

**WALDWICK ZONING BOARD OF ADJUSTMENT
FORMAL SESSION
December 10, 2025**

The Formal Session of the Waldwick Zoning Board of Adjustment was held on Wednesday, December 10, 2025 at 8:00 p.m. and was called to order by Marty Nieman, Chairman, who made the announcement of adequate notice of all meetings.

ROLL CALL:

Mr. Nieman	present	Mr. Cericola	present
Mr. Walsh	present	Ms. Luppino	present
Mr. Wekarski	present	Mr. Centineo	present
Mr. Sanzo	present	Mr. Mitchell	present
Mr. Myerjack	present		

Also Present:

Cliff Singer, Board Attorney
Joyce Sinclair, Board Secretary
Joe Mysliwicz, Zoning Officer

GREETINGS TO THE PUBLIC:

No one appeared.

APPROVAL OF MINUTES:

A motion was made by Mr. Sanzo and seconded by Mr. Cericola for the approval of the Minutes of November 12, 2025. The Minutes were approved as submitted.

RESOLUTIONS:

None

APPLICATIONS:

MELCHIOR	37 Kennedy Drive
25-T	Block 162.03, Lot 29
	Front & Rear Covered porches,
	Rear and Side Addition
	NEW APPLICATION

Cory and Travis Melchior appeared before the Board. They have lived in Waldwick since 2013 and are in need of more space in their home. The proposal would add charm to the property.

Jenifer Schmitt, Architect, appeared before the Board. She explained that the Applicant proposes an expansion to their ranch style home. They will add space on the first floor and add a second story and single car attached garage. The lot is undersized. To get a single car garage they will encroach on the side yard setback. A front covered porch is proposed to enhance the streetscape.

The neighborhood is a blend of expanded homes and ranches. The proposal blends in with the neighborhood. The existing home has an addition which they will remove and add a new addition. There will be a covered patio area in the back. The second floor add a level will be directly over the first floor footprint. It is a modest size home. The hardship is the narrow width of the lot. The proposal is not out of character with the neighborhood and conforms with the intent of the master plan.

Mr. Mysliwiec noted that the Applicant needs a front and side variance. The left side is existing and the right side is decreasing for the garage. The existing house does not have a garage and the proposal will bring it into compliance with the ordinance. The soil movement amount is ministerial and will not need a soil moving permit application. There is no other practical place to put the garage.

Arlene Remington, 43 Kennedy Drive, appeared before the Board. She has lived on Kennedy Drive since 1965 and has seen houses in the neighborhood expand. She also put on an addition and needed a variance. She questioned the frontage and expressed concern that it would not be in line with the other homes, going from 50 ft to 24 ft. The Board explained that the requirement is 50 ft. so all of the houses are not conforming. The house is 30 ft frontage as are the other homes on the street. There will be an additional six feet for the single story covered front porch. Ms. Remington expressed concern if there were to be curbs and sidewalks put in the future the house may be too close. Mr. Sanzo noted that Kennedy Drive is not a standard 50 ft. roadway.

There was no one else in audience to address this Application.

A motion was made by Mr. Walsh and seconded by Mr. Sanzo. A unanimous vote was taken. The Application was approved.

SIDERIAS
25-U

27 Kennedy Drive
Block 162.03, Lot 25
Rear Addition
NEW APPLICATION

Mr. Sanzo recused himself from this Application as he is within 200' of the property.

Mr. and Mrs. Siderias appeared before the Board. The existing side yard is non conforming. They would like to go back 12 ft in the back yard. There is an existing sun room. They wish to enlarge their bedrooms and bathroom. They are not going up. They are making the encroachment wider.

The lot is undersized, 60 ft. width and 10,080 sq. ft. where 15,000 Is required. The proposal does not bring it any closer to the rear line. They are extending the house as it encroaches now. It is an existing non conformity and extending a non conformity.

The Board was in favor of the Application and felt it would be a great addition to the home. A motion for approval was made by Mr. Walsh and seconded by Mr. Cericola. A unanimous vote was taken. The Application was approved.

Mr. Sanzo re-joined the Board.

NEW BUSINESS:

-Mr. Walsh questioned the need for publication of notices in the newspaper as well as on the municipal website after March. Discussion followed whether this would also apply to Applicants.

OLD BUSINESS:

None

ADJOURNMENT:

A motion was made for adjournment at 8:56 pm by Mr. Walsh and seconded by Mr. Myerjack.

Joyce C. Sinclair
Secretary