

**WALDWICK PLANNING BOARD
FORMAL SESSION
July 9, 2025**

The Formal Session of the Waldwick Planning Board was held on Wednesday, July 9, 2025 at 7:30 p.m. (re-scheduled from July 2, 2025) and was called to order by Chair, Adele Badalamenti, who made the announcement of adequate notice of all meetings.

ROLL CALL:

Ms. Badalamenti	present	Mr. Vervoort	absent
Mayor Giordano	present	Mr. Schatz	present
Mr. Ramundo	present	Mr. Fink	present
Mr. Mysliwec	present	Mr. Panfile	present
Mr. Posillico	absent	Mr. Schultz	absent
Mr. Kowalski	absent		

Also Present:

Cliff Singer, Board Attorney
Joyce Sinclair, Board Secretary

GREETINGS TO THE PUBLIC:

No one appeared.

APPROVAL OF MINUTES:

A motion for the approval of the June 23, 2025 (rescheduled from June 4) Minutes, was made by Mr. Ramundo and seconded by Panfile. The Minutes were approved as submitted.

RESOLUTIONS:

HARRISON AVENUE	Block 107, Lots 1, 3, 5, 7-11
REDEVELOPMENT LLC	Site Plan and Soil Moving Permit
25-1	RESOLUTION
Bruce Whitaker, Esq.	

A motion for approval of the Resolution was made by Mr. Ramundo and seconded by Mr. Panfile. A vote was taken:

Ms. Badalamenti	no
Mr. Ramundo	yes
Mr. Mysliwec	yes
Mr. Schatz	no
Mr. Fink	abstain
Mr. Panfile	yes

The Resolution was approved.

YEERO STREET LLC
SR 588
Russ Anderson, Esq.

20 Wyckoff Avenue
Block 110, Lot 8
Food Service Restaurant
Formerly Boston Market
Tenant Review
RESOLUTION

A motion for approval of the Resolution was made by Mr. Schatz and seconded by Mr. Mysliwicz. A unanimous vote was taken. The Resolution was approved.

APPLICATIONS:

None

OLD BUSINESS:

None

NEW BUSINESS:

-Conceptual Review: Arciszewski, 32 Hopper Avenue Subdivision

Bruce Whitaker, Esq., appeared before the Board. He noted that the Applicant is not bound by any concept of the conceptual plan and the Board is not bound. The Applicant would like to get a feel for what is being proposed so that the homeowner can determine whether they would like to submit a formal application.

Mr. Whitaker noted that the site is in the R-1 zone. The homeowners would like to stay in their home. Their home is all on one side of the property and they would like to subdivide to have a second lot to build a single family home on. The plan indicates the two proposed lots which do not meet the 15,000 sq. ft. requirement in the R-1 zone. The lots will be 10,909 sq. ft. and 10,275 sq. ft. Currently there is a non-conforming front yard on W. Prospect and this would remain the same. The new lot will match up with the front yard setback of the existing home. There are no variances required for this lot. The existing house is in the corner of the lot, the shed would be removed.

Mr. Whitaker noted that the lot will fit into the character of the neighborhood. The Board of Education property is adjacent to the property. The existing driveway is on Hopper Avenue. It was noted that the Board of Education is planning to do a sidewalk on Hopper Avenue. The Applicant can put in a sidewalk and the Board of Ed can tie into it.

The Board members felt this was a reasonable proposal, would fit in with the neighborhood and would be an improvement.

ADJOURNMENT:

A motion was made for adjournment by Mayor Giordano and seconded by Mr. Fink at 9:00 p.m.

Joyce C. Sinclair, Secretary