

**MINUTES FOR THE REGULAR MEETING
OF THE MAYOR & COUNCIL OF THE BOROUGH OF WALDWICK
HELD ON TUESDAY, MAY 12, 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: Mayor Giordano, Ms. Cericola-Drake Mr. Martinello, Mr. Ritchie, Ms. Smith and Ms. Wingate. Mr. Brennecke was absent.

Also present: Kelley Halewicz, Municipal Clerk and Craig Bossong, Municipal Attorney.

Mayor Giordano 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.

Mrs. Halewicz advised that the Teams meeting was unavailable due to an ongoing sound issue. The Borough is working with IT to work on a long-term solution. She also noted that the microphone malfunctioned at the previous meeting and has since been replaced. She reminded the Mayor and Council to speak directly into their microphones to ensure the public can hear their comments.

PROCLAMATIONS & PRESENTATIONS

- a. Waldwick Community Alliance and Waldwick Museum of Local History Presentation

Representatives from the Waldwick Community Alliance and Waldwick Museum of Local History presented information on the Borough's upcoming America 250 celebration. The event will be held on Sunday, May 17, from 10:30 a.m. to 3:00 p.m. at the Waldwick Museum of Local History and will feature Revolutionary War reenactors, military encampments, historical displays, demonstrations, children's activities, and hot dogs.

They also highlighted the museum's Revolutionary War exhibit which includes clothing, mannequins, and displays depicting the era. Residents were encouraged to visit the exhibit and attend the celebration.

MAYOR'S REPORT AND REPORTS OF COMMITTEES

Mayor's Report. Mayor Giordano reported that he recently met with the new owners of Waldwick Pharmacy. He noted their concerns about operating as a small local business while competing with larger chain pharmacies and encouraged residents to shop locally.

He also reported that he hosted the Mayors Breakfast at Borough Hall. About 10 mayors attended, along with Bergen County Commissioner Tom Sullivan, who provided insight into daily operations and shared services opportunities. Mayor Giordano stated that he plans to continue discussions with Commissioner Sullivan regarding potential shared service opportunities that the Borough may benefit from.

Financial & Administrative Committee. Mr. Martinello reminded everyone that the 2026 budget was adopted at the last Council meeting. He noted that budget-related ordinances will be on the agenda over the next few meetings, including a salary ordinance for non-union employees for introduction at tonight's meeting.

Mr. Martinello also addressed social media concerns regarding the municipal pool. He stated that there was never a budget issue and that the Borough began the search for a pool manager in the fall. He encouraged residents with questions to contact the Borough directly for accurate information.

Fire & Police Protection Committee. Mayor Giordano provided Mr. Brennecke's report in his absence.

The Fire Department responded to three calls for service so far in the month of May. The Department handled a total of 23 calls during the month of April and has responded to 99 calls year-to-date. On Sunday, May 3, members attended the Borough's 5K event. Rescue Truck 64 provided traffic control assistance on Alexander and Hopper. Members attended their monthly business meeting on May 7.

Truck 64 will be out of service tomorrow due to an air leak requiring repairs. Wyckoff Engine 70 will provide coverage for the Borough until it is returned to service.

The FD is pleased to report that a new member is currently in the final stages of joining the Department and will also be assisting WALVAC.

Public Safety Committee. Ms. Wingate reported that WALVAC provided coverage for the 5K event on May 3. They responded to a total of 29 calls during the month of April. WALVAC has added one new driver and one new EMT to its staff.

Ms. Wingate attended the last Board of Ed meeting, which covered the school budget. The district was able to keep costs down. Testing takes place throughout the district. Teacher Appreciation Week was celebrated last week. She also shared there will be no school on May 26 due to a change in the school calendar.

Recreational & Health Committee. Ms. Smith reported that the ribbon cutting ceremony for the Lions Club Playground was a success. She thanked the Lions Club, Waldwick Access for All, Councilwoman Wingate, and her son, Meyer, for participating in the ceremony. She thanked Stan Kowalski and the Chamber of Commerce for making the 5k event a success.

Ms. Smith further thanked the residents who came out to support a local child battling cancer. A charitable baseball game was held in his honor.

She announced that preparations for the 250th Anniversary celebration are underway and commented that flags hung at Borough Hall look great.

Ms. Smith also shared that the Summer Concert Series will soon begin at Borough Park and thanked the event sponsors for their support.

Public Works Committee. Mr. Ritchie shared deadlines for the bulk and electronics pickup. He also reminded shred day is coming up on May 16 and the BCUA event at the Campgaw for Household Hazardous Material. He thanked the DPW, Fire and Police Department for helping with the 5k.

Mr. Ritchie agreed with Mr. Martinello's concerns regarding the rumors on social media about the pool. He also encouraged residents to contact the Borough directly with questions rather than relying on social media posts.

Buildings & Grounds Committee. Ms. Cericola-Drake also agreed about social media regarding the pool and feels residents should receive accurate information. She reported that preparations are underway for the quarterly elevator inspections at Borough Hall and the Senior Center. She congratulated Stan Kowalski on a phenomenal 5K event. She shared that it would be fun to see the Mayor and Council participate together in next year's race.

DEPARTMENT HEAD REPORTS

Borough Administrator: Mrs. Halewicz provided the Administrator's report in Mrs. Marquis' absence.

There is a resolution on the agenda to appoint Brian Doyle as Pool Manager for the 2026 season. Mr. Doyle comes highly recommended.

There is also a resolution to appoint lifeguards for the 2026 pool season. The hiring process remains ongoing just as it has in prior years. She encouraged any returning or new lifeguards interested in positions to apply through the Borough website and submit their application, cover letter, and certifications to info@waldwicknj.gov, or drop off materials at the Clerk's Office.

Regarding the Assistant Pool Manager position, interviews are still in progress, and a recommendation is expected at the May 26 Council meeting.

Mrs. Halewicz announced that the pool is scheduled to open on Saturday, June 20, operating daily from 10:00 a.m. to 7:00 p.m. She noted that recent early-season weather has been extremely cold, resulting in no attendance and lifeguards bundled in heavy clothing.

Online registration for early bird membership will open Tuesday, May 26 at 9:00 a.m. and remain open through Sunday, July 5. Beginning July 6, registration will switch to the seasonal rate.

The Swim Team Coaches Meredith and McKayla, along with the assistant coaches, will be returning this season.

All school pool parties are included on tonight's agenda for approval, and she confirmed that no requests have been denied.

The authorization and approval of the Harrison Avenue Redevelopment Agreement have been removed from the agenda. She explained that some parts of the agreement are tied to financial discussions and should be reviewed alongside the PILOT agreement.

Municipal Clerk. No report.

Attorney. No report.

CONSENT AGENDA RESOLUTIONS

RESOLUTION NO. 2026-125

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:

- 2026-138 Approval of Consent Agenda
 - 2026-139 Approval of Minutes - Regular Meeting & Closed Session Meeting, April 28, 2026
- Policy Vote(s)
- a. Waldwick HS Senior Class of 2026 requests permission to use the Waldwick Municipal Pool on Thursday, June 11, 2026 (rain date Monday, June 15) from 10:00 am - 3:00 pm for the Senior Class Barbeque with lifeguard staff requested
 - b. Waldwick Middle School PSO requests to use the Municipal Pool on June 18, 2026 from 1:00 pm - 4:00 pm for 8th Grade Promotion Party with lifeguards requested
 - c. The Class Activity Parents for Traphagen & Crescent requests use of the Municipal Pool on Wednesday, June 17, 2026 from 2:00 pm - 5:00 pm for 5th Grade Splash Party with lifeguard staff requested
 - d. Waldwick Girl Scouts requests to hold an end of year pool party at the Waldwick Pool on June 12 from 4:00 pm - 7:00 pm with lifeguard staff requested
 - e. Irene Mulvihill requests to use Pavilion A on May 29, 2026, from 4:00 pm – dusk for a private party with alcoholic beverages being served
 - f. Nadia Sernatinger requests to use Pavilion B on July 12, 2026, from 10:00 am – dusk for a birthday party with alcoholic beverages being served
- 2026-140 NOT USED
 - 2026-141 Resolution Urging State Leaders to Implement Fair and Equitable Reforms to Mitigate the Unsustainable Increases in Health Benefit Premiums for Public Sector Employees
 - 2026-142 Approval of First Amendment to the BCUA Solid Waste Cooperative Marketing Program for Solid Waste Disposal for a One-Year Period Ending May 31, 2027
 - 2026-143 Approval of Towing Contracts for June 1, 2026 through May 31, 2027
 - 2026-144 Appointment of Pool Manager
 - 2026-145 Appointment of 2026 Head Swim Team Coach and Assistant Swim Team Coach
 - 2026-146 Appointment of 2026 Pool Lifeguards
 - 2026-147 Authorize Redemption of Tax Title Lien #24-00640
 - 2026-148 Payment of Vouchers

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						

PUBLIC HEARING & ADOPTION OF ORDINANCE(S) – None.

INTRODUCTION 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. Mr. Martinello clarified this is for nonunion salaried employees and goes along with the guidelines set to set salaries and wages for borough employees.

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, May 26, 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		X			
Ritchie		X	X			
Smith			X			
Wingate			X			
Mayor Giordano						

UNFINISHED BUSINESS

RESOLUTION NO. 2026-150

Authorize Paul Grygiel, AICP, PP to Prepare a Redevelopment Plan for the Redevelopment Area Designated as Block 114, Lots 1, 7, 9, 11, 15, 16, 24, 25 and 26

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 mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and,

WHEREAS, by Resolution No. 2022-266, the Borough of Waldwick Council (the “Borough Council”) authorized and requested the Planning Board of the Borough of Waldwick (the “Planning Board”) to undertake a preliminary investigation and public hearing to determine whether Block 114, Lots 1, 7, 9, 11, 15, 16, 24, 25 and 26; Block 115, Lots 1, 2, 3, 4, and 26; and Block 116, Lots 1, 4, 9, 16, 18, 29 and 36 (the “Study Area”) as designated on the tax maps of the Borough of Waldwick constitute an in need of redevelopment according to the criteria set forth under the Redevelopment Law; and,

WHEREAS, on April 24, 2023, the Planning Board unanimously made its recommendation to the Borough Council that the Study Area be designated as a non-condemnation area in need of redevelopment due to the substantial evidence that the Study Area meets the criteria enumerated in the “Report of Preliminary Investigation for Determination of an Area in Need of Redevelopment” prepared by the Borough Planner, Paul Grygiel, AICP, PP of Phillips Preiss Grygiel Leheny Keller LLC (the “Borough Planner”) pursuant to N.J.S.A. 40A:12-5; and,

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

WHEREAS, by Resolution No. 2023-182 adopted on May 9, 2023 (amended by Resolution No. 2024-76 on February 13, 2024 to include Block 116, Lot 18 which was inadvertently omitted), the Borough Council adopted the recommendation of the Planning Board and determined the Study Area to be a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law (the Study Area shall be hereinafter referred to as the "Redevelopment Area"); and,

WHEREAS, Ronald Durante (the "Property Owner"), the owner of certain properties included the Redevelopment Area, i.e. Block 114, Lots 1, 16 and 24 (the "Property"), submitted to the Borough a concept plan for a multifamily development on the Property (the "Concept Plan"); and,

WHEREAS, after consideration of the public comments during the presentation of the Concept Plan and the desire for a cohesive vision for redevelopment of the Study Area instead of piecemeal development, the Borough wishes to develop a redevelopment plan for the entirety of Block 114 within the Redevelopment Area, i.e. Block 114, Lots 1, 7, 9, 11, 15, 16, 24, 25 and 26 (the "Redevelopment Plan Area"); and,

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(f), the Borough hereby desires to authorize the Borough Planner to commence the process to prepare a redevelopment plan for the Redevelopment Plan Area, including the Property, setting forth potential permitted uses, rules and standards that the Planning Board deems proper and appropriate be set forth in a redevelopment plan; and,

WHEREAS, the Borough Council, upon completion of drafting any proposed redevelopment plan, shall refer such redevelopment plan to the Planning Board pursuant to N.J.S.A. 40A:12A-7(e), and receive, review and consider any recommendations from the Planning Board prior to adoption of the redevelopment plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOROUGH OF WALDWICK 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. **Preparation of Redevelopment Plan.** The Borough hereby directs Paul Grygiel, AICP, PP/Principal of Phillips Preiss Grygiel Leheny Keller LLC, the Borough Planner, to prepare a redevelopment plan for the Redevelopment Plan Area known and designated as Block 114, Lots 1, 7, 9, 11, 15, 16, 24, 25 and 26 on the Tax Maps of the Borough of Waldwick pursuant to N.J.S.A. 40A:12A-7.
3. **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.
4. **Availability of the Resolution.** A copy of this Resolution shall be available for public inspection at the offices of the Borough Clerk.
5. **Effective Date.** This Resolution shall take effect immediately.

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

RESOLUTION NO. 2026-151

Authorize Paul Grygiel, AICP, PP to Prepare a Redevelopment Plan for the Redevelopment Area Designated as Block 116, Lots 9, 16 and 18

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 mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and,

WHEREAS, by Resolution No. 2022-266, the Borough of Waldwick Council (the “Borough Council”) authorized and requested the Planning Board of the Borough of Waldwick (the “Planning Board”) to undertake a preliminary investigation and public hearing to determine whether Block 114, Lots 1, 7, 9, 11, 15, 16, 24, 25 and 26; Block 115, Lots 1, 2, 3, 4, and 26; and Block 116, Lots 1, 4, 9, 16, 18, 29 and 36 (the “Study Area”) as designated on the tax maps of the Borough of Waldwick constitute an in need of redevelopment according to the criteria set forth under the Redevelopment Law; and,

WHEREAS, on April 24, 2023, the Planning Board unanimously made its recommendation to the Borough Council that the Study Area be designated as a non-condemnation area in need of redevelopment due to the substantial evidence that the Study Area meets the criteria enumerated in the “Report of Preliminary Investigation for Determination of an Area in Need of Redevelopment” prepared by the Borough Planner, Paul Grygiel, AICP, PP of Phillips Preiss Grygiel Leheny Keller LLC (the “Borough Planner”) pursuant to N.J.S.A. 40A:12-5; and,

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

WHEREAS, by Resolution No. 2023-182 adopted on May 9, 2023 (amended by Resolution No. 2024-76 on February 13, 2024 to include Block 116, Lot 18 which was inadvertently omitted), the Borough Council adopted the recommendation of the Planning Board and determined the Study Area to be a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law (the Study Area shall be hereinafter referred to as the “Redevelopment Area”); and,

WHEREAS, DMR Construction Services (the “Contract Purchaser”), the contract purchaser of certain properties included the Redevelopment Area, i.e. Block 116, Lots 9, 16 and 18 (the “Property”), presented on April 28, 2026 to the Borough Council a concept plan for a multifamily development on the Property; and,

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(f), the Borough hereby desires to authorize the Borough Planner to commence the process to prepare a redevelopment plan for the Property, setting forth potential permitted uses, rules and standards that the Planning Board deems proper and appropriate be set forth in a redevelopment plan; and,

WHEREAS, the Borough Council, upon completion of drafting any proposed redevelopment plan, shall refer such redevelopment plan to the Planning Board pursuant to N.J.S.A. 40A:12A-7(e), and receive, review and consider any recommendations from the Planning Board prior to adoption of the redevelopment plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOROUGH OF WALDWICK 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. **Preparation of Redevelopment Plan.** The Borough hereby directs Paul Grygiel, AICP, PP/Principal of Phillips Preiss Grygiel Leheny Keller LLC, the Borough Planner, to prepare a redevelopment plan for the Redevelopment Area known and designated as Block 116, Lots 9, 16 and 18 on the Tax Maps of the Borough of Waldwick pursuant to N.J.S.A. 40A:12A-7.
3. **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.
4. **Availability of the Resolution.** A copy of this Resolution shall be available for public inspection at the offices of the Borough Clerk.
5. **Effective Date.** This Resolution shall take effect immediately

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						

NEW BUSINESS - None

PUBLIC COMMENT

Stan Kowalski, President of the Waldwick Chamber of Commerce, thanked the Mayor and Council for their continued support of the annual 5K. He noted that this year marked the 18th year of the event and one of its most successful, with over 700 runners participating. Mr. Kowalski stated that the event would not be possible without the support of the Mayor and Council, Police Department, Fire Department, Ambulance Corps, and CERT volunteers. He expressed his appreciation and hopes to continue the tradition next year.

Chuck Wanamaker thanked the Mayor and Council for their ongoing support of the Community Alliance and invited everyone to attend the upcoming Car Show.

A resident asked if there has been any progress with the County regarding the sewer issues. He also inquired about the process when trucks arrive at the sewer plant and expressed concerns about the odor and potential safety issues.

Matt Bise asked several questions regarding pool membership and the overall operation of the municipal pool.

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

Mayor recused himself from closed session. He left the meeting at 8:10 pm.

RESOLUTION NO. 2026-149

Authorize Closed Session

WHEREAS, Section 8 of the Open Public Meetings Act (N.J.S.A. 10:4-12(b)(1-9)) permits the exclusion of the public from a meeting in certain circumstances; and,

WHEREAS, the Mayor and Council is of the opinion that such circumstances exist.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Waldwick, County of Bergen, State of New Jersey, as follows:

The public shall be excluded from discussions of the Closed Session.

The general nature of the subject matter to be discussed is as follows:

Contract Negotiations

It is anticipated at this time that the above-mentioned subject matter will be made public within 60 days or as soon thereafter as it is deemed to be in the public interest to do so based on the conclusion of the matter.

This resolution shall take effect immediately.

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

The Council convened into Closed Session at 8:10 pm. At 9:07 pm the Council came back on the record of the Regular Meeting. Present on roll call: Ms. Cericola-Drake, Mr. Martinello, Mr. Ritchie, Ms. Smith and Ms. Wingate.

ADJOURNMENT

There being no further business to come before the Mayor and Council at its Regular Meeting on MOTION by Mr. Ritchie, seconded by Ms. Cericola-Drake and on roll call carried the meeting adjourned at 9:08 pm.

Adopted: June 9, 2026

KELLEY HALEWICZ, RMC/CMC
MUNICIPAL CLERK