the secondary (rear) elevation of a building group. The maximum area of a walk-out terrace or balcony shall be 250 square feet. Any walk-out terrace or balcony shall be contained within the required building setbacks and coverage limitations for the site. A walk-out terrace or balcony shall be surrounded by a parapet wall for fall protection. Privacy walls are permitted between adjoining terraces up to a maximum height of six (6) feet, provided that they have the same dominant architectural treatment at the Secondary Elevation and use a compatible color scheme.

3. Transparency

All primary elevations shall be required to have fenestration in windows or doors occupying at least 15 percent of the ground floor façade area.

4. Ancillary Structures

Trash, Refuse, and Loading Areas

Trash and recycling collection areas shall be contained within a building or garage.

Mechanical Equipment

All mechanical equipment shall be located at the side or rear of a dwelling unit and shall be screened by fencing and/or year-round (evergreen) shrubs.

Fences and Walls

Fence and wall requirements set forth at Ordinance §97-123.3 shall apply so long as these standards do not conflict with the requirements herein.

Lighting

Site lighting and building-mounted lighting shall comply with the standards set forth in Ordinance §97-121.21.

Signage

A maximum of one monument sign is permitted per development tract, located at a driveway entrance or on the street-facing corner of a corner lot.

Signage requirements set forth at Ordinance §97-123.9 shall apply so long as these standards do not conflict with the requirements herein.

5. Fire Suppression

Fire suppression shall be provided pursuant to N.J.S.A. 52:27D-123.20, and the regulations promulgated thereunder.

IV. REDEVELOPMENT ACTIONS

A. Outline of Proposed Actions

1. Demolition and Site Work

Construction of new structures and other improvements will take place as proposed in this Redevelopment Plan. Other actions that may need to be undertaken to implement the Redevelopment Plan include: the clearance of dilapidated, deteriorated, obsolete or underutilized structures or uses; installation of utility infrastructure necessary to service and support new development; and creation and/or vacation of other easements as may be necessary for redevelopment.

2. New Construction and Environmental Remediation

Construction of new structures and other improvements will take place as proposed in Chapter III of this Redevelopment Plan. Environmental remediation will take place as necessary to effectuate the plan. Infrastructure will be constructed as determined by the Borough's professional consultants for the project. The redeveloper(s) must adhere to the overall parameters for development presented in Chapter III of this Redevelopment Plan. The redeveloper will be required to enter into a redeveloper's agreement with the Borough of Waldwick that stipulates the precise nature and extent of the improvements to be made and their timing and phasing as permitted therein.

B. Easements

No building shall be constructed over a public easement in the Plan Area without prior written approval of the Borough of Waldwick.

C. Properties to be Acquired

As this is a non-condemnation redevelopment area, no properties will be acquired by eminent domain by the Borough of Waldwick to complete the redevelopment project.

D. Relocation

Implementation of this Redevelopment Plan is not anticipated to require the involuntary displacement and/or relocation of residents or businesses within the Plan Area. In the event the relocation of residents and/or businesses in the Plan Area is necessary, the redeveloper shall comply with all applicable laws and regulations governing temporary and permanent relocation of residents.

E. Other Actions

In addition to the demolition and new construction described above, the Borough of Waldwick Council may undertake other actions to further the goals of this plan. These actions may include, but shall not be limited to, provisions for public infrastructure necessary to service and support new development.

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V. RELATIONSHIP TO LOCAL, REGIONAL, AND STATEWIDE PLANNING POLICIES

A. Borough of Waldwick Development Regulations

This Redevelopment Plan shall supersede all provisions of the Borough of Waldwick Zoning, Land Use and Development Code, except where the provisions of the Zoning, Land Use and Development Code are indicated as being applicable.

No “d” variance from the requirements herein in accordance with N.J.S.A. 40:55D-70 shall be cognizable by the Zoning Board of Adjustment. Adoption of this Redevelopment Plan by the Borough Council shall be further considered an amendment to the Borough of Waldwick Zoning Map.

B. Relationship to Master Plans of Adjacent Municipalities

The Borough of Waldwick is surrounded by five municipalities, including the Borough of Allendale, the Borough of Ho-Ho-Kus, the Borough of Midland Park, the Village of Ridgewood and the Township of Wyckoff. The Plan Area is well separated from the nearest municipalities to it, Allendale and Ho-Ho-Kus. Therefore, assessment of this Plan’s relationship to adjacent municipalities is not warranted.

C. Bergen County Master Plan

Bergen County adopted its new Master Plan in April 2023, its first comprehensive master planning effort since 1962. Significant regional changes have occurred in this 60-year period, and the County Master Plan accordingly addresses existing conditions, emerging trends, future visioning, goals and objectives, and best practices moving forward. The Master Plan covers numerous topical elements, which include, Arts, History and Historic Resources; Land Use and Housing; Economic Vitality; Environment and Natural Resources; Open Space, Agriculture, Parks, and Recreation; Public Facilities and Services; Transportation and Mobility; and Sustainability. Many, if not all these elements, have significant crossover with others, illustrating the need for coordination across the various planning sectors.

This Plan aims to coordinate future growth, development/redevelopment, and preservation of existing resources across all municipalities in the county, and encourages inter-municipal collaboration to achieve a “smarter, more efficient future.”

Much of the County Master Plan focuses on the ideas of diversity, access, and improved health outcomes, whether it be in land use and housing, open space/recreation, or transportation. It is a common theme throughout the various topical elements that there is no “one size fits all” solution,

which is an important message to remember as no municipality or its challenges are the same. The following goals and objectives of the Master Plan are relevant to this redevelopment plan.

Land Use & Housing

1. Become the model for smart growth and sustainable development both in New Jersey and in the region.
2. Encourage a wide variety of housing types, range of densities, and price points.
 - a. Encourage municipalities to welcome more mixed-use projects.
 - b. Help municipalities identify how to seamlessly integrate a more diverse housing stock into a community.

Economic Vitality

1. Maximize job creation and investment by facilitating economic development.
 - a. Revitalize downtown areas and make transit a priority.

This Redevelopment Plan is consistent with the Bergen County Master Plan, as it envisions the redevelopment of properties in downtown Waldwick close to a passenger railroad station with inclusionary multifamily residential development.

D. State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan (SDRP) was originally adopted in 1992. The purpose of the SDRP according to the State Planning Act at N.J.S.A. 52:18A-200(f) is to:

Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.

A revised version of the plan was adopted by the State Planning Commission in 2001. While required by the State Planning Act to be revised and re-adopted every three years, the SDRP was only readopted once during the 34 years following its original adoption. A new State Strategic Plan (SSP) was proposed in 2011 as the revision to the 2001 SDRP, but has not been advanced in recent years. The State Office of Planning Advocacy started the process of preparing a new State Plan in 2023. The State Planning Commission approved the Preliminary State Development and Redevelopment Plan on December 4, 2024, and after the completion of the Cross-Acceptance process (i.e., review of the plan at the county level), the new SDRP was adopted in December 2025.

This Redevelopment Plan is consistent with the SDRP, as it is located within PA1 -Metropolitan Planning Area. The goal of PA1 is to “provide for much of the state’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign

areas of sprawl; and protect the character of existing stable communities.” In particular, this Redevelopment Plan furthers the SDRP policy to “provide for much of the state’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities.”

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VI. GENERAL PROVISIONS

A. Amendment to the Borough Zoning Map

Adoption of the Redevelopment Plan shall constitute an amendment to the Borough Zoning Map.

B. Subdivision and Site Plan Review

Any construction, reconstruction or rehabilitation shall require the prior approval of the Waldwick Planning Board and shall be in accordance with the requirements of this Redevelopment Plan and the site plan requirements set forth in the Borough's Zoning, Land Use and Development Code. Where a provision of the Redevelopment Plan conflicts with a provision of the Zoning, Land Use and Development Code, the Redevelopment Plan shall control.

No construction or alteration to existing or proposed construction shall take place until a site plan reflecting such additional or revised construction has been submitted to, and approved by, the Planning Board. This pertains to revisions or additions prior to, during and after completion of the improvements.

C. Adverse Influences

No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

D. Deviation Requests

The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan, would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment to the intent and purpose of the Redevelopment Plan. Any deviation that would require a "d" variance in accordance with the Municipal Land Use Law, NJSA 40:55D-70d et seq., shall require an amendment to the Redevelopment Plan by the Borough Council. An

application for a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12a and b.

E. Non-Discrimination Provisions

No covenant, lease, conveyance or other instrument shall be affected or executed by the Borough Council of the Borough of Waldwick or by a developer or any of his successors or assignees, whereby land within the Plan Area is restricted by the Borough Council of the Borough of Waldwick, or the developer, upon the basis of race, creed, color, or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use of any part of the Plan Area on the basis of race, creed, color or national origin.

F. Severability

If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

G. Procedures for Amending the Plan

This Redevelopment Plan may be further amended from time to time upon compliance with the requirements of State law. Any party requesting a future amendment shall submit such request to the Council of the Borough of Waldwick and, unless the request is issued by an agency of the Borough, shall pay a fee of \$2,500. The Borough Council and/or Planning Board may require that the party requesting the amendment prepare a study of the impact of such amendments, which study shall be prepared by a professional planner licensed in the State of New Jersey, together with such other professionals licensed in the State of New Jersey (e.g., traffic engineer) as may be appropriate. In addition, the Borough Council in its sole discretion may require that the party requesting the amendment establish an escrow account with the Borough adequate to allow the Borough and/or Planning Board to use the services of a professional planner and other necessary professionals licensed in the State of New Jersey to identify, review and/or prepare proposed further amendments that might be needed, together with any and all necessary documentation related thereto.

VII. OTHER PROVISIONS

In accordance with N.J.S.A. 40A:12A-1 et seq., known as The Local Redevelopment and Housing Law, the following statements are made:

- The Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, population, off-street parking, the development of public electric vehicle charging infrastructure in appropriate locations, and other improvements. The Plan has laid out various requirements and strategies needed to be implemented in order to carry out the objectives of this Plan.
- The Redevelopment Plan lays out the proposed land uses and building requirements for the Plan Area.
- No involuntary displacement and/or relocation of residents in the Plan Area is anticipated on the part of the Borough of Waldwick. In the event the relocation of residents in the Plan Area is necessary, the redeveloper shall comply with all applicable laws and regulations governing temporary and permanent relocation of residents.
- There are no existing affordable housing units that are set aside for low- and moderate-income households in the Plan Area, and therefore none are proposed to be removed.
- This Redevelopment Plan is consistent with the site's designation in the Master Plan for the Borough of Waldwick. As indicated in Chapter V, this Redevelopment Plan is also consistent with the goals and objectives of the New Jersey State Development and Redevelopment Plan and the draft State Strategic Plan.
- This Redevelopment Plan provides proposed locations for electric vehicle charging infrastructure within the Plan Area in a manner that appropriately connects with an essential public charging network.
- If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

**RESOLUTION NO. 2026-219
(Page 1 of 2)**

Award of Fair and Open Contract to P.M. Construction Corp. for 2026 Road Rehabilitation Project, \$136,140.46

WHEREAS, the Borough of Waldwick is a member of the Northwest Bergen County Shared Services Consortium; and,

WHEREAS, the Consortium has publicly bid for repaving of various roads in member municipalities, and the contract meets the fair and open requirements of pay to play; and,

WHEREAS, the low bidder was P.M. Construction Corp., 1310 Central Avenue, Hillside, NJ 07205 and the Borough of Ramsey, the lead agency awarded the contract; and,

WHEREAS, member municipalities must pass resolutions concurring to this award and authorize individual contracts to be signed by the member municipalities with P.M. Construction Corp.; and,

WHEREAS, the Borough of Waldwick estimates costs to be \$136,140.46 under this contract based upon the following unit pricing and anticipated quantities:

		WALDWICK	
Unit	Description	Estimated	Total
		Quantity	
Tons	FBAC I-5/HMA 12.5 M64, Surface Course	1,141	\$102,690.00
SY	Milling 0-3"	7,806	\$31,224.00
LS	Asphalt Price Adjust	11.13%	\$1,113.23
LS	Fuel Price Adjust	11.13%	\$1,113.23
	Total Bid:		\$136,140.46

WHEREAS, Colleen Ennis, Chief Financial Officer, has certified that \$136,140.46 is available in the following appropriations: G-04-26-490-400 - \$59,000.00 and G-04-25-489-450 - \$77,140.46 and has further certified that this commitment together with all previously made commitments and payments does not exceed the funds available in said appropriation; and has further certified that the funds available in the said appropriation are intended for the purpose herein committed.

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

**RESOLUTION NO. 2026-219
(Page 2 of 2)**

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Waldwick that the bid of P.M. Construction Corp., secured by the Northwest Bergen County Shared Services Consortium is hereby accepted and the Mayor and Borough Clerk are hereby authorized to execute a contract with P.M. Construction Corp., for the resurfacing of various streets in the Borough of Waldwick as approved by the resolution of award by the Mayor and Council of the Borough of Ramsey.

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of August 11, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
VACANCY						
Cericola-Drake						
Martinello						
Ramundo						
Ritchie						
Weber						
Mayor Giordano						

Reso book, Adm, CA, CFO

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2026-220

Change Order No. 1 and Progress Payment No. 1 to Severe Structures, LLC for Waldwick Home Improvement Program, 83 Manhattan Avenue, \$21,950.00

WHEREAS, a contract was awarded to Severe Structures, LLC, for the Waldwick Home Improvement Program, 83 Manhattan Avenue on March 10, 2026 (Resolution No. 2026-87) in the amount of \$22,600.00; and,

WHEREAS, the Contractor has submitted Change Order No. 1 in the amount of \$5,300.00 for removal of additional layers of asphalt roof and cedar shake and additional wood repair on roof; and,

WHEREAS, Change Order No. 1, increases the contract amount from \$22,600.00 to \$27,900.00; and,

WHEREAS, the CGP&H for Waldwick Home Improvement Program has submitted Payment No. 1 in the amount of \$21,950.00.

WHEREAS, Colleen Ennis, Chief Financial Officer, has certified that \$21,950.00 is available in the following appropriations: C-08-55-552-002 and has further certified that this commitment together with all previously made commitments and payments does not exceed the funds available in said appropriation; and has further certified that the funds available in the said appropriation are intended for the purpose herein committed.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Waldwick approve Change Order No.1 in the amount of \$5,300.00 and authorizes Payment No. 1 in the amount of \$21,950.00 to Severe Structures, LLC, 40 Venna Avenue, North Haledon, NJ 07508 for Waldwick Home Improvement Program, 83 Manhattan Avenue.

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of August 11, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
VACANCY						
Cericola-Drake						
Martinello						
Ritchie						
Smith						
Wingate						
Mayor Giordano						

**XMAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

**RESOLUTION NO. 2026-221
(Page 1 of 2)**

Award Non-Fair and Open Professional Services Contract to Wilentz, Goldman & Spitzer, P.A. as Redevelopment Counsel in an Amount Not to Exceed \$25,000

WHEREAS, the Borough of Waldwick has determined and designated numerous properties within the Borough as areas in need of redevelopment pursuant to the State's Local Redevelopment and Housing Law at N.J.S.A. 40A:12A et seq.; and,

WHEREAS, the Borough is in need to retain redevelopment counsel to manage and coordinate proposals related to the redevelopment areas as well as any approved redevelopment projects; and,

WHEREAS, the Borough of Waldwick has a need for redevelopment counsel a constitutional obligation to provide for its fair share of low- and moderate-income housing; and,

WHEREAS, the Borough determined the attached proposal from Wilentz, Goldman & Spitzer, P.A., dated **XX** 2026, meets the requirements for a redevelopment counsel; and,

WHEREAS, the Administration recommends awarding a contract to Wilentz, Goldman & Spitzer, P.A. (the "Firm") in an amount not to exceed \$25,000, to assist the Borough through the process as stated above; and,

WHEREAS, for any approved redevelopment projects whereby a redeveloper shall be designated, the Borough, the Firm and the Redeveloper shall enter into an Escrow Agreement, whereby the Redeveloper shall be responsible for all costs associated with the Firm or any of the Borough's professionals related to the approved redevelopment project; and,

WHEREAS, this contract shall be valid from January 1, 2026 through December 31, 2026; and,

WHEREAS, Chief Financial Officer, has certified that an amount not to exceed \$25,000 is available once received from a redeveloper, and has further certified that this commitment together with all previously made commitments and payments does not exceed the funds available in said appropriation; and has further certified that the funds available in the said appropriation are intended for the purpose herein committed and that the any funds paid out for any approved redevelopment project shall be paid via escrow established by the approved Redeveloper and according to the escrow agreement entered into.

NOW, THEREFORE, BE IT RESOLVED, that the Borough Council hereby awards a contract to Wilentz, Goldman & Spitzer, P.A., 90 Woodbridge Center Drive, Suite 900 Box 10, Woodbridge, NJ 07095-0958, in an amount not to exceed \$25,000.

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

**RESOLUTION NO. 2026-221
(Page 2 of 2)**

BE IT FURTHER RESOLVED that the Municipal Clerk is hereby authorized to advertise notice of same on the official website of the municipality as provided by law.

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of May 26, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
VACANCY						
Cericola-Drake						
Martinello						
Ritchie						
Smith						
Wingate						
Mayor Giordano						

Reso book, Adm, CA

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2026-223

Authorize Advertisement and Receipt of Bids for Well 5/Booster Station Electrical Upgrades

BE IT RESOLVED that the Municipal Council of the Borough of Waldwick hereby authorize the advertisement and receipt of bids for Well 5/Booster Station Electrical Upgrades.

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of August 11, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
VACANCY						
Cericola-Drake						
Martinello						
Ritchie						
Smith						
Wingate						
Mayor Giordano						

Reso book, Adm, DPW Superintendent, Clerk

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2026-224

Authorize Borough Auction

WHEREAS, pursuant to the provisions of N.J.S.A. 40A:11-36 the Borough of Waldwick may sell any personal property; and,

WHEREAS, the Mayor and Council of the Borough of Waldwick have determined that said property is not needed for public purposes and wishes to divest same; and,

WHEREAS, this sale will be in “as is” condition without express or implied warranties.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Waldwick, as follows:

1. The surplus property to be sold, as identified in Schedule A, shall be sold in an “as is” condition without express or implied warranties.
2. The successful bidder will be required to pay in cash or certified check made out to the Borough of Waldwick at the time of pick-up of the item. The Borough will not deliver any items to the successful bidder.
3. The items must be taken off our site within (72) hours after the conclusion of the sale.

SCHEDULE A

Number	Item Description	Minimum Bid
1	2000 International 4900 Dump Truck (1HTSDAARO1H376414)	\$5,000.00
2	2012 Ford XL F350 Diesel 6.7 4x4 (1FT7W3BT3CEC31343)	\$3,000.00
3	2012 Ford F250 (1FT7X2B66CEA16413)	\$3,000.00
4	2014 E350 Van (1FDWE3FLXEDA99954)	\$3,000.00
5	2005 Ver Mac speed/signboard	\$300.00

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of August 11, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

Reso book, Adm, DPW, Chief Seifert

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
VACANCY						
Cericola-Drake						
Martinello						
Ritchie						
Smith						
Wingate						
Mayor Giordano						

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2026-225

Authorize Waiver of Permit Fees for the Demolition of 197 Wyckoff Avenue

WHEREAS, under Chapter 11 of the Code of the Borough of Waldwick, the Mayor and Council at any Regular Meeting has the right to waive certain fees; and,

WHEREAS, the Borough of Waldwick has filed for building permits associated with demolition of 197 Wyckoff Avenue; and,

WHEREAS, the Borough of Waldwick has made a written request to the Mayor and Council to waive the municipal fees associated with the permits.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Council of the Borough of Waldwick that all municipal fees associated with the permits on behalf of Borough of Waldwick for the above-mentioned project are hereby waived.

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of August 11, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
VACANCY						
Cericola-Drake						
Martinello						
Ritchie						
Smith						
Wingate						
Mayor Giordano						

Reso book, Building Department

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2026-226

Authorize Autocab License - N Style LLC

WHEREAS, the Mayor and Council of the Borough of Waldwick are in receipt of an Autocab License from Larry Tong the owner of N Style LLC, 24 Wyckoff Avenue in the Borough of Waldwick; and,

WHEREAS, all paperwork has been completed, and all fees have been paid.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Council of the Borough of Waldwick, Bergen County, State of New Jersey that approval for an Autocab License from Larry Tong, 24 Wyckoff Avenue, Waldwick, NJ 07463 be granted.

Company Name:	N Style LLC
Owner:	Larry Tong
Approved Vehicle:	2023 GMC Yukon XL
VIN:	1GKS2FKD8PR505381

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of August 11, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
VACANCY						
Cericola-Drake						
Martinello						
Ritchie						
Smith						
Wingate						
Mayor Giordano						

Reso book, Clerk

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2026-227

Authorize Special Meetings on Tuesday, August 25, 2026, 7:30 pm

BE IT RESOLVED that the Municipal Council of the Borough of Waldwick hereby approves a Special Meeting on Tuesday, August 25, 2026, at 7:30 pm in the Administration Building, Council Chambers, 63 Franklin Turnpike for the purpose of a Presentation on PILOT, Approval of Bill List and Introduction of Ordinance(s) - Ordinance No. 2026-#14 GRANTING A LONG TERM TAX EXEMPTION AND APPROVING AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH HARRISON AVENUE REDEVELOPMENT URBAN RENEWAL LLC FOR THE HARRISON AVENUE REDEVELOPMENT PROJECT.

FORMAL ACTION MAY BE OR MAY NOT BE TAKEN DURING THIS MEETING.

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of August 11, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
VACANCY						
Cericola-Drake						
Martinello						
Ritchie						
Smith						
Wingate						
Mayor Giordano						

Reso book, Clerk

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2026-228

Authorize Special Meetings on Tuesday, September 8, 2026, 7:30 pm

BE IT RESOLVED that the Municipal Council of the Borough of Waldwick hereby approves a Special Meeting on Tuesday, September 8, 2026, at 7:30 pm in the Administration Building, Council Chambers, 63 Franklin Turnpike for the purpose of a Public Hearing & Adoption of Ordinance(s) - Ordinance No. 2026-#14 GRANTING A LONG TERM TAX EXEMPTION AND APPROVING AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH HARRISON AVENUE REDEVELOPMENT URBAN RENEWAL LLC FOR THE HARRISON AVENUE REDEVELOPMENT PROJECT.

FORMAL ACTION MAY BE OR MAY NOT BE TAKEN DURING THIS MEETING.

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of August 11, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
VACANCY						
Cericola-Drake						
Martinello						
Ritchie						
Smith						
Wingate						
Mayor Giordano						

Reso book, Clerk

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2026-229

Reappointment of Special Law Enforcement Officer III in the Police Department - Mario Cartas

WHEREAS, the Mayor and Council of the Borough of Waldwick agree with the recommendations of the Chief of Police to appoint a Part Time Special Law Enforcement Officers Class III (SLEO III) to the Police Department.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Waldwick hereby reappoints Mario Cartas to the position of Part Time SLEO III effective August 24, 2026; and,

BE IT FURTHER RESOLVED that the hourly rate is \$46.80.

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of August 11, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
VACANCY						
Cericola-Drake						
Martinello						
Ritchie						
Smith						
Wingate						
Mayor Giordano						

Reso book, Adm, CA, PD, CFO, Payroll

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2026-230

Reappointment of Special Law Enforcement Officer III in the Police Department - Michael Christiansen

WHEREAS, the Mayor and Council of the Borough of Waldwick agree with the recommendations of the Chief of Police to appoint a Part Time Special Law Enforcement Officers Class III (SLEO III) to the Police Department.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Waldwick hereby appoint Michael Christiansen to the position of Part Time SLEO III effective August 24, 2026; and,

BE IT FURTHER RESOLVED that the hourly rate is \$46.80.

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of August 11, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
VACANCY						
Cericola-Drake						
Martinello						
Ritchie						
Smith						
Wingate						
Mayor Giordano						

Reso book, Adm, CA, PD, CFO, Payroll

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2026-231

Payment of Vouchers

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of August 11, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
VACANCY						
Cericola-Drake						
Martinello						
Ritchie						
Smith						
Wingate						
Mayor Giordano						

Reso book, CFO

PUBLIC HEARING OF AN ORDINANCE

Date: August 11, 2026

Clerk read the ordinance by title

Ordinance No. 2026-#11 – AN ORDINANCE AMENDING CHAPTER 63 PARK & RIDE LOT, SECTIONS 63-2 PARKING FEES, 63-3 RESTRICTIONS (B) AND (C) AND 63-7 VIOLATIONS AND PENALTIES TO CLARIFY HOURS, OVERNIGHT PARKING REGULATIONS AND PENALTIES

Mayor asks if any Council Member wishes to comment on the ordinance.

Mayor closes Council comments and opens the public hearing to audience.

Mayor closes the public hearing after comments are heard.

Mayor asks for motion to pass the ordinance on second reading and that the Clerk be authorized to post notice as required by law.

Motion: _____

Seconded: _____

Roll Call:

Council Members:

VACANCY

Cericola-Drake

Martinello

Ritchie

Smith

Wingate

Giordano

**NOTICE
BOROUGH OF WALDWICK
COUNTY OF BERGEN**

Please take notice that the foregoing Ordinance was introduced and passed on first reading by the Mayor and Council of the Borough of Waldwick, Bergen County, New Jersey, at the Regular Meeting of said Governing Body held on Tuesday, July 14, 2026 and will be further considered for final passage after a public hearing to be held on Tuesday, August 11, 2026 at 7:30 pm in the Council Chambers, Administration Building, 63 Franklin Turnpike, Waldwick, New Jersey, at which time and place those concerned or affected thereby may be heard.

Copies of the foregoing Ordinance are available to interested persons at the office of the Municipal Clerk and may be secured upon application to the Municipal Clerk during regular business hours.

Ordinance No. 2026-#11 – AN ORDINANCE AMENDING CHAPTER 63 PARK & RIDE LOT, SECTIONS 63-2 PARKING FEES, 63-3 RESTRICTIONS (B) AND (C) AND 63-7 VIOLATIONS AND PENALTIES TO CLARIFY HOURS, OVERNIGHT PARKING REGULATIONS AND PENALTIES

BE IT ORDAINED that the Municipal Council of the Borough of Waldwick hereby amends Chapter 63 Park & Ride Lots, Sections 63-2 Parking Fees, 63-3 Restrictions (B) and (C) and 63-7 Violations and penalties. The changes to Code of the Borough of Waldwick below show deletions to the code in ~~striketrough~~ and additions in underline as follows:

§ 63-2. Parking Fees

During the hours between ~~5~~6:00 a.m. and 10:00 p.m. (prevailing time) daily including Saturdays and Sundays, except national holidays, parking in the Waldwick Park and Ride Lot shall be restricted to passenger vehicles only that pay the requisite fee as detailed in §48:91-12.2 of the Borough Code through the Borough's authorized vendor.

§ 63-3. Restrictions.

- C. No overnight parking is permitted between 3:00 am and 5:00 am, seven (7) days a week ~~at any time.~~

§ 63-7. Violations and penalties.

~~See Chapter 1:14.1.~~

Any vehicle parked in the Park & Ride lot during the hours between 3:00 am and 5:00 am, seven (7) days a week, shall be ticketed as follows:

1st offense - \$100.00

2nd offense - \$250.00

3rd offense - \$500.00

Kelley Halewicz, RMC/CMC, Municipal Clerk

POSTED: July 15, 2026

PUBLIC HEARING OF AN ORDINANCE

Date: August 11, 2026

Clerk read the ordinance by title

Ordinance No. 2026-#12 - AN ORDINANCE AMENDING CHAPTER 48 FEES, SECTION 91-12.2(A) VEHICLES AND TRAFFIC – PAID PARKING FEES TO CLARIFY DAYS AND TIMES FOR FEES

Mayor asks if any Council Member wishes to comment on the ordinance.

Mayor closes Council comments and opens the public hearing to audience.

Mayor closes the public hearing after comments are heard.

Mayor asks for motion to pass the ordinance on second reading and that the Clerk be authorized to post notice as required by law.

Motion: _____

Seconded: _____

Roll Call:

Council Members:

VACANCY

Cericola-Drake

Martinello

Ritchie

Smith

Wingate

Giordano

**NOTICE
BOROUGH OF WALDWICK
COUNTY OF BERGEN**

Please take notice that the foregoing Ordinance was introduced and passed on first reading by the Mayor and Council of the Borough of Waldwick, Bergen County, New Jersey, at the Regular Meeting of said Governing Body held on Tuesday, July 14, 2026 and will be further considered for final passage after a public hearing to be held on Tuesday, August 11, 2026 at 7:30 pm in the Council Chambers, Administration Building, 63 Franklin Turnpike, Waldwick, New Jersey, at which time and place those concerned or affected thereby may be heard.

Copies of the foregoing Ordinance are available to interested persons at the office of the Municipal Clerk and may be secured upon application to the Municipal Clerk during regular business hours.

Ordinance No. 2026-#12 - AN ORDINANCE AMENDING CHAPTER 48 FEES, SECTION 91-12.2(A) VEHICLES AND TRAFFIC – PAID PARKING FEES TO CLARIFY DAYS AND TIMES FOR FEES

BE IT ORDAINED that the Municipal Council of the Borough of Waldwick hereby amends Chapter 48 Fees, Section 91-12.2 Vehicles and Traffic - Paid Parking Fees to clarify dates and times for fees. The changes to Code of the Borough of Waldwick below show deletions to the code in ~~strike through~~ and additions in underline as follows:

§48:91-12.2. Vehicles and traffic - paid parking fees.

A. Paid parking spaces shall be delineated in paid parking zones as herein established, and parking signs shall be installed near such paid parking spaces. Upon payment, the Borough's authorized parking vendor shall indicate on its mobile application the maximum uninterrupted time a vehicle may remain parked within the paid parking space. Paid fees will be in the following increments Monday through ~~Sunday~~ Saturday from ~~5~~6:00 am – ~~5~~10:00 pm, excluding Sundays and national holidays:

- (1) \$1.00: for up to two hours.
- (2) \$2.00: for up to four hours.
- (3) \$3.00: for up to six hours.
- (4) \$4.00: for up to ~~12~~6 hours.

Kelley Halewicz, RMC/CMC
Municipal Clerk

POSTED: July 15, 2026

INTRODUCTION OF ORDINANCE

Date: August 11, 2026

Mayor Giordano asked the Clerk to read Ordinance No. 2026-#13 by title:

Ordinance No. 2026-#13 - AN ORDINANCE AMENDING CHAPTER 48 FEES, SECTION 56A-27 LAND USE PROCEDURES, SUBSECTION ESCROW DEPOSITS REQUIRED FOR APPLICATIONS AND SECTION 80 SOIL REMOVAL FEES, SUBSECTION B(3) SOIL MOVING FEE, ESCROW TO ADJUST RATES FOR PROFESSIONALS

Mayor: A motion is in order to move and pass the ordinance on first reading, and that the Municipal Clerk be authorized to publish said Ordinance and Notice of Hearing in accordance with law, with the Public Hearing on said Ordinance to be held at 7:30 pm or as soon thereafter as the matter may be heard on Tuesday, September 15, 2026.

Motion: _____

Seconded: _____

Roll Call:

VACANCY

Cericola-Drake

Martinello

Ritchie

Smith

Wingate

Giordano

Ordinance No. 2026-#13 - AN ORDINANCE AMENDING CHAPTER 48 FEES, SECTION 56A-27 LAND USE PROCEDURES, SUBSECTION ESCROW DEPOSITS REQUIRED FOR APPLICATIONS AND SECTION 80 SOIL REMOVAL FEES, SUBSECTION B(3) SOIL MOVING FEE, ESCROW TO ADJUST RATES FOR PROFESSIONALS

BE IT ORDAINED that the Municipal Council of the Borough of Waldwick hereby amends Chapter 48 Fees, Section 56A-27 Land Use Procedures, Subsection G, Escrow Deposits Required for Applications and Section 80 Soil Removal Fees, Subsection B(3) Soil Moving Fee, Escrow, to Adjust Rates for Professionals. The changes to Code of the Borough of Waldwick below show deletions to the code in ~~strike through~~ and additions in underline as follows:

§48:56A. Land use procedures.

48:56A-27. Land Use Procedures. [Amended 4-23-96 by Ord. No. 5-96]

G. Escrow deposits required for applications:

- a. Minor Site Plan - For development applications where the square footage of the building(s) is not greater than 3,000 square feet.

Engineering escrow	\$750 <u>1,000</u>
Legal escrow	\$400 <u>750</u>
Planner escrow	\$500 <u>750</u>

- b. Major Site Plan — For development applications where the square footage of the building(s) is in excess of 3,000 square feet.

Engineering escrow	\$3,500 <u>4,000</u>
Legal escrow	\$1,750 <u>2,500</u>
Planner escrow	\$1,750 <u>2,000</u>

- c. Minor Subdivision - For development of ~~less than five~~ no more than three lots.

Engineering escrow	\$1,000 <u>1,500</u>
Legal escrow	\$500 <u>1,000</u>
Planner escrow	\$500 <u>750</u>

- d. Major Subdivision - For development of more than ~~five~~ three lots.

Engineering escrow	\$4,000 <u>5,000</u>
Legal escrow	\$1,250 <u>2,000</u>
Planner escrow	\$2,000

e. “d”/Use Variance. [Amended 9-25-01 by Ord. No. 11-01]

Engineering escrow	\$750 <u>1,000</u>
Legal escrow	\$400 <u>1,000</u>
<u>Planner escrow</u>	<u>\$1,000</u>

f. ~~Hardship~~ “c”/Bulk variances. [Added 9-25-01 by Ord. No. 11-01]

Legal escrow	\$325 <u>500</u>
<u>Planner escrow</u>	<u>\$500</u>

§48:80. Soil removal fees. [Amended 7-22-97 by Ord. No. 16-97; 9-25-01 by Ord. No. 11-01; 3-22-05 by Ord. No. 4-05]

B. Soil-Moving fee:

- (3) Escrow. The applicant will be required to post at the time of ministerial permit application an escrow of \$150 600 to cover the costs associated with the review of the application by the Borough Engineer. For a major permit application this engineering escrow shall be \$500 1,200 and the legal escrow shall be \$100 200, posted at the time of the application. If the project requires additional funds to cover the review the applicant will be required to post sufficient balances to cover these additional costs.