

WALDWICK ZONING BOARD OF ADJUSTMENT
FORMAL SESSION
August 27, 2025

The Formal Session of the Waldwick Zoning Board of Adjustment was held on Wednesday, August 27, 2025 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	present
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

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 July 23, 2025. The Minutes were approved as submitted.

RESOLUTIONS:

PIC 25-L	142 W. Prospect Street Block 138, Lot 1 2 nd Story Addition over existing footprint RESOLUTION
DECHERT 25-M James R. Stevens, Esq.	18 Waldwick Avenue Block 76, Lot 15 Replace & enlarge existing deck Above ground pool RESOLUTION
CASSIDY 25-O Ed Sherman, Architect	61 Evergreen Street Block 134.01, Lot 16 Rear Addition, Add-a-level, Front Porch RESOLUTION

JAMROS
25-P
Ed Sherman, Architect

54 MacKay Avenue
Block 5, Lot 1
Detached Garage
RESOLUTION

LICHTARSKI
25-Q
Ed Sherman, Architect

84 Donald Place
Block 44, Lot 14
Add rear covered deck, Extend roof eaves
RESOLUTION

LEONARD
25-R
Ed Sherman, Architect

42 Schuler Avenue
Block 149, Lot 72
Rear 1-story addition, Add-a-level, deck
RESOLUTION

PANFILE
25-S
Ed Sherman, Architect

87 Highwood Avenue
Block 29, Lot 13
Front Porch

A motion was made and seconded for the approval of the above Resolutions. A unanimous vote was taken. The Resolutions were approved.

APPLICATIONS:

WALTERS
25-N

105 Grove Street
Block 39, Lot 53
Rear Deck
NEW APPLICATION

Brian and Brooke Walters, and Jeffrey Walters appeared before the Board. The Applicants are seeking to build a backyard deck. The required rear setback is 35 ft. and they are proposing 11 ft. Required is 10 ft from a detached garage and they propose 3 ft. Mr. Walters described the proposal as a simple first floor deck, 24' in length, 18'in width, with a height of 18" The proposed lot coverage is 35%.

The location of the deck provides increased functionality to the yard and maximizes lawn space. The design respects the privacy of their neighbors. There is a fence at the rear end of the yard and bushes on the side and garage on the side. The deck does not encroach on the privacy or quality of life of their neighbors. The deck is not visible from the street or sidewalks, is similar to many others in the neighborhood and is an improvement.

Mr. Panfile questioned whether the deck could be designed to go in length and not in depth, thereby decreasing the rear setback. Mr. Walters explained that it chops the yard if they do that.

Mr. Wekarski questioned whether they can make it wider across the back of the house. Mr. Walters noted that there would be no sun on the deck if they were to do that.

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

Mr. Walsh noted that he is in favor of the application which leaves open space in the yard for children to play. Mr. Panfile would prefer pavers considered instead.

A motion for approval of the Application was made by Mr. Sanzo and seconded by Ms. Luppino. A unanimous vote was taken. The Application was approved.

NEW BUSINESS:

None

OLD BUSINESS:

None

ADJOURNMENT:

A motion was made for adjournment at 8:45 pm by Mr. Sanzo and seconded by Mr. Cericola.

Joyce C. Sinclair
Secretary