

**WALDWICK PLANNING BOARD
FORMAL SESSION
March 4, 2026**

The Formal Session of the Waldwick Planning Board was held on Wednesday, March 4, 2026 at 7:30 p.m. and was called to order by Mayor Tom Giordano, who made the announcement of adequate notice of all meetings.

ROLL CALL:

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

Also Present:

Cliff Singer, Board Attorney
Joyce Sinclair, Board Secretary
Paul Grygiel, Board Planner

GREETINGS TO THE PUBLIC:

No one appeared.

SWEARING IN OF NEW MEMBER:

New Member, Bruce Mitchell, was sworn in as Alternate #2 and welcomed to the Planning Board. James Schultz was moved to Alternate #1 and Matt Fink to Class IV.

NOMINATION OF CHAIR:

With regret, the Board accepted the resignation of Chair, Adele Badalamenti, on March 1 and recognized her years of dedicated service to the Board. A motion was made by Mr. Ramundo and seconded by Mr. Schatz for the nomination of John Vervoort as Chair. A nomination for Vice-Chair will be made at the next meeting.

APPROVAL OF MINUTES:

A motion for the approval of the February 4, 2026 Minutes was made by Mayor Giordano and seconded by Mr. Ramundo. The Minutes were approved as submitted.

RESOLUTIONS:

TARAZI & ARCISZEWSKI
SM 26-1
Bruce Whitaker, Esq.

32 Hopper Avenue
Block 136, Lot 9
Major Soil Moving Permit
RESOLUTION

A motion was made by Mr. Fink and seconded by Mr. Mysliwiec for the approval of the Resolution. A vote was taken. Mr. Mitchell and Mr. Ramundo abstained. The Resolution was approved.

APPLICATIONS:

None

NEW BUSINESS:

- Review of ordinance 2026-#02
Fourth Round Housing Element and Fair Share Plan
Provide recommendation to conformance/impact to the Master Plan.

Paul Grygiel, Board Planner, appeared before the Board. Mr. Grygiel presented the proposed amendments to continue the Borough's compliance with the State mandates and standards set by the Uniform Housing Affordability Controls, the successor authority to the Council on Affordable Housing. The Borough has been proactive in meeting the standards. The document tonight is focused on what has been adopted from last year. Mr. Grygiel noted that the status will reflect the current Board membership and updated with the Harrison Avenue development which has now been approved.

The State adopted a new State Plan in 2025 which looks like the old one of 1991 but it has been updated with fair share increase in density in overlay zone. The overlap with redevelopment areas and the two shopping centers increase density from 10 to 15 per acre. Other changes relate to ordinances that no longer exist. The Borough will have immunity from developers for the next ten years because we are compliant with all housing regulations. Required units for new construction are 164, realistically adjusted by 5, covered by existing credits, which left an unmet need of 159 units - that is an obligation that never goes away. The Borough is being proactive to address this ordinance but does not have to provide those developments.

There was no one in the public to address this review.

The Board found the amendments consistent with the meaning of the existing Master Plan. A motion was made by Mr. Schatz and seconded by Mr. Ramundo to recommend the proposed amendments with respect to their conformity and impact upon the existing Master Plan. A unanimous vote was taken. Mr. Mitchell abstained. The Board directed the Board Attorney to send a letter to the Mayor and Council noting the Board's agreement with the proposed changes as outlined by Mr. Grygiel.

OLD BUSINESS:

None

ADJOURNMENT:

A motion was made for adjournment by Mr. Ramundo and seconded by Mr. Schatz at 8:00 p.m.

Joyce C. Sinclair, Secretary