

**WALDWICK ZONING BOARD OF ADJUSTMENT  
FORMAL SESSION  
February 25, 2026**

The Formal Session of the Waldwick Zoning Board of Adjustment was held on Wednesday, February 25, 2026 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	absent
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  
Jim McGinnis, Board Engineer

**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 January 21, 2026. The Minutes were approved as submitted.

**RESOLUTIONS:**

<b>PLAUT</b>	13 Sherman Avenue
26-B	Block 156, Lot 7
Ed Sherman, Architect	Add-A-Level
	RESOLUTION

<b>DEVINE</b>	44 Grand Avenue
26-C	Block 4, Lot 35
Ed Sherman, Architect	Rear 2-story Addition and Covered Deck
	RESOLUTION

**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  
RESOLUTION

A motion was made to approve the above Resolutions by Mr. Walsh and seconded by Mr. Sanzo. A unanimous vote was taken, Mr. Myerjack abstained. The Resolutions were approved.

**APPLICATIONS:**

**RAHIMI**  
26-E

117 Lilyan Street  
Block 153.02, Lot 2  
Convert Garage  
NEW APPLICATION

Mr. Rahimi appeared before the Board. Mr. Rahimi has constructed a pantry in his garage for the ease of his elderly mom. He is seeking a variance from the ordinance which binds him to have a garage. He can fit four cars in his driveway without the use of the garage.

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.

**WALLACE**  
26-F  
SM-1

41 White Pond Road  
Block 153.04, Lot 21  
New Home Construction  
Variance Application & Soil Movement  
NEW APPLICATION

Niki and Matthew Wallace appeared before the Board. Jose Tasero, Architect, appeared before the Board. The Applicant proposes to knock down the existing home and replace with a new home. The current home is a split level and needs to be demolished. The proposed home is close to the footprint of the existing home. It will be a two story home instead of a split level.

Mr. Mysliwicz noted that they need a side yard, rear yard and possibly the driveway width and driveway variances. On the revised plans dated February 2026, the height is below 35.' A 9' basement is proposed. Mr. Walsh asked the reason for a carport and the Applicant noted it will be for his truck.

Mr. McGinnis noted that the Applicant will have to apply to the DEP as the area where they are building is close to the water.

The 20' in width is exceeded for the driveway due to the carport. A two car garage is proposed. The current home is unsafe and needs to come down.

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

Mr. Tasero noted that the lot is not conforming and they need a combined side yard setback variance. The carport goes over the combined side yard. A covered deck is proposed. There are no residences in the rear. The new home will have 4 bedrooms with laundry upstairs. The front elevations were shown indicating 1-1/2 stories with dormers to give it character. This will be an improvement to the neighborhood. The proposed home is modest in size and under what the lot could yield.

Although not present, Houser Engineering, Applicant's Engineer, has responded by paper noting his agreement to everything the Board Engineer was concerned with.

Mr. Singer questioned having a full basement so close to the water. Mr. McGinnis has asked for a soil log to know what the water table is. Depending on the outcome, the basement may need to be re-designed. A perc test will be done to determine the water table. Mr. McGinnis was comfortable without the engineer's testimony due to the letter that he has received from him.

Mr. Mysliwec noted that it would be wise to have the water table tests done as plans will need to be revised. It was suggested this be held over to the next meeting to have time to do the perc tests.

Soil movement was addressed which is typically explained by the Applicant's engineer. Mr. McGinnis noted that the engineer has addressed all of his requests.

If changes are made then they would need to come before the Board. One test pit for each of the three seepage pits will be needed. The current foundation has cracks and it is not worth rehabilitating the foundation. It was Mr. Mysliwec's recommendation to replace the foundation. There are other colonial style homes on the block. The proposal would be in character with the neighborhood.

The Applicant considered how they would like to proceed and requested a vote this evening. Mr. McGinnis noted that he has no other concerns outside those in his report.

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

A motion for approval was made by Mr. Sanzo and seconded by Mr. Cericola. A unanimous vote was taken. The Application was approved with the condition that the Applicant will be getting DEP approvals and complying with requirements of the Board Engineer.

**PEHUSH**  
26-A  
Ed Sherman, Architect

14 Longview Drive  
Block 163.05, Lot 7  
Add-A-Level & New Covered Porch  
NEW APPLICATION

Ed Sherman, Architect, appeared before the Board. Ryan Pehush appeared before the Board. Mr. Sherman noted that the existing home is a split level in an R-1 single family district. The lot is deficient in size. They are seeking a C-1 variance due to the shallowness of the site which causes it to require variances.

The front yard is required to be 50', existing is 23.8' and proposed is 21.3' for the extension of the existing covered portico to make it a covered porch across the front of the home.

A master bedroom is proposed with bathroom and closet. Mr. Mysliwec noted the side yard is fine and amended the denial which should indicate the need for a rear yard variance. The existing setbacks are not being exacerbated.

There was no one in the audience to address this Application

A motion was made by Mr. Sanzo and seconded by Mr. Cericola to approve the Application. A unanimous vote was taken. The Application was approved.

**MILLAN**  
26-G  
Ed Sherman, Architect

52 Grand Avenue  
Block 6, Lot 7  
Add-a-Level, Covered porch, Deck  
NEW APPLICATION

Ashlin and Louis Millan appeared before the Board. Ed Sherman, Architect, appeared before the Board. Mr. Sherman noted that the site is in an R-2 zone. The Applicant seeks a hardship variance for the placement of existing structure on this site. It is a technical exacerbation. The Applicant is proposing a bigger home within the same footprint. They will add a second floor.

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

The Board noted the undersized lot and were in favor of the Application. A motion for approval was made by Mr. Sanzo and seconded by Mr. Walsh.

A unanimous vote was taken. The Application was approved.

**MARROQUIN**  
26-H  
Ed Sherman, Architect

75 Franklin Turnpike  
Block 76, Lot 9.01  
2-story Addition, Driveway, Shed/walk  
NEW APPLICATION

Abraham Marroquin appeared before the Board. Ed Sherman, Architect, appeared before the Board. The site is located in an R-3 village residential district. It is a unique

property. The home has looked the same for many years. It was used as commercial for a while and the Applicant proposes to bring it back to residential.

There is a one story addition to the original house which is proposed to be removed and replaced with a 16' x 20' two story addition. A larger driveway off of Grove Street is proposed as well as a new shed and changing the walkways to the house.

The original house has an entrance with door towards Franklin Turnpike with a deck off the second floor. The Applicant proposes to bring the door to Grove Street as no one would park on Franklin Turnpike to go into the house.

With the proposed second floor addition to the back, modifications will be made to the stairs which are in the center currently. The stairs will go in the back with entrance to second floor bedrooms,. Two bathrooms are proposed with living room, dining room, kitchen open floor plan. The side porch will be modified with entrance way and half bath and sliders to the back. The pavement in the back will be removed and replaced with a small back yard.

The property is pie shaped in the back. The setbacks are existing with 14.9'; front, 25' required, the side yard remains the same. The coverage has been reduced. The renovations will be an improvement to the corner. It is an odd shaped lot. There is a full basement below the addition with washer dryer in the basement. All new siding and new roof is proposed. There is a curb but no sidewalks.

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

The Board felt the application was beneficial and were in favor of it. A motion for approval was made by Mr. Sanzo and seconded by Mr. Walsh. The Application was approved.

**DICHRISTINA**  
26-I  
Ed Sherman, Architect

12 Cathy Lane  
Block 162.07, Lot 5  
Attached Garage, Add-a-level, Portico, Deck  
**NEW APPLICATION**

Anthony DiChristina appeared before the Board. Ed Sherman, Architect, appeared before the Board. The lot is in an R-1 district and is undersized. The Applicant proposes a garage on the left side of the house with a bedroom above. This is a Cape Cod style home with short dormers that will be removed and replaced with a full second floor over the existing and a new garage.

The existing front yard is 25.5' and required is 50 ft. A covered portico is proposed which will create a variance. The first floor will stay the same as what is there. Modifications will be made to the kitchen with mud room off back. Upstairs will be two bedrooms and baths. A C-1 variance is being sought due to the narrowness and shallowness of the site which triggers the variances. An oversized one car garage is being proposed. There will be all new siding.

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

The Board was in favor of the Application. A motion for approval was made by Mr. Sanzo and seconded by Mr. Walsh. A unanimous vote was taken. The application was approved.

**NEW BUSINESS:**

A motion was made by Mr. Sanzo and seconded by Mr. Walsh for the approval of the Resolutions for the Board Professionals. A unanimous vote was taken. The Resolutions were approved.

**OLD BUSINESS:**

None

**ADJOURNMENT:**

A motion was made for adjournment at 10:20 pm by Mr. Sanzo and seconded by Mr. Walsh.

Joyce C. Sinclair  
Secretary