

**WALDWICK ZONING BOARD OF ADJUSTMENT
FORMAL SESSION
April 22, 2026**

The Formal Session of the Waldwick Zoning Board of Adjustment was held on Wednesday, April 22, 2026 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	absent
Mr. Sanzo	present	Mr. Hartmann	present
Mr. Myerjack	present		

Also Present:

Cliff Singer, Board Attorney
Joyce Sinclair, Board Secretary
Joe Mysliwicz, Zoning Officer

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 March 25, 2026. The Minutes were approved as submitted.

RESOLUTIONS:

WALLACE	41 White Pond Road
26-F	Block 153.04, Lot 21
SM-1	New Home Construction
	Variance Application & Soil Movement
	RESOLUTION

A motion for approval was made by Mr. Sanzo and seconded by Mr. Cericola. A unanimous vote was taken. Mr. Walsh, Mr. Wekarski and Ms. Luppino abstained.

The Resolution was approved.

RAMOS
26-J
John Hooper, Esq.

4 Frederick Street
Block 107, Lot 17
Boutique, Tattoo Parlor
Use Variance
RESOLUTION

A motion for approval was made by Mr. Sanzo and seconded by Mr. Cericola. A unanimous vote was taken. Mr. Walsh, Ms. Luppino and Mr. Wekarski abstained.

The Resolution was approved.

APPLICATIONS:

ATKINSON
26-L
Ed Sherman, Architect

51 Longview Drive
Block 163.08, Lot 5
Rear Yard Addition, Deck
NEW APPLICATION

Ed Sherman, Architect, appeared before the Board. Cole Atkinson appeared before the Board. Mr. Sherman described the proposal for a rear yard addition and deck for their split level home. The existing deck will be removed and a new one will be built with an extension of the kitchen. The site is in an R1 zone, required 15,000 lot and existing is 10,000. A C-1 variance is needed for the shallowness of the site. The front and rear yards are required to be 50'; anything built on this site would need a variance. An 8' addition to the rear with a deck is proposed. The side yards are fine. The lot coverage will be reduced from 36.7% to under 27%. The proposed deck is 14' across and the lower level is 21.6'- 340 sq. ft.

Mr. Walsh questioned the soil movement and Mr. Mysliwicz advised that it is not an issue for the Board.

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

The Board was in favor of the application. A motion for approval was made by Mr. Sanzo and seconded by Mr. Walsh. A unanimous vote was taken. The Application was approved.

MOODY
26-M

3 Lakeview Drive
Block 154, Lot 17
Second Story Addition
NEW APPLICATION

Mr. Nieman recused himself from this Application as he resides within 200'. Mr. Cericola stepped in as Chairman.

Scott Bella, Architect, appeared before the Board. Katie and John Moody appeared before the Board.

Mr. Bella noted that the site is a corner lot. A partial add a level addition, deck and patio are proposed. Front yard variances are needed for the corner lot. They are requesting a C-1 variance for their undersized lot, 15,000 required and existing is 8,000. The corner lot is difficult because of the front yard setbacks. The existing building is not conforming. The lot coverage is fine, it is a modest addition for an additional bedroom and bathroom.

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

The Board was in favor of the Application noting the undersized lot and that it is beneficial. A motion for approval was made by Mr. Walsh and seconded by Mr. Sanzo. A unanimous vote was taken. The application was approved.

KELLEHER	11 Campbell Street
26-N	Block 72.02, Lot 32
Bruce Whitaker, Esq.	One Story Addition
	NEW APPLICATION

Bruce Whitaker, Esq. appeared before the Board. Michael Doster, Architect, appeared before the Board. Mr. Whitaker noted that it is a single family home in an R-2 zone. The applicant proposes a family room addition on the southerly side. The existing is non conforming at 6.5'. They are deficient in combined setback. It is less than 25' and expands from there. It is a skewed lot line. The side yard does expand and gets greater than the existing. It is an unusual condition with the skewed property line. The one story addition is set back further than the rest of the house.

Mr. Doster explained that the minimum combined side yard proposed is 18.9' and the lot flares outward. An addition of a 12' x 25' great room is proposed to the right hand side. The height is just under 14'. The existing brick façade will be removed and the addition will match the siding of the existing home. The property owner was present.

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

A motion to approve the Application was made by Mr. Sanzo and seconded by Ms. Luppino. A unanimous vote was taken. The Application was approved.

NEW BUSINESS:

-Extension Request, Spreen, 28 Kennedy Drive- Resolution dated May 28, 2025

The Board is in receipt of a request for Resolution extension which expires in May. The Applicant is looking to proceed with it for their handicap child who needs 24 hour service. A motion to extend the variance for one year was made by Mr. Walsh and seconded by Ms. Luppino. A letter will be written to the Applicant granting the extension of time.

2% COAH Homeowner Obligation: Mr. Mysliwicz noted that there is 2% COAH obligation which is required to be paid by the homeowner, and requested that this information be included in the Resolution so that it does not catch the homeowner by

surprise at the time of issuing the Building Permit. He requested that a sentence be included noting that it is the COAH obligation required on the difference of the assessment. The Applicant would pay 2% on the difference of what their home is assessed at currently and what their home is assessed at the new assessment. The first half of the payment is due when the building permit is issued and the second one at the time of inspection. This cost is on top of the cost of the project.

Mr. Mysliwiec suggested that Mr. Singer incorporate it into the resolution so that they are aware of the fee and include it into their building costs.

Mr. Whitaker suggested it be included in the Application instructions in the area where it states if the Board approves, the resolution will be adopted at the next meeting, they will not have to attend, there is 45 day appeal time and then advise them about the COAH cost. Mr. Whitaker will send Mr. Singer a sample of an application with that wording.

OLD BUSINESS:

None

ADJOURNMENT:

A motion was made for adjournment at 9:45 pm by Mr. Cericola and seconded by Mr. Sanzo.

Joyce C. Sinclair
Secretary