

**WALDWICK PLANNING BOARD
FORMAL SESSION
September 3, 2025**

The Formal Session of the Waldwick Planning Board was held on Wednesday, September 3, 2025 at 7:30 p.m. 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. Mysliwicz	absent	Mr. Panfile	absent
Mr. Posillico	absent	Mr. Schultz	present
Mr. Kowalski	present		

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 August 6, 2025 Minutes was made by Mr. Ramundo and seconded by Mr. Fink. The Minutes were approved as submitted.

RESOLUTIONS:

BALIWALA	10 Birch Lane
SM 25-2	Block 163.16, Lot 18.04
	Major Soil Moving Permit
	RESOLUTION

A motion for approval of the Resolution was made by Mr. Fink and seconded by Mr. Ramundo. A unanimous vote was taken. Mr. Schultz abstained.

APPLICATIONS:

ADEN WALDWICK	40 Hewson Ave
RAIL TERMINAL, LLC	Block 117, Lot 1.01, 1.0124
SR 589	Site Plan Tenant Review
Colin Quinn, Esq.	NEW APPLICATION

Colin Quinn, Esq., appeared before the Board. Nicholas Fitzpatrick, owner of Aden Waldwick Rail Terminal, LLC, appeared before the Board. It was noted that Aiden Railroad LLC is the entity renting the property at 40 Hewson Avenue.

Mr. Quinn explained that the property is in the I zone which allows storage yards and allows building materials sold in a yard. There is a pre-existing 10ft high fence that protects the property. The use is permitted.

Mr. Fitzpatrick noted that he has been in business 26 years. He operates a sand and salt facility in Bloomberg New York and continues to operate the New Jersey yard. Theo Gatsonis has worked for him for 5 years. They distribute salt, gravel, and sand. They have bought the assets of the proposed facilities and have a lease with NJ Transit beginning June, 2025.

This evening the Applicant is seeking tenant approval. They propose to clean up the current salt facility which has outdoor salt storage. The Applicant proposes a use that will be less intensive. They intend to distribute a limited amount of salt in the winter and more sand and decorative stone. This is their New Jersey location and currently operate a similar business in New York. It is similar to Rocket Supply but focuses more on bulk materials. Their hours of operation will be 7:00 am – 5:00 pm., Monday – Saturday.

The Applicant is familiar with the town codes and wants to run a clean operation and is invested in cleaning up and paving the site. There are no structural improvements proposed. They desire to operate as a storage yard. The existing sign will be replaced with the same size sign, in accordance with sign requirements. Their trade name will be Adan Aggregates.

The Board questioned how bulk material comes and leaves the site. It was noted it comes by truck and by rail. leaving in smaller trucks, various sizes geared towards local business, e.g., landscape size trucks.

It was noted that the former operation had a no left and turn out of the facility. The Applicant wants to be sure the traffic flows correctly. This is a wholesale operation and is not open to the public.

The salt will be covered when not in use and all borough ordinances will be followed. Although they cannot control when the rail comes and goes, they will unload during business hours. On site there is a scale and scale house and mobile office trailer which is a function of a 1998 Resolution by the Planning Board.

The applicant confirmed that they would be following all town regulations town and will be enhancing the operation with more varied material. Mr. Schultz, who lives down the street from the site of the Application commented that the current operation has been a good neighbor.

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

A motion for approval of the Application was made by Mayor Giordano and seconded by Mr. Ramundo. A unanimous vote was taken. The Application was approved.

OLD BUSINESS:

None

NEW BUSINESS:

-Letter from Bruce Whitaker, Esq., requesting extension of approvals for
BCUW/Madeline Housing Partners, 289 Wyckoff Avenue

A letter has been received from Bruce Whitaker, Esq., requesting an extension of time for the Application of 289 Wyckoff Avenue which was approved in 2022. The site plan expires in December of 2025. There are State and county agencies that still need to sign off on this Application. The same conditions apply as when approved. This is a use that is beneficial to the community and will provide necessary accommodations for people who need it.

A motion was made by Mayor Giordano and seconded by Mr. Ramundo to approve the extension of time for this Application for one year. A unanimous vote was taken.

ADJOURNMENT:

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

Joyce C. Sinclair, Secretary