

AMENDED
MINUTES FOR THE REGULAR MEETING
OF THE MAYOR & COUNCIL OF THE BOROUGH OF WALDWICK
HELD ON TUESDAY, December 16, 2025 AT 7:30 PM

Mayor Giordano called the meeting to order and read the Statement of Compliance.

Mayor Giordano asked for a roll call. Present on roll call: Mayor Giordano, Mr. Brennecke, Ms. Cericola-Drake, Mr. Martinello, Mr. Ramundo, Mr. Ritchie and Mrs. Weber.

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

Mayor Giordano asked everyone to join in the Pledge of Allegiance, remain standing for a moment of silence honoring our Veterans and to remain standing for the prayer.

PROCLAMATIONS & PRESENTATIONS

A. Promotion of Police Officer Christopher Cron to Sergeant

Tonight, I have the honor, as Mayor, to promote Christopher Cron to Sergeant, Kyle Moore to Lieutenant, and swear in Chief of the Waldwick Police Department, Troy Seifert.

All three men, along with our entire Police Department, work tirelessly day in and day out to protect our residents and keep our community safe.

I have had the privilege of serving as both Councilman and now Mayor, and of witnessing each of you being sworn into our Police Department and progress through the ranks.

I would like to thank our former Police Chief, the Honorable Richard Brady, for being here tonight to administer the oaths of office, and our Borough Judge Helene Herbert for joining us as we celebrate this special evening.

Sergeant Christopher Cron was born and raised in Waldwick. After graduating from Waldwick High School, he attended DeSales University, where he earned a degree in Criminal Justice. He became a member of the Waldwick Police Department in July 2014.

In his 11-year career, Sgt. Cron has served as the department's Resiliency Officer and Bias Officer. He has been a D.A.R.E. and L.E.A.D. instructor since 2018, teaching 5th grade students at Traphagen and Crescent Schools.

Chris is assigned as a Field Training Officer, where he is responsible for training and mentoring newly hired police officers. He has also served on the PBA Executive Board since 2016, holding the positions of Recording Secretary and Vice President, and is currently serving his second term as President.

Chris resides in Waldwick with his wife, Alyssa, and their daughter, Avery.

At this time, I ask Sergeant Christopher Cron to come forward with his family to be sworn in.

B. Promotion of Sergeant Kyle Moore to Lieutenant

Lieutenant Kyle Moore was born and raised in Waldwick. After graduating from Waldwick High School, he attended Stockton University, majoring in Criminal Justice. Lt. Moore became a member of the Waldwick Police Department in September 2011.

He was promoted to the rank of Sergeant in 2018, serving as a patrol supervisor and later as the Detective Bureau Supervisor.

Lt. Moore is a certified instructor in Pistol, Rifle, Active Shooter Response, Taser, and Red Dot optics, and has served as the department's supervising firearms instructor since 2014. In this role, he is responsible for all firearms and tactical training. He is also a certified Police Academy Instructor, assisting with firearms and tactical instruction. Lt. Moore has been an operator on the Bergen County Regional SWAT Team since 2015, where he currently serves as a Fire Team Leader.

He has served on the PBA Executive Board as Recording Secretary and Vice President. Kyle resides in Waldwick with his wife, Melanie, and their two children, Kelsey and Jack.

As I often say at promotional ceremonies for our Police Department members: People sleep peacefully in their beds at night only because people like you stand ready to protect them.

Police officers put their lives on the line every day. This is not simply something you do - it is something you are.

Thank you for protecting all of us. Your dedication and love for this profession are evident.

I know you will make a great Lieutenant, Kyle, and a great Sergeant, Chris. You will both lead with integrity and make a lasting difference within our Police Department.

At this time, I ask Lieutenant Kyle Moore to come forward with his family to be sworn in.

C. Promotion of Acting Police Chief Troy Seifert to Chief of Police

Tonight, the Borough of Waldwick will swear in its eighth Police Chief since its founding - Chief Troy Seifert.

Troy Seifert was born and raised in Waldwick. After graduating from Waldwick High School, he attended John Jay College and William Paterson University.

He began his law enforcement career in 1999 as a police dispatcher in Ho-Ho-Kus and became a Police Officer in 2000 and we will not hold that against him. He then followed the light in the woods, crossing over the border and became a Waldwick Police Officer in 2005, the smartest decision he ever made, and we thank you for that.

He was promoted to Sergeant in 2012 and served as a Patrol Sergeant until his assignment to the Detective Bureau in 2014. In 2019, Troy was promoted to Lieutenant, where he served as Patrol Commander and most recently as the officer in charge of the Administration Section of the Department.

Troy has served as the Department's Juvenile Officer, D.A.R.E. instructor, and Field Training Officer. He has also served on the PBA Executive Board as Recording Secretary and Treasurer.

He also serves as President of the Waldwick Baseball Softball Association and as a trustee on the Waldwick Board of Education.

Our new Chief resides in Waldwick with his wife, Erin, and their three daughters - Emma, Maggie, and Katie.

Troy, before you are a leader, success is all about growing yourself. When you become a leader, success is all about growing others. A leader's role is to build people, develop others, strengthen the organization from within, empower those around them, and encourage others to become leaders themselves. Chief, you have demonstrated time and again your love, service, and selfless dedication to the well-being of our community, our residents, and your fellow officers. You are truly a leader.

As Steve Jobs said:

"Your work is going to fill a large part of your life and the only way to be truly satisfied to do what you believe is great work and the only way to great work is to love what you do. "

Troy, I am proud and honored to call you my Police Chief and my friend. Please come forward with your family and be sworn in as our eighth Police Chief.

D. Presentation of Conceptual Site Plans, Ronald Durante, Block 114/Lots 1, 15, 24

~~Raymond J. Virgona and Bruce Whittaker made a presentation of their conceptual plans for the Harrison Avenue Redevelopment project. Council members discussed the plans and are concerned that there are too many apartments with no retail. They also asked about the water mains and supply lines.~~

Bruce Whittaker on behalf of Ron Durante and Durante family, owners of Rocket Building Supply and have been in this town a long time. They have been builders in this town; two generations of builders in this town since the 1950s and 60s. Rocket Building Supply is still operating on a limited basis. Inquiries about other companies coming in to take it over for supplies to be delivered from that site. Family has resisted doing that and is looking forward to having this area done in area of need of redevelopment, looking towards a housing project.

By resolution on May 9, 2023 by this Council, you determined this is an area as well as other areas as areas in the vicinity as area in need of redevelopment non condemnation area. The report and resolution provides in part, that the negative conditions that exist in this area have a decadent impact on the surrounding properties. We all agree and your resolution supports that something better could be done in this location.

There are a series of lots 1, 35, 7, 9, and 11 and the Council has a conceptual plan that was delivered to them for this property. The conceptual plan was prepared by Virgona & Virgona Architects, a well-known company that does this type of development work.

The property is 1.525 acres, 66,419 sq ft and borders three streets (Hewson, Frederick and Harrison). Applicant proposing 54 units in two buildings. 39 units in one building and 15 units in the second building with 8 affordable units for the 4th round obligation. The building would be correlated with what has already been approved across the street at Harrison. Proposing height 45 ft, four stories. 25% of the area being proposed will be open space, which is much more than the ordinance permits across the street. Under new residential site improvement standards requirement for 96 parking spaces, 98 are planned and exceed the requirements.

The request is for you to review this plan and authorize your planner to move forward with developing an ordinance that would emulate the plan that we have here as far as bulk requirements are concerned and we look forward to taking these plans and engineering it obviously and come before the Planning Board to proceed with what your ordinance would permit.

Ray Virgona presentation of the conceptual plan. (Video 36:18 – 51:56)

Council Comments

Mr. Martinello coming off Frederick Street, see the entrance way in the middle of the block between building 1 and building 2, is that an entrance into the parking lot? Any concern about fire access to the building? How tight is that turn?

Mr. Virgona there is very good accessibility. A truck could come directly in at the rear, and we have two streets, parking area and a second parking area so the building can be accessed all around. Hewson has same parking lot and two streets. Good access for fire and the buildings will be fully sprinklered, and fully adaptable for handicapped users. This is a RSIS standard for driveways and parking spaces sizes. No issue with fighting fires or access.

Mr. Martinello asked about utilities for this area, you see upgrades in water mains or supply lines that are needed to provide for the 56 units.

Mr. Virgona responded that he does not think so, but we have an engineer to plan and that is our next step.

Mr. Ritchie thanked them for the presentation. In general, I agree I don't really love the property as it exists. I kind of think of this area as part of our downtown and there is a lot of potential in Waldwick. With that being said, I kinda don't love this, it's just a lot of apartments, in an area where there is a lot of potential as you come down Prospect make the right at the train station. There is a lot of potential for what we can see in a vibrant downtown. Was there any attempt to look at first floor commercial/retail or it just feels like an attempt to jam a bunch of apartments into an otherwise very valuable space.

Mr. Virgona commented that it is not super dense. I don't think commercial will be viable here.

Mr. Ritchie responded that we had it across the street at Soma Café, and it's a landmark for the town now.

Mr. Virgona commented that we thought this would be more compatible with the residential on Harrison.

Mr. Ritchie responded that I think it might be nice to try and have a discussion on what some retail on Hewson would look like, giving something back to the town instead of 54 units, not giving a whole lot back

to the town. I personally would like to see something else there. I appreciate what you have done on Harrison to try to match the townhomes and that was fantastic. When we saw the Harrison Avenue property project and actually saw a few iterations of it and one of our requests as a Council was some retail, let's add to the downtown. When they came back with 4,000 sq ft of retail that is when I personally became a big advocate of that project. For me, something like that would go a long way.

Mr. Virgona commented that project has some retail on Prospect which is one of your main retail spots. I thought going farther into Harrison would make a difficult sell. I don't think it would be viable because I think they would be in the middle of a residential location.

Mr. Ritchie commented that we haven't had a chance to discuss this as a Council but perhaps there is a vision for what we can do long term for this entire area. I have my own view, and I think everyone else has their own view but 59 apartments without any kind of giving back to the town to make that downtown vibrant is not at least how I see it. Once they go in, they are not coming out.

Mr. Virgona commented that those 54 units are going to help the downtown area, provide residents that will support it. We provide affordable housing in the project. The project in general and I think it is an asset with much greener than any of other projects in the area.

Mr. Ritchie responded that it is certainly an upgrade of what we have there, but we only have one chance to do this. What do you all think?

Mrs. Weber commented that you are just presenting this to us currently.

Mr. Brennecke would like to take some time to think about this, formulate some questions and come back to you. (*Inaudible*)

Mayor Giordano asked about building one with four stores, what is the size of the stores and where will the parking be, in front or where.

Mr. Virgona responded that there are no stores on this plan.

Mayor Giordano asked while you don't think it's a problem for the Fire department, if there is a problem, you will adjust the plans.

Mr. Virgona responded of course.

Mr. Whittaker commented that this is a conceptual plan and when we came in with the conceptual plan for the other project that was conceptual and by the time we got to the Planning Board, we had the input from the Fire Chief then at that point we made the necessary revisions. *Inaudible* It is an engineering aspect we have to do.

Mayor Giordano commented that he thinks the project is a good one but there are too many units, you are crowding too much stuff in here.

Mr. Virgona responded that we are not too different from the project across the street.

Mayor Giordano commented that we have to live here.

Mr. Virgona responded I think the way it's done, we have the two buildings a with the greater number in building one which is away from the main residential and abutting the railroad with the railroad parking across the street, I think lessens the impact.

Mr. Ritchie commented the point is it is not adding which is what we want is to make it a little more vibrant down there. It is probably not different from Harrison Avenue that we approved with one key difference which is they have 4,000 sq ft of retail. Going back 3 or 4 years, I was saying the same thing to that project, and they accommodated. At that point, I became the strongest advocate for that project.

Mr. Whittaker responded that they would take it under consideration. We looked at that before we started plans and discussed with consultants and real estate people thought that the retail would not make it in this area as it is somewhat isolated and not connected and the isolation dissuaded us from doing it.

I would suggest that would be appropriate to do is to have your planner Mr. Grygiel look at this and see what he thinks from a planning aspect. We recognize its proximity to train station. We recognize that an element of the population that becomes used to this type of project and the size of the project and the size of the rooms that are proposed. The affordable housing stipulates the requirement because of that there are 3, 2, 1-bedroom units under the appropriate regulation. The purpose of these meetings is to take your suggestions under consideration and we welcome the opportunity for you to direct this to Mr. Grygiel for his review.

Mr. Martinello commented are there any impact to any homes or other businesses on Prospect Street that abut to this project, during construction or otherwise.

Mr. Whittaker responded we would have to bond for that and go into a developer's agreement which would state that we cannot adversely affect other properties.

Mr. Martinello commented something that we looked at this plan on the corner lot where Master Cha is and the easement and parking.

Mr. Whittaker responded that we addressed that we left it open. He parks on our client's lot now. It will be left open for parking, it could be parking dedicated for public use.

Ms. Cericola-Drake commented that parking was an issue with the other development plans so maybe we can increase some parking for the public.

Mr. Whittaker responded that we are beyond the RSIS standard that are required and that parking is isolated but could be for the general public. That is what your planner would look at as well and create an ordinance.

Ms. Cericola-Drake commented that would be a benefit to the town.

Mayor Giordano commented that there are too many units and not enough retail.

Mr. Whittaker responded that he going to hold back on retail and see if it's viable from consultants, your planner and our planner.

Mayor Giordano commented that we are going to reach out to our planner with the plans and send everything to him. If any Council Members have questions or comments, please provide to Tatiana and she will get to the planner with our ideas.

Anna Monforth commented that this is regular process take the concept plan and when the Council decides to prepare a redevelopment plan but a good starting point.

Public Comments on Durante Presentation

Ted Sanzo asked if the plans are available to the public to review before it goes to the Council. Mr. Whittaker responded yes.

James Schultz spoke to the issue of curbs and sidewalks and financing. Is there anything over 2 bedrooms. Mr. Whittaker responded yes with regards to the curbs and sidewalks as well as there being 1, 2 and 3-bedroom apartments.

Gino Arraya spoke to the issue of Mr. Whittaker making everything look beautiful and nothing but a bully. Did you do a study about the parking? Too many apartments. Mr. Vingona explained the parking, some are garage and some are on-site spaces. The others are under the building.

John Vervoort spoke to the issue of these units being for sale or rentals. Mr. Vingona responded they are proposed to be rentals.

Mr. Whittaker asked about a target for the next meeting to come back to present. In the meantime, we will have the ability to reach out to Mr. Grygiel. There is an escrow required to be set up for this.

Mayor Giordano suggested February meeting, one of them. Our administrator will reach out to him and the Council will speak with each other and our administrator.

MAYOR'S REPORT AND REPORTS OF COMMITTEES

Mayor's Report. Mayor Giordano wished everyone a Merry Christmas and Happy New Year. The Reorganization meeting establishing the 2026 year is the first Tuesday in January.

Financial & Administrative Committee. No report.

Fire & Police Protection Committee. Mr. Brennecke reported on the fire and police calls and utilities emergencies for the month of December. He reported a successful Operation Santa by the Fire Department.

Public Safety Committee. No Report.

Recreational & Health Committee. Mr. Martinello could not attend the Tree Lighting but reported that it was well attended and Santa did a great job. He reminded everyone about the Toys for Tots drop off at the American Legion Post.

Public Works Committee. Mr. Ramundo thanked the DPW for their work during the snowstorm and for setting up the Hannukah event, which was well received by the residents.

Buildings & Grounds Committee. Mrs. Weber thanked all the residents and Borough Employees that took care of the Tree Lighting on December 5. She also thanked the Lions Club for holding the Children's Christmas Party and the Fire Department for driving Santa Around. She wished everyone a Happy Holiday, Merry Christmas and Happy New Year.

DEPARTMENT HEAD REPORTS

Administrator. Mrs. Marquis extended her congratulations to Chief Seifert, Lieutenant Moore and Sargent Cron. She also mentioned to mark calendars for the flushing schedule which has been posted on the website, social media and constant contact which will continue through the Holidays and the end of January at the recommendation of H2m.

Municipal Clerk. Mrs. Halewicz thanked the residents who donated to the Allendale Waldwick PBA Toys for Tots Drive, which was very successful.

She also thanked the residents who continue to donate food, toys and clothes to Families 4 Families. They are still picking up regularly and appreciate those donations.

The 2025 Calendar contains January of 2026. The Calendar will be mailed to all our residents once the printer is done with it.

She thanked the Mayor and Council for their support for the Annual Christmas Tree lighting as well as Tatiana, Melissa, DPW and Police Department for their behind-the-scenes assistance. She wished everyone a Happy Holiday season and safe, healthy Happy New Year.

Attorney. Mr. Bossong had no report but Closed Session matters with no decisions being made.

CONSENT AGENDA RESOLUTIONS

RESOLUTION NO. 2025-314

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:

- 2025-314 Approval of Consent Agenda
- 2025-315 Approval of Minutes - Regular Meeting, October 28, 2025; Regular Meeting & Closed Session Meeting, November 13, 2025
- 2025-316 Resolution Designating Harrison Avenue Redevelopment, LLC as Conditional Redeveloper and Authorizing the Execution of Memorandum of Understanding and Escrow Agreement ("MOU")
- 2025-317 Authorize Change of Signatory of PY 2024-2025 Grant Agreement with Bergen County Community Development Block Grant for ADA Curb Ramp Improvements
- 2025-318 Authorize Change of Signatory for all Bergen County Grant Agreements and County Vouchers
- 2025-319 Authorize Shared Services Agreement with Northwest Bergen County Utilities Authority (NBCUA) for Pump Station Inspection Services 2025-2027
- 2025-320 Authorize Release of Dumpster Escrow - 74 Moore Avenue

- 2025-321 Approval of Council Reorganization Meeting, January 6, 2026
- 2025-322 Renewal of the Group Dental Benefits Program for Eligible Employees and Their Covered Dependents through Delta Dental of New Jersey, Inc.
- 2025-323 Authorize Refund Water Overpayment
- 2025-324 Approval of Budget Appropriation Transfers
- 2025-325 Payment of Vouchers

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

PUBLIC HEARING & ADOPTION OF ORDINANCE(S)

Mayor Giordano asked the Clerk to read Ordinance No. 2025-#23 by title.

Ordinance No. 2025-#23 - AN ORDINANCE TO AMEND CHAPTER 64 OF THE CODE OF THE BOROUGH OF WALDWICK ENTITLED "PARKS" ADDING THAT ALL DOGS MUST REMAIN LEASHED WITHIN A PARK

Council comments. None.

Public comment. None.

Mayor Giordano closed the Public comment. Ordinance No. 2025-#23 was advertised and on second reading is adopted. This ordinance will go into effect immediately after approval and publication according to law.

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

INTRODUCTION OF ORDINANCE(S) – None.

UNFINISHED BUSINESS – None.

NEW BUSINESS – None.

PUBLIC COMMENT

Ester Miraglia asked if the Borough conducted a traffic analysis study regarding the townhouses on Harrison Avenue and if so, she would like to see a report. She is concerned about the number of units and traffic patterns. The area of the businesses on East Prospect has weeds growing out of bricks. Also, garbage blowing in the wind near the old Giant Farmers Market on Harrison Avenue and Wyckoff Avenue.

Richard Tirre spoke of Nathaniel Bogdanove who was elected Mayor in 1971 but passed away days before the election. He would like to see his son Seth be elected Mayor for the Day in honor of his late father who was unable to serve as Mayor even though he was elected. He also asked if the Borough had record of who designed the Boroughs logo (seal). He believes it was a friend of his, Richard Dreyer, and would like to see if he can receive credit.

He also spoke of an incident in Oakland where a man was beating up a woman in public, his friend who was a long time Waldwickian, Adam Weitemeir stepped in and was beaten to death. He feels heroes are not only military or policemen, but he considers him a hero for standing up to someone. He would like to see the Borough recognize him.

Mayor Giordano said that the Borough has paid tribute to Mr. Bogdanove pointing out photos around the Administration Building. He said he will take pictures of them and have them sent to him.

Mayor Giordano said they will contact the previous administrator, Gary Kratz, to find out who it was and will give credit to him on the website once confirmed.

Mayor Giordano said he would investigate it and will have the Borough Administrator reach out.

Debra Catunio shared that she was disturbed and discouraged by a letter circulating on social media prior to the election regarding allegations against Mr. Asta.

Pat Moore Theis expressed concerns of tractor trailers coming down her block on Pennington Avenue and getting stuck as this is not a through street to the Industrial park as Google tells them. She feels it is dangerous especially with young children in the area. She would like to see a sign at the top of the block with a weight limit or no trucks allowed.

Mrs. Marquis responded that this was the first time she had heard of this and will make a note to discuss with the Chief of Police and DPW Superintendent.

Helga Hauksdottir expressed that we should support the Council who have won the election.

Laura Litchult state she has information on Nathaniel Bogdanove.

Mayor Giordano asked if she could send what she has and the Mayor will make sure that they will get it to Seth.

Jim Schultz expressed his concerns regarding the effect of PILOT Programs on the Board of Education. He thinks it would be a good start if we can negotiate that the developers pay per student.

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

RESOLUTION NO. 2025-326

Authorize Closed Session

WHEREAS, Section 8 of the Open Public Meetings Act (N.J.S.A. 10:4-12(b)(1-9)) permits the exclusion of the public from a meeting in certain circumstances; and,

WHEREAS, the Mayor and Council is of the opinion that such circumstances exist.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Waldwick, County of Bergen, State of New Jersey, as follows:

The public shall be excluded from discussions of the Closed Session.

The general nature of the subject matter to be discussed is as follows:

Possible Acquisition of Real Property

It is anticipated at this time that the above-mentioned subject matter will be made public within 60 days or as soon thereafter as it is deemed to be in the public interest to do so based on the conclusion of the matter.

This resolution shall take effect immediately.

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

The Council convened into Closed Session at 9:30pm. At 9:40 pm the Mayor and Council came back on the record of the Regular Meeting. Present on roll call: Mayor Giordano, Mr. Brennecke, Ms. Cericola-Drake, Mr. Martinello, Mr. Ramundo, Mr. Ritchie and Mrs. Weber.

Re-adopted: February 24, 2026

KELLEY HALEWICZ, RMC/CMC
MUNICIPAL CLERK