

**WALDWICK PLANNING BOARD
FORMAL SESSION**

January 7, 2026

The Formal Session of the Waldwick Planning Board was held on Wednesday, January 7, 2026 at 7:30 p.m. and was called to order by Mayor Giordano, who made the announcement of adequate notice of all meetings.

ROLL CALL:

Ms. Badalamenti	present	Mr. Vervoort	present
Mayor Giordano	present	Mr. Schultz	present
Mr. Ramundo	present	Mr. Schatz	present
Mr. Mysliwicz	present	Mr. Fink	present
Mr. Panfile	present	Ms. Cericola-Drake	present
Mr. Kowalski	present		

Also Present:

Cliff Singer, Board Attorney
Joyce Sinclair, Board Secretary
Jim McGinnis, Board Engineer

REORGANIZATION:

Mayor Giordano proceeded with the Reorganization portion of the meeting. Reappointed members Joe Mysliwicz, Mark Ramundo and James Schultz were sworn in. New Member, Katie Cericola-Drake, was sworn in.

Nominations were accepted for Chairman of the Planning Board. A motion was made by Mr. Vervoort and seconded by Mr. Mysliwicz for Adele Badalamenti as Chair. A unanimous vote was taken.

Chair, Adele Badalamenti, proceeded with the meeting. A nomination was made by Mr. Kowalski and seconded by Mr. Ramundo for John Vervoort as Vice Chairman. A unanimous vote was taken.

The appointments of Cliff Singer as Board Attorney, Boswell Engineering as Board Engineer, Phillips, Preiss, Grygiel, Leheny, Hughes as Board Planner and Joyce Sinclair as Board Secretary were made.

GREETINGS TO THE PUBLIC:

No one appeared.

APPROVAL OF MINUTES:

A motion for the approval of the December 3, 2025 formal session Minutes was made by Mr. Vervoort and seconded by Mr. Kowalski. The Minutes were approved as submitted.

RESOLUTIONS:

None

APPLICATIONS:

TARAZI & ARCISZEWSKI	32 Hopper Avenue
Sub 25-2	Block 136, Lot 9
Bruce Whitaker, Esq.	Subdivision
	NEW APPLICATION

Bruce Whitaker, Esq., appeared before the Board. He noted the site is in an R-1 zone with a single family one story structure with detached garage currently on it. It is an isolated property surrounded by vacant land of property owned by The Board of Education, The Village School, and Municipal properties.

The Applicant had come before the Board as a conceptual noting that it fits into the scope and scheme of the neighborhood. The Applicant proposes to subdivide into two lots. There are current non conformities which will remain but will not be exasperated. The new lot will be conforming as it conforms to the lot just divided. There will be two lots that will match each other, one with an existing home and the other with a home to be constructed.

Mr. Whitaker noted that variance relief can be granted by virtue of the purposes of utilizing property. The Applicant is making proper use of the property by creating a building lot on property not being used. The entire site will be upgraded. The Applicant will create a drainage system that does not currently exist. The Applicant proposes to install sidewalks. The proposal will not overburden the lot, and it fits within the overall concept of the neighborhood.

William Stimmel, Engineer, appeared before Board. The Topography Plan dated August 5, 2025 was marked as A-1. Mr. Stimmel noted that the property is located at the southwest corner of Hopper Avenue and West Prospect Street. There is 21,084 sq. ft. area overall. The site is deficient in depth and front yard setback. These are existing conditions.

The Minor Subdivision and Site Plan dated September 5, 2025, Rev. October 16, 2025, was marked as A-2. The existing dwelling will be maintained. They will construct a deck to the rear of the existing home which has been approved but not constructed. The new dwelling will be a two story frame dwelling with new driveway along the common property line, new patio and walk, with a short wall at the rear to create rear patio. The proposed dwelling will line up with the existing dwelling on the corner. The driveway width will increase slightly from 14' to 16' of the existing home's driveway.

Mr. Mysliwec noted that a variance for 3 foot to the property line from the driveway and the width of the driveway is needed. Sidewalks will be put in the front of the property in conjunction with improvements from the Board of Education's property.

Paul Phillips, Board Planner, noted that the accessory building heights are not changing and all are complying. The 44.7% lot coverage will be reduced slightly by taking out part of the driveway.

Jim McGinnis, Board Engineer, questioned the soil movement calculations. An Application will be made for a Major Soil Movement Permit for the soil movement on the new lot.

Frank Mileto, Planner, Architect, appeared before the Board. The surrounding area is a school and the proposal will have no negative impact on the neighborhood. All of the lots in the neighborhood are non complying and this will blend in due to the minor setbacks required. The rendering of the front elevation was marked is A-4. The proposed bi level home will fit in with the character of the neighborhood. There will be a partial basement under the first floor. Mr. Mileto noted that the benefits will outweigh any detriments. The Applicant proposes to live in the existing home and build and sell the new home.

Mr. McGinnis noted that the Applicant will comply with all of the requests from Boswell Engineering. Mr. McGinnis pointed out that in order to develop the lot they would need to do the sidewalks at the same time. They could not do it later without disturbing their front yard.

Mr. Phillips noted that the benefits outweigh the detriments and that what is proposed is in line with homes in the area and variance relief can be justified.

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

A motion to approve the Application was made by Mayor Giordano and seconded by Mr. Mylsiwec. The Application was approved. A Soil Movement Application will be submitted and heard at the next meeting.

NEW BUSINESS:

-The 2026 Schedule of Meetings was adopted by the Board with a motion by Mayor Giordano and seconded by Mr. Vervoort.

OLD BUSINESS:

None

ADJOURNMENT:

A motion was made for adjournment by Mr. Kowalski and seconded by Ms. Cericola-Drake at 8:40 p.m.

Joyce C. Sinclair,
Secretary