

**WALDWICK ZONING BOARD OF ADJUSTMENT  
FORMAL SESSION  
January 21, 2026**

The Formal Session of the Waldwick Zoning Board of Adjustment was held on Wednesday, January 21, 2026 at 8:00 p.m. and was called to order by Cliff Singer, Board Attorney, who made the announcement of adequate notice of all meetings.

**ROLL CALL:**

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

Also Present:

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

**REORGANIZATION:**

Cliff Singer, Esq., proceeded with the Reorganization portion of the meeting. Reappointed members were sworn in.

Nominations were accepted for Chairman of the Zoning Board. A nomination was made for Marty Nieman as Chairman by Mr. Sanzo and seconded by Mr. Walsh. A unanimous vote was taken.

Mr. Nieman took over as Chairman and continued with the reorganization portion of the meeting. Nomination was made for Mr. Cericola as Vice Chairman by Mr. Sanzo and seconded by Mr. Walsh. A unanimous vote was taken.

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

**GREETINGS TO THE PUBLIC:**

No one appeared.

**APPROVAL OF MINUTES:**

A motion was made by Mr. Sanzo and seconded by Mr. Walsh for the approval of the Minutes of December 10, 2025. The Minutes were approved as submitted.

**RESOLUTIONS:**

**MELCHIOR**  
25-T

37 Kennedy Drive  
Block 162.03, Lot 29  
Front & Rear Covered porches,  
Rear and Side Addition  
RESOLUTION

A motion was made to approve the Resolution by Mr. Walsh and seconded by Ms. Luppino. A unanimous vote was taken. The Resolution was approved.

**SIDERIAS**  
25-U

27 Kennedy Drive  
Block 162.03, Lot 25  
Rear Addition  
RESOLUTION

A motion was made to approve the Resolution by Mr. Walsh and seconded by Ms. Luppino. A unanimous vote was taken. The Resolution was approved.

**APPLICATIONS:**

**PLAUT**  
26-B  
Ed Sherman, Architect

13 Sherman Avenue  
Block 156, Lot 7  
Add-A-Level  
NEW APPLICATION

Mr. Plaut appeared before the Board. Ed Sherman, Architect, appeared before the Board. The Applicant proposes to add more space to their bi-level raised ranch home. The lower level is underground with a two car garage attached. They would like to add bedrooms and bathroom and move laundry upstairs. The addition for the second story is on the existing footprint of the house. It is 2-1/2 stories as a portion is underground.

A variance is needed for setbacks. It is a non-conforming lot. The depth of the property is currently deficient. The narrowness of the site triggers the two setback variances. The existing front yard is 35.12', the existing rear yard is 34.83'.

Nothing in the footprint is changing, they are only here because it is an existing non-conforming lot and any adding on to it constitutes exacerbation.

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

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

**DEVINE**  
26-C  
Ed Sherman, Architect

44 Grand Avenue  
Block 4, Lot 35  
Rear 2-story Addition and Covered Deck  
NEW APPLICATION

Jonathan Devine appeared before the Board. Ed Sherman, Architect, appeared before the Board. This is a corner lot, there is a second front on Garibaldi Place. It is a zamor style home with a basement. The proposed secondary front should be 17.5', existing is 16'. They propose to extend the addition to the rear by 4-1/2 feet, continuing the 16'.

The existing deck will be removed and replaced with a new deck with a roof structure over it. The rear yard should be 35' to the house, proposed is 25.2'. Mr. Mysliwiec noted that a rear yard variance is not needed as it is a corner lot.

They would like to extend their house to expand their kitchen and dining room, have a den and modify the bedrooms, adding a larger bedroom with bath and bring the laundry upstairs. The only variance needed is the secondary front existing of 16'.

Mr. Walsh noted this is an undersized lot and the Board expressed their agreement with the Application.

There was no one in the audience to address this Application

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

**VILLAR**  
26-D  
Ed Sherman, Architect

111 Hudson Avenue  
Block 61, Lot 1  
Add-A-Level, Portico, Cover existing Deck  
Eliminate 2-car garage,  
New Driveway and Patio  
NEW APPLICATION

Jaidy Villar appeared before the Board. Ed Sherman, Esq., appeared before the Board.

Mr. Mysliwiec noted that the rear yard variance is not needed. The secondary front variance is needed, currently 16.7'.

The Applicant proposes to eliminate the 2-car garage. The ordinance states that at least one is needed. They are both being eliminated with a new driveway on the Hudson Avenue side that can fit four cars. This is a Cape Cod style home. The Applicant proposes to add a second level for more bedrooms and on the lower level more room for family room and play room. They have four children. They cannot expand out or back so would like to remove the two car garage on the side. It is a short driveway. They mostly park on Hudson Avenue so it is a direct access to the house. They would like to get the driveway on Hudson Ave which can fit four cars. They will remove the concrete driveway on the side. They currently have two parking spaces.

Mr. Singer noted that they will be coming out with same number of parking spaces. Mr. Sherman noted that there other homes that do not have garages and many park in the driveways, not in the garage.

Mr. Singer asked Mr. Sherman his opinion from a planning perspective on the elimination of garages when the ordinance pushes keeping garages. Mr. Sherman noted that if you have a garage it is typically used as a shed, most do not park in the garage. From a safety issue, it is better for the driveway to be on Hudson Avenue, as it is flat.

Mr. Walsh questioned where things will be stored without a garage. It was noted that there are small sheds where they store things now. Mr. Walsh noted that he is not in favor of taking out garages, and expressed concern with no place to put things. Mr. Mysliwicz noted that a shed can be placed on the patio if needed.

Ms. Luppino expressed concern with eliminating garages and that future owners may want a garage. She felt it is appealing to have a two car garage and is conflicted and unsure if it would deter future owners and how aesthetically pleasing it would be not having the garages. Mr. Mysliwicz noted that they could convert it back to the garage without needing to come before the Board.

Mr. Centineo questioned the feasibility of making a one car garage. Mr. Mysliwicz noted that the door opening would have to be re done in order to create larger space inside and a beam placed to support the second floor; economically it does not make sense.

Mr. Sherman noted that the house had been modified to put in the 2 garages; the original house did not have a garage. The improvement to the site will be taking cars off of the street and putting them on the property. They will have room for four cars.

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

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

#### **NEW BUSINESS:**

A motion was made by Mr. Sanzo and seconded by Mr. Walsh to adopt the Schedule of Meetings for 2026. A unanimous vote was taken. The Schedule was adopted.

#### **OLD BUSINESS:**

None

#### **ADJOURNMENT:**

A motion was made for adjournment at 9:20 pm by Mr. Sanzo and seconded by Mr. Walsh.

Joyce C. Sinclair  
Secretary