

**MINUTES FOR THE REGULAR MEETING
OF THE MAYOR & COUNCIL OF THE BOROUGH OF WALDWICK
HELD ON TUESDAY, MAY 26, 2026 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: Mr. Brennecke arrived at 7:50 pm, Ms. Cericola-Drake, Mr. Martinello, Mr. Ritchie (via phone), Ms. Smith and Ms. Wingate. Mayor Giordano was absent.

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

Council President Martinello 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 – None.

MAYOR'S REPORT AND REPORTS OF COMMITTEES

Mayor's Report. Council President Martinello reported for the Mayor, the Mayor, Mr. Martinello, Mr. Brennecke, and Ms. Wingate attended the Borough's 250th Anniversary Celebration was a huge success and a great event.

Financial & Administrative Committee. Mr. Martinello reported that this is the public hearing on the non-union salary ordinance this evening and implements what was included in the budget for same. There are a couple of grants included on the agenda with regards to infrastructure.

Fire & Police Protection Committee. Mr. Brennecke was not present at this time.

Public Safety Committee. Ms. Wingate reported that WALVAC is bringing back the Cadet program with renewed interest from WHS and Ridgewood. WALVAC will be on standby for upcoming events.

Recreational & Health Committee. Ms. Smith reported on finally having some nice days and this is a busy month. WCA America's 250 Anniversary Celebration was fabulous and very well attended. The museum story boards as well as the mannequins were outstanding, as were the Outwater Militia. Just an incredible job by the museum team.

While the Memorial Day Parade was rained out, the Service at the American Legion was well attended. The WCA Car Show is coming up on June 7, with rain date of June 14 and thanked Chuck for hosting such a wonderful event.

The Library newsletter is a great way to find out what is going on in the library. There are great programs each month including June 13 from 11:00 am – 1:00 pm a dog caricaturist, bring your dog. Also, coffee clutch for new or retired residents just looking to be a part of the community. Also, on June 16 the Library is hosting a dinosaur reading program.

Ms. Smith reported on Wafa regarding the push buttons being relocated by the County to a lower position so a wheelchair person can reach them to cross safely. The team is working on Sean Fischer Playground to create an accessible area as the entrance is need of some repairs by DPW.

Public Works Committee. Mr. Ritchie had no report.

Buildings & Grounds Committee. Ms. Cericola-Drake reported that HVAC maintenance was conducted at all the buildings. The Borough has installed two large 250th Anniversary banners at Borough Hall.

DEPARTMENT HEAD REPORTS

Administrator. Ms. Marquis reported that online pool and swim team registration opened today. We are excited for a great season with the new pool manager and assistant pool managers as well as returning and new lifeguards. We met earlier this evening together to discuss the season. Opening Day is Saturday, June 20, 2026.

Municipal Clerk. Mrs. Halewicz reported on the following matters related to the Clerk's office:

Reminder the Primary Election ballot is in the block style where candidates are grouped by office not party. There is a link under Elections – Voter information that provides your Districts sample ballot as it contains county committee candidates.

There is also a video on how to vote in the new voting machines. Watching videos is a good way for voters to familiarize themselves with the new machine process.

Early voting is May 26 – May 3. Monday-Saturday 10 am – 8 pm; Sundays 10 am – 6 pm. Two closest locations Tice Senior Center, 411 Chestnut Ridge Road in Woodcliff Lake & Wyckoff Public Library, Shotmeyer Room, 200 Woodland Avenue in Wyckoff. Complete listing is available on our website under the Elections page/Early voting.

June 1 by 3:00 pm Last day to apply for Mail in ballot in person at the County Clerk's office in Hackensack.

Resolution on tonight's agenda: 2026-164 The licensees listed in the resolution have met all the state and local requirements for renewal. 2026-165 Pascack Valley Meals on Wheels has met the requirements for approval of this resolution for their 50/50.

Attorney. Mr. Bossong had not report.

CONSENT AGENDA RESOLUTIONS

Mr. Brennecke arrived.

RESOLUTION NO. 2026-152

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 with the removal of 2026-158:

2026-152 Approval of Consent Agenda

Policy Vote(s)

- a. Kyla Sala, 23 Mary Lane requests to install a privacy fence in backyard a portion of which falls within Borough easement with the understanding that it is the homeowner's responsibility to remove and replace fence at their expense should the Borough need access to this area
- b. Peter LoParo, 18 Cypress Court requests to install a 6ft fence in backyard a portion of which falls within Borough easement with the understanding that it is the homeowner's responsibility to remove and replace fence at their expense should the Borough need access to this area

- c. Michele Weber requests to use Pavilion B on May 29, 2026, from 2:00 pm to dusk for a graduation party with alcoholic beverages being served
 - d. Judy Baik requests to use Pavilion B on June 14, 2026, from 1:00 pm – 7:00 pm for a family and friend event with alcoholic beverages being served
 - e. Brian & Leila Atchue requests to use Pavilion A on August 1, 2026, from 1:00 pm – 6:00 pm for a birthday party with alcoholic beverages being served
- 2026-153 Authorizing the Submission of a 2026 Local Transportation Projects Fund Grant Application and Execution of a Grant Agreement with the New Jersey Department of Transportation for Sidewalk Improvements Along Hopper Avenue
- 2026-154 Authorizing the Submission of a FY2027 Municipal Aid Grant Application and Execution of a Grant Agreement with the New Jersey Department of Transportation for West Prospect Street
- 2026-155 Authorizing the Submission of a 2027 Safe Streets to Transit Grant Application and Execution of a Grant Contract with the New Jersey Department of Transportation for Sidewalk Improvements to Hopper Avenue
- 2026-156 Authorize Advertisement and Receipt of Bids for Hudson Avenue, Sections 2 & 3 and 2026 Road Resurfacing Program
- 2026-157 Award Non-Fair and Open Professional Services Contract to Boswell Engineering for 2025 & 2026 NJDOT Municipal Aid Hudson Avenue, Sections 2 & 3 and the 2026 Road Resurfacing Program, \$134,800.00
- 2026-158 NOT USED
- 2026-159 Award Non-Fair and Open Professional Services Contract to Community Grants, Planning & Housing for Housing Rehabilitation Administrative Services and Case Management Services in an Amount Not to Exceed \$55,900.00
- 2026-160 Authorize Execution of Lease Agreement with New Jersey Transit for the Train Station Parking Lot
- 2026-161 Authorizing the Appointment of a Health Benefits Consultant to Evaluate the Borough’s Employee Health Benefits Program
- 2026-162 Resolution Calling for the Restoration of Energy Tax Receipts and Increased Municipal Aid to Provide Real Property Tax Relief
- 2026-163 Resolution Urging the New Jersey State Legislature and Governor to Repeal the Gas Tax Escalator and Restore Accountability to Fuel Tax Increases’ Office
- 2026-164 Authorize Liquor License Renewals 2026/2027 - various
- 2026-165 Approve Raffle License 2026-03 for Pascack Valley Meals on Wheels - On Premise 50/50
- 2026-166 Appointment of Assistant Pool Managers
- 2026-167 Appointment of Assistant Swim Coach
- 2026-168 Appointment of 2026 Pool Lifeguards
- 2026-169 Authorize Waldwick Municipal Pool Early Bird Registration from Tuesday, May 26, 2026, through Sunday, July 5, 2026
- 2026-170 Payment of Vouchers

| Council Member | Motion | Second | Ayes | Nays | Abstain | Absent |
|----------------|--------|--------|------|------|---------|--------|
| Brennecke | | | X | | | |
| Cericola-Drake | X | | X | | | |
| Martinello | | | X | | | |
| Ritchie | | | X | | | |
| Smith | | X | X | | | |
| Wingate | | | X | | | |
| Mayor Giordano | | | | | | |

PUBLIC HEARING & ADOPTION OF ORDINANCE(S)

Mayor Giordano asked the Clerk to read Ordinance No. 2026-#06 by title.

Ordinance No. 2026-#06 - AN ORDINANCE AMENDING ORDINANCE NO. 2025-#15, FIXING THE COMPENSATION, SALARIES AND WAGES OF OFFICIALS AND EMPLOYEES OF THE BOROUGH OF WALDWICK

Council comments. None.

Public comment. None.

Mayor Giordano closed the Public comment. Ordinance No. 2026-#06 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 | | | |
| Ritchie | | | X | | | |
| Smith | | X | X | | | |
| Wingate | | | X | | | |
| Mayor Giordano | | | | | | |

RESOLUTION NO. 2026-171

Authorize Salaries for 2026

WHEREAS, the Mayor and Council adopted Ordinances which sets the salary ranges for certain Borough Employees effective January 1, 2026 except as otherwise stated in said schedule.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Waldwick that, in accordance with previously adopted Ordinances the annual base salary or hourly rate of each Borough Official and Employee is listed on the schedule annexed hereto and made a part hereof; and,

BE IT FURTHER RESOLVED, that the rates set forth on the annexed schedule shall take effect January 1, 2026 except as otherwise stated in said schedule; and,

BE IT FURTHER RESOLVED, that the rate or compensation of any other Borough Official or Employee heretofore fixed but not mentioned herein shall be deemed to be unaffected by the adoption of this resolution and shall continue as heretofore fixed or established.

| | ADMINISTRATIVE & EXECUTIVE | |
|-------------------|----------------------------|---------------|
| <u>NAME</u> | <u>POSITION</u> | <u>SALARY</u> |
| Thomas Giordano | Mayor | \$2,500.00 |
| Kathleen Cericola | Councilmember | \$2,000.00 |
| Andrew Brennecke | Councilmember | \$2,000.00 |

| | | |
|-------------------|---------------|------------|
| Joseph Martinello | Councilmember | \$2,000.00 |
| Michael Ritchie | Councilmember | \$2,000.00 |
| Angela Smith | Councilmember | \$2,000.00 |
| Courtney Wingate | Councilmember | \$2,000.00 |

| ADMINISTRATIVE & EXECUTIVE | | |
|---------------------------------------|----------------------------------|----------------------|
| <u>NAME</u> | <u>POSITION</u> | <u>SALARY</u> |
| Tatiana Marquis | Borough Administrator/Dept. Head | \$150,800.00 |
| | Confidential Assistant | |
| | Building Maintenance Worker | |
| Kelley Halewicz | Municipal Clerk | \$140,400.00 |
| Melissa Librizzi | Clerk 1 | \$65,000.00 |

| FINANCIAL ADMINISTRATION | | |
|---------------------------------|---|----------------------|
| <u>NAME</u> | <u>POSITION</u> | <u>SALARY</u> |
| Colleen Ennis | CFO/Tax Collector | \$183,390.00 |
| Cynthia Johnson | Keyboarding Clerk 1 | \$65,000.00 |
| Rocio Carrion | Account Clerk Typing Bilingual English/Spanish – effective 7/01/2024 | \$24.12/hr |
| Gina Puluse | Keyboarding Clerk 1 | \$60,000.00 |

| ASSESSMENT OF TAXES | | |
|----------------------------|------------------------|----------------------|
| <u>NAME</u> | <u>POSITION</u> | <u>SALARY</u> |
| Angela Mattiace | Tax Assessor | \$38,960.00 |
| Deborah Lyons | Clerk – Typist | \$19.56/hr |

| COLLECTION OF TAXES/WATER | | |
|----------------------------------|------------------------|----------------------|
| <u>NAME</u> | <u>POSITION</u> | <u>SALARY</u> |
| Denise Broderick | Keyboarding Clerk 1 | \$65,710.00 |

| MUNICIPAL COURT | | |
|------------------------|---------------------------|----------------------|
| <u>NAME</u> | <u>POSITION</u> | <u>SALARY</u> |
| Helen Herbert | Judge | \$20,336.00 |
| Lorraine Cuomo | Clerk 1 – Municipal Court | \$28.13/hr |
| Christine Oravetz | Court Administrator | \$65.68/hr |

| PLANNING BOARD ZONING BOARD OF ADJUSTMENT | | |
|--|---------------------------------|----------------------|
| <u>NAME</u> | <u>POSITION</u> | <u>SALARY</u> |
| Joyce Sinclair | Sec. Planning Board | \$11,080.00 |
| Joyce Sinclair | Sec. Zoning Board of Adjustment | \$11,080.00 |

| POLICE RADIO DISPATCHERS | | |
|---------------------------------|---|----------------------|
| <u>NAME</u> | <u>POSITION</u> | <u>SALARY</u> |
| Alexandra Cacciola | Public Safety Telecommunicator | \$40,949.00 |
| Nicole Mendillo | Public Safety Telecommunicator | \$40,949.00 |
| Jennifer Conlon | Public Safety Telecommunicator | \$40,146.00 |
| Douglas Rosenberg | Public Safety Telecommunicator | \$38,602.00 |
| Ryan Dunn | Public Safety Telecommunicator | \$38,602.00 |
| Sherrri Gusta | Per Diem Public Safety Telecommunicator | \$26.00/hr |
| William Wright | Per Diem Public Safety Telecommunicator | \$24.06/hr |

| SCHOOL TRAFFIC GUARDS | | |
|------------------------------|---|----------------------|
| <u>NAME</u> | <u>POSITION</u> | <u>SALARY</u> |
| Donald Blomberg | School Traffic Guard – effective 9/1/2026 | \$28.93/hr |
| Gary Frank | School Traffic Guard – effective 9/1/2026 | \$28.93/hr |
| Theodore Sanzo | School Traffic Guard – effective 9/1/2026 | \$28.93/hr |
| Joe Oravetz | School Traffic Guard – effective 9/1/2026 | \$28.93/hr |
| Thomas Gusta | School Traffic Guard – effective 9/1/2026 | \$28.93/hr |
| Michael Maratene | School Traffic Guard – effective 9/1/2026 | \$28.93/hr |
| Robert Occhipinti | School Traffic Guard – effective 9/1/2026 | \$28.93/hr |
| John Guglielmotti | School Traffic Guard – effective 9/1/2026 | \$28.93/hr |
| Karen Giacomarro | School Traffic Guard – effective 9/1/2026 | \$28.93/hr |
| Patricia Cassidy | School Traffic Guard – effective 9/1/2026 | \$28.93/hr |
| Jeffrey Byrne | School Traffic Guard – effective 9/1/2026 | \$28.93/hr |
| Thomas Smith | School Traffic Guard – effective 9/1/2026 | \$28.93/hr |

| POLICE - OTHER | | |
|-----------------------|---|----------------------|
| <u>NAME</u> | <u>POSITION</u> | <u>SALARY</u> |
| Mario Cartas | Special Law Enforcement Officer – Class III | \$46.80/hr |
| Michael Christiansen | Special Law Enforcement Officer – Class III | \$46.80/hr |
| Casey Vece | Clerk 1 - Police | \$26.00/hr |

| INSPECTION OF BUILDINGS | | |
|--------------------------------|--|----------------------|
| <u>NAME</u> | <u>POSITION</u> | <u>SALARY</u> |
| Joe Mysliwicz | Code Enforcement Officer/Construction Official/Zoning Officer | \$130,966.00 |
| Nancy Koch | Clerk-transcriber | \$71,096.00 |
| Francis Walsh | Fire Sub – Code Official | \$14,832.00 |
| Charles Miuccio | Plumbing Sub – Code Official | \$14,810.00 |
| Michael D'Alessio | Electrical Sub – Code Official | \$23,400.00 |

| ROAD REPAIR AND MAINTENANCE | | |
|------------------------------------|-----------------------------|----------------------|
| <u>NAME</u> | <u>POSITION</u> | <u>SALARY</u> |
| Michael LaTorre | Public Works Superintendent | \$132,712.00 |
| Lindsay Rulli | Clerk 1 | \$61,652.00 |

| FIRE PREVENTION | | |
|------------------------|------------------------|----------------------|
| <u>NAME</u> | <u>POSITION</u> | <u>SALARY</u> |
| Jim O'Connell | Fire Official | \$39.39/hr |
| Alex Ten Eyck | Fire Inspector | \$33.76/hr |
| Andrew Agugliaro | Fire Inspector | \$30.38/hr |
| Crystal Paras | Fire Inspector | \$30.38/hr |
| Frank Walsh | Fire Inspector | \$33.76/hr |
| Nancy Koch | Clerk-transcriber | \$1,885.00 |

| POLICE DEPARTMENT | | |
|--------------------------|------------------------|----------------------|
| <u>NAME</u> | <u>POSITION</u> | <u>SALARY</u> |
| Troy Seifert | Chief | \$208,000 |

| FIRE DEPARTMENT | | |
|------------------------|-----------------------------|----------------------|
| <u>NAME</u> | <u>POSITION</u> | <u>SALARY</u> |
| Andrew Agugliaro | Chief | \$3,500 |
| Michael Ferrara | 1 st Asst. Chief | \$1,200 |
| David Guy | 1st Captain | \$800 |
| Matthew Amos | 2 nd Captain | \$800 |
| Christopher Moses | 1 st Lieutenant | \$500 |
| Christina Agugliaro | President | \$400 |
| Keith Hockenbeck | Vice President | \$200 |
| Daniel Wagnes | Secretary - NIFRS | \$750 |
| Derrick Delgado | Secretary | \$400 |
| James O'Connell | Treasurer | \$200 |

| RECREATION | | |
|--------------------|--|----------------------|
| <u>NAME</u> | <u>POSITION</u> | <u>SALARY</u> |
| Brian Doyle | Pool Operator | \$19,000.00 |
| Scott McGuire | Assistant Pool Manager | \$5,000.00 |
| Sara Weinstein | Assistant Pool Manager | \$5,000.00 |
| Meredith Stroud | Head Swim Team Coach - Seasonally | \$3,000.00 |
| Mikayla Sticco | Assistant Swim Team Coach - Seasonally | \$1,500.00 |
| Ashley Ayala | Assistant Swim Team Coach - Seasonally | \$725.00 |

| Council Member | Motion | Second | Ayes | Nays | Abstain | Absent |
|----------------|--------|--------|------|------|---------|--------|
| Brennecke | X | | X | | | |
| Cericola-Drake | | | X | | | |
| Martinello | | | X | | | |
| Ritchie | | | X | | | |
| Smith | | | X | | | |
| Wingate | | X | X | | | |
| Mayor Giordano | | | | | | |

INTRODUCTION OF ORDINANCE(S)

Mayor Giordano asked the Clerk to read Ordinance No. 2026-#07 by title.

Ordinance No. 2026-#07 - AN ORDINANCE TO AMEND CHAPTER 63 PARK & RIDE LOTS, IN ITS ENTIRETY

Council Comments. Mr. Bossong reported that Ordinance as well as Ordinance 2026-08 are to effectuate the new terms of the lease agreement with NJ Transit regarding the park and ride lot. These are the sections in the code that need amended to reflect the new terms in the lease agreement.

Mayor Giordano stated that a motion is in order to move and pass the ordinance on first reading and that it be advertised in the official newspaper of the municipality as required by law, setting a public hearing for Tuesday, June 9, 2026 at 7:30 pm or as soon thereafter as the matter may be heard.

| Council Member | Motion | Second | Ayes | Nays | Abstain | Absent |
|----------------|--------|--------|------|------|---------|--------|
| Brennecke | | | X | | | |
| Cericola-Drake | X | | X | | | |
| Martinello | | | X | | | |
| Ritchie | | | X | | | |
| Smith | | | X | | | |
| Wingate | | X | X | | | |
| Mayor Giordano | | | | | | |

Mayor Giordano asked the Clerk to read Ordinance No. 2026-#08 by title.

Ordinance No. 2026-#08 - AN ORDINANCE TO AMEND CHAPTER 48 FEES, SECTION 63-3 PARK & RIDE TO UPDATE FEES AND SECTION 91-12.2 VEHICLES AND TRAFFIC - PAID PARKING FEES TO UPDATE FEES

Council Comments. None.

Mayor Giordano stated that a motion is in order to move and pass the ordinance on first reading and that it be advertised in the official newspaper of the municipality as required by law, setting a public hearing for Tuesday, June 9, 2026 at 7:30 pm or as soon thereafter as the matter may be heard.

| Council Member | Motion | Second | Ayes | Nays | Abstain | Absent |
|----------------|--------|--------|------|------|---------|--------|
| Brennecke | | | X | | | |
| Cericola-Drake | X | | X | | | |
| Martinello | | | X | | | |

| | | | | | | |
|----------------|--|---|---|--|--|--|
| Ritchie | | | X | | | |
| Smith | | | X | | | |
| Wingate | | X | X | | | |
| Mayor Giordano | | | | | | |

Mayor Giordano asked the Clerk to read Ordinance No. 2026-#09 by title.

Ordinance No. 2026-#09 - AN ORDINANCE TO AMEND CHAPTER 48 FEES, SECTION 52 WALDWICK JUNIOR POLICE ACADEMY TO SET FEES FOR 2026 WITH ANNUAL INCREASE THEREAFTER AND SECTION 65 POLICE TRAINING FACILITY, NONPARTICIPATING MUNICIPAL ENFORCEMENT AGENCY USE FEE TO INCREASE FEE

Council Comments. Mrs. Marquis commented that the Junior Police Academy is for students leaving 5th grade, going into 6th grade and has been such a huge success in the past few years including taking on more cadets. The fees associated with running this event have also gone up.

Mayor Giordano stated that a motion is in order to move and pass the ordinance on first reading and that it be advertised in the official newspaper of the municipality as required by law, setting a public hearing for Tuesday, June 9, 2026, at 7:30 pm or as soon thereafter as the matter may be heard.

| Council Member | Motion | Second | Ayes | Nays | Abstain | Absent |
|----------------|--------|--------|------|------|---------|--------|
| Brennecke | | | X | | | |
| Cericola-Drake | | | X | | | |
| Martinello | | | X | | | |
| Ritchie | | | X | | | |
| Smith | X | | X | | | |
| Wingate | | X | X | | | |
| Mayor Giordano | | | | | | |

UNFINISHED BUSINESS

RESOLUTION NO. 2026-172

Approval and Authorization of the Redevelopment Agreement By and Between the Borough of Waldwick and Harrison Avenue Redevelopment, LLC

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the “Redevelopment Law”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of rehabilitation or redevelopment; and,

WHEREAS, on March 26, 2024 the Borough of Waldwick Council (the “Borough Council”) adopted Resolution No. 2024-113 directing the Borough of Waldwick Planning Board (the “Planning Board”) to study the parcels designated as Block 107, Lots 1, 3, 5, 7, 8, 9, 10, 11, 13 and 17 (the “Study Area”) on the Borough’s tax maps to determine if the Study Area met the criteria to be designated as an area in need of redevelopment pursuant to the Redevelopment Law; and,

WHEREAS, by Resolution adopted on September 4, 2024, the Planning Board made its recommendation to the Borough Council that the Study Area be designated as a condemnation area in need of redevelopment; and,

WHEREAS, on September 10, 2024, the Borough Council adopted Resolution 2024-229 accepting the Planning Board's recommendation and designated the Study Area as a condemnation area in need of redevelopment (the "Redevelopment Area") in accordance with the Redevelopment Law; and,

WHEREAS, in order to facilitate the redevelopment of a portion the Redevelopment Area, identified as 49, 47, 43, 41, 39 and 37 Harrison Avenue, as well as 13 West Prospect Street, and as shown on the Borough Tax Map as Block 107, Lots 1, 3, 5, 7, 8, 9, 10, and 11 (the "Project Site") the Borough adopted Ordinance No. 2024-33 on December 10, 2024, approving the "Harrison Avenue Redevelopment Plan" (the "Redevelopment Plan") prepared by Paul Grygiel, AICP, PP; and,

WHEREAS, the Redevelopment Law, N.J.S.A. 40A:12A-8(f), authorizes the Borough to arrange or contract with a redeveloper for the undertaking of any project or redevelopment work in an area designated as an area in need of rehabilitation or redevelopment; and,

WHEREAS, Harrison Avenue Redevelopment, LLC is the owner of the Project Site and pursuant to Resolution No. 2025-316, adopted on December 16, 2025, the Borough conditionally designated Harrison Avenue Redevelopment, LLC ("Redeveloper") as the redeveloper of the Project Site and authorized the execution of a Memorandum of Understanding ("MOU"); and,

WHEREAS, Redeveloper proposes to redevelop the Redevelopment Area by constructing on the Project Site a mixed-use development comprised of no more than twenty-one (21) townhomes, and a four (4) story building of approximately 27,648 square feet of no more than twenty-one (21) residential rental units, including six (6) affordable housing units, approximately 3,539 square feet of retail space, and covered parking (the "Project"); and,

WHEREAS, in order to effectuate the Project and the redevelopment of the Project Site, the Borough has determined to enter into a Redevelopment Agreement with Redeveloper, in substantially the form attached hereto as Exhibit A, formally designate Harrison Avenue Redevelopment, LLC as the "redeveloper" of the Project and authorize the Borough Administrator to execute said Redevelopment Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE BOROUGH OF WALDWICK, NEW JERSEY AS FOLLOWS:

1. **Generally.** The foregoing recitals are incorporated herein as if fully set forth at length.
2. **Designation of Redeveloper.** Harrison Avenue Redevelopment, LLC is hereby designated as the redeveloper of the Project.
3. **Execution of Redevelopment Agreement.** The Borough Administrator is hereby authorized to execute the Redevelopment Agreement substantially in the form attached hereto as Exhibit A.
4. **Severability.** If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

5. **Availability of the Resolution.** A copy of this Resolution shall be available for public inspection at the offices of the Borough Clerk.

6. **Effective Date.** This Resolution shall take effect immediately.

| Council Member | Motion | Second | Ayes | Nays | Abstain | Absent |
|----------------|--------|--------|------|------|---------|--------|
| Brennecke | | | X | | | |
| Cericola-Drake | | | X | | | |
| Martinello | | | X | | | |
| Ritchie | | | X | | | |
| Smith | X | | X | | | |
| Wingate | | X | X | | | |
| Mayor Giordano | | | | | | |

NEW BUSINESS - None.

PUBLIC COMMENT

Council President Martinello asked if any member of the public wished to come forward and to discuss anything and if so, please state your name only for the record.

Laural Litchult spoke to the issue of enjoying the playground at Borough Park with her grandchildren. Ms. Litchult also spoke to the issue of the PILOT and asked about the negotiations as well as possible new project they presented on.

Pat Carol spoke to the issue of the pool and making sure there is somewhere the seniors can leave their chairs each day as many have health issues making it impossible to carry the chair in and out each day.

Mrs. Marquis explained that there will be something available for this issue.

Adrienne Croger spoke to the issue of a lot of traffic and people pulling out of the parking spaces on East Prospect Street by the businesses right into ongoing traffic. Can they order head-in parking only.

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

None.

ADJOURNMENT

There being no further business to come before the Mayor and Council at its Regular Meeting on MOTION by Ms. Cericola-Drake, seconded by Ms. Smith and on roll call carried the meeting adjourned at 8:20 pm.

Adopted: June 9, 2026

KELLEY HALEWICZ, RMC/CMC
MUNICIPAL CLERK