

**MINUTES FOR THE REGULAR MEETING
OF THE MAYOR & COUNCIL OF THE BOROUGH OF WALDWICK
HELD ON TUESDAY, APRIL 28, 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, Mr. Brennecke, Mr. Martinello, Ms. Smith and Ms. Wingate. Ms. Cericola-Drake and Mr. Ritchie were absent.

Also present: Tatiana Marquis, Borough Administrator; 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.

PROCLAMATIONS & PRESENTATIONS

Mayor Giordano announced that DMR will provide a conceptual plan presentation. He recused himself and asked Council President Mr. Martinello to take over the meeting. Mayor Giordano left the room at 7:32 pm.

a. DMR Conceptual Plan Presentation – Hewson Avenue – Block 116, Lots 9, 16 and 18

Douglas Doyle provided a presentation regarding the proposed redevelopment plan for the above location. He asked the Governing Body to consider what would be the most appropriate use for the property due to the proximity to the train station. Mr. Doyle recommended high-end townhomes designed to target commuters, empty nesters, and first-time homebuyers.

He further explained the benefits of redevelopment to the municipality, noting that it would make the property more marketable while also increasing its overall value.

Mr. Doyle then invited project engineer Jonathan Strack to participate in the discussion. Mr. Strack presented an overview of aerial and site exhibits, as well as the architectural plans. He highlighted the size and location of the property, along with number of parking spaces and driveways. Comparisons were made to the Harrison Avenue project.

Questions were raised regarding affordable housing and number of residential units being proposed. It was explained that all units would be for sale, with no rentals. Additional inquiries were made about access, guest parking, and events such as trunk or treats and block parties. Mr. Strack explained that overnight guest parking could take place on the side streets where ParkMobile spots are. There is no payment required between 5:00 pm – 5:00 am. Same for the Waldwick train lot.

Further concerns were expressed regarding fire safety and emergency access to the site.

Next, they discussed logistics of the interior such as number of bedrooms and bathrooms and common areas.

Alex Kaslander from DMR was invited to speak regarding financial aspects of the proposed project. He discussed tax assessments, tax potential and high sale prices. He provided analysis of number of school age children from a study from Rutgers.

Next phases of building were discussed as well as the financing structure for the project.

Mr. Doyle concluded the presentation by thanking the Governing body for their time and reminded them of deadlines involving the process.

Mayor Giordano returned at 8:27 pm.

Mayor Giordano asked for a motion and a second to change the order of business to move closed session. Motion by Mr. Martinello and seconded by Mr. Brennecke, on roll call the motion carried by the members present.

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

RESOLUTION NO. 2026-137

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
Martinello			X			
Ritchie						X
Smith		X	X			
Wingate	X		X			
Mayor Giordano						

The Council convened into Closed Session at 8:27 pm. At 8:48 pm the Mayor and Council came back on the record of the Regular Meeting. Present on roll call: Mayor Giordano, Mr. Brennecke, Mr. Martinello, Ms. Smith and Ms. Wingate. Ms. Cericola-Drake and Mr. Ritchie were absent.

MAYOR'S REPORT AND REPORTS OF COMMITTEES

Mayor's Report.

Mayor Giordano attended the Waldwick band. He presented a certificate of recognition to Edmund Moderacki who retired after 48 years as a conductor.

Financial & Administrative Committee.

Mr. Martinello thanked Tatiana, Kelley, Colleen, and members of the Financial Committee for all their hard work on the budget. He discussed the tax increase numbers and noted that the Borough will continue looking for opportunities to gain additional revenue for the budget. He reported that the Council will attend monthly meetings to review opportunities together.

He also discussed the capital budget, which will be used for the road paving program. In conjunction with the County's paving project, there will be significant paving completed this year. An application for an additional \$1.2 million in funding was submitted to Senator Cory Booker's office for water improvements. This application is in process and has passed the first step. The Borough expects to hear back within the next few months regarding the funding.

Mr. Martinello further reported that the 2025 municipal audit is wrapping up and the PBA contract is nearly complete. He noted that the Borough is also reviewing several grant opportunities, with five proposals including Bergen County Open Space funding for Borough Park and pool paving, as well as transportation projects focused on pedestrian safety.

He concluded with inviting the public to an event at Waldwick High school to support a student with cancer.

Fire & Police Protection Committee.

No report.

Public Safety Committee.

Ms. Wingate reported that WALVAC will be on standby for the upcoming 5k marathon.

Recreational & Health Committee.

Ms. Smith attended the recent Board of Health meeting and had a productive conversation about various activities to benefit the public. They discussed aging and reached out to an organization for assistance in the program.

Public Works Committee.

No report.

Buildings & Grounds Committee.

No report.

DEPARTMENT HEAD REPORTSBorough Administrator:

Tatiana reiterated the news that Mr. Martinello shared regarding the request submitted to Senator Booker's office for additional State funding. They will continue to pursue any grants available to the Borough.

Municipal Clerk.

Mrs. Halewicz reported that vote by mail ballots have been mailed. Residents can visit the elections section of the Borough's website to watch a video on how to submit their vote by mail ballots. She reminded residents that the last day to register to vote is May 12, and the Clerk's Office will be open until 7:00 p.m. for voter registration.

She also shared that 825 dog licenses have been registered to date and reminded anyone who submitted payment for their dog license to pick up their dog's tag from the Clerk's Office. She noted several free rabies clinics will be taking place in the area and provided the locations of those clinics.

Mrs. Halewicz reminded elected officials that their financial disclosure statements were due April 30. Melissa in her office has continued following up on those. Failure to file will result in personal fines starting at \$100 issued by the Division of Local Government Services.

She further reported that she attended a meeting for the 250th Anniversary of the Flag celebration, which will take place on Sunday, May 17 from 10:30 a.m. to 3:00 p.m. Additional details will follow. She shared that a special guest would attend the May 12 meeting to provide a presentation of the events for that day.

Attorney.

Mr. Bossong reported that the court has signed the order for the 4th round of compliance for COAH. The Borough is done for 10 years.

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:

2026-125 Approval of Consent Agenda

2026-126 Approval of Minutes - Regular Meeting and Closed Session Meeting, April 14, 2026

Policy Vote(s)

- a. Melissa Agugliaro requests to hold a Block Party on May 24, 2026 from 4:00 pm – 9:00 pm with Highwood Avenue to be closed between Summit Avenue and Cortlandt Street with alcoholic beverages being served
- b. Alexandra Byrne request to hold a Block Party on May 30, 2026, from 1:00 pm – 9:00 pm with Smithfield Road to be closed between 38 Smithfield and 58 Smithfield with alcoholic beverages being served

- c. Henrietta Riccobono requests to use Pavilion A on May 24, 2026, from 12:00 pm – 5:00 pm for a birthday party with alcoholic beverages being served
 - d. Emma Wheatley requests to use Pavilion A on June 20, 2026, from 10:00 am – 2:00 pm for a birthday party with alcoholic beverages being served
 - e. Emma Wheatley requests to use Pavilion A on July 25, 2026, from 1:00 pm – dusk for a birthday party with alcoholic beverages being served
 - f. The Forum School requests permission to park at the Pool Parking Lot on May 8, 2026 from 8:30 am to the end of the school day
- 2026-127 Award Non-Fair and Open Professional Services Contract to Boswell Engineering for Engineering Services, 2025-2026 CDBG ADA Curb Ramp Upgrades, \$22,500.00
- 2026-128 Approval of Social Affairs Permit for The Friends of the Waldwick Library
- 2026-129 Approval of Annual Extension of Premises Gearblock Brewing Company LLC
- 2026-130 Authorize Release of Dumpster Escrow - 30 Campbell Street
- 2026-131 Cancellation and Refund of Taxes: Block 16/ Lot 24
- 2026-132 Accept the Resignation of Jake Putterman, as Police Officer Effective May 17, 2026
- 2026-133 Payment of Vouchers

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

PUBLIC HEARING & ADOPTION OF ORDINANCE(S)

RESOLUTION NO. 2026-134

Waiver of Reading in Full of the 2026 Municipal Budget

WHEREAS, N.J.S.A. 40A:4-8 permits that the Budget as advertised may be read by its title providing that at least one week prior to the date of the hearing a complete copy of the approved budget shall:

- a) be posted in a public place where public notices are customarily posted including the Borough website, and
- b) is made available to each person requesting the same during said week and during the public hearing, and

WHEREAS, the Borough of Waldwick has complied with the aforesaid requirements.

NOW, THEREFORE, BE IT RESOLVED, the Borough is hereby permitted to waive the reading in full of the Municipal Budget for the year ending December 31, 2026.

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

RESOLUTION NO. 2026-135

Self Examination of 2026 Budget

WHEREAS, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination, and,

WHEREAS, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997, and,

WHEREAS, pursuant to N.J.A.C. 5:30-7.2 thru 7.5 the Borough of Waldwick has been declared eligible to participate in the program by the Division of Local Government Services, and the Chief Financial Officer has determined that the Borough meets the necessary conditions to participate in the program for the 2026 budget year.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Borough of Waldwick that in accordance with N.J.A.C. 5:30-7.6a & 7.6b and based upon the Chief Financial Officer’s certification, the governing body has found the budget has met the following requirements:

1. That with reference to the following items, the amounts have been calculated pursuant to law and appropriated as such in the budget.
 - a. Payment of interest and debt redemption charges
 - b. Deferred charges and statutory expenditures
 - c. Cash deficit of preceding year
 - d. Reserve for uncollected taxes
 - e. Other reserves and non-disbursement items
 - f. Any inclusions of amounts required for school purposes.

2. That the provisions relating to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at N.J.S.A. 40A:4-45.3 et seq. are fully met. (Complies with the “CAP” law).

3. That the budget is in such form, arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.

4. That pursuant to the Local Budget Law:
 - a. All estimates of revenue are reasonable, accurate, and correctly stated;
 - b. Items of appropriations are properly set forth
 - c. In itemization, form, arrangement, and content, the budget will permit the exercise of the comptroller function within the municipality.

5. The budget and associated amendments have been introduced and publicly advertised in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.
6. That all other applicable statutory requirements have been fulfilled.

BE IT FURTHER RESOLVED, that a copy of this resolution will be forwarded to the Director of the Division of Local Government Services upon adoption.

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

2026 Municipal Budget Presentation

Mrs. Marquis provided a PowerPoint presentation, which had previously been shared at the budget introduction, explaining the budget process. She reviewed the timeline of dates and meetings leading to the adoption of the 2026 municipal budget. She compared the proposed budget to last year’s budget and discussed state aid received to help offset budget costs. She also reviewed revenue that helps support the operating budget.

Mrs. Marquis also presented the history of fund balance, appropriation increases and discussed fixed increases, including group health insurance, utilities, legal costs, and other expenses. She also reviewed the 2025 tax breakdown, including the portions that are broken up between the county – 11%, borough – 20%, and school district – 69%.

Mrs. Marquis stated that the 2026 budget was introduced at \$17 million, with a tax levy increase of 9.86%. The increase from the 2025 budget is \$392,568.00 due to rising costs. For the average assessed home of \$567,000, the increase would be \$232.47 for the year or \$19.37 a month.

Mrs. Marquis commented briefly on the Water department budget of \$2,681,325 an increase of \$186,039 from 2025.

Council comments.

Mr. Martinello commented that after fixed expenses, the Borough operates on a tight \$2 million budget. He is proud the town has not cut any services to residents and noted that employee numbers have increased to continue providing services.

Mayor Giordano agreed and stated that to his knowledge there has never been a layoff.

Ms. Wingate thanked Tatiana and everyone involved in preparing the budget.

Mr. Brennecke added that the budget was put together very well and stated that while no one likes increases, it costs money to operate the town.

Ms. Smith also thanked everyone involved in the budget process.

Mayor Giordano stated that the full Council will meet monthly to explore new revenue opportunities and added that the public will be informed.

Public comment.

Sharon Sutcliff inquired if the pool was included in the budget for the summer.

Mrs. Marquis confirmed that there is a pool line set up in the budget.

RESOLUTION NO. 2026-136

Adoption of the 2026 Municipal Budget

SEE ATTACHED SHEETS 41 & 42

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

Mayor Giordano asked the Clerk to read Ordinance No. 2026-#04 by title.

Ordinance No. 2026-#04 - BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW, ADDITIONAL, OR REPLACEMENT EQUIPMENT AND MACHINERY, NEW COMMUNICATION AND SIGNAL SYSTEMS EQUIPMENT AND NEW INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS EQUIPMENT IN, BY AND FOR THE BOROUGH OF WALDWICK, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$2,073,600 TO PAY THE COST THEREOF, TO APPROPRIATE BOROUGH CAPITAL SURPLUS AND STATE GRANTS, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS

Council comments.

Mr. Martinello explained this is the Ordinance about the Capital budget discussed earlier to perform capital improvements, roads, body cam for PD and additional DPW equipment.

Public comment.

Elise Dittamo inquired if the bonds add as an additional charge to their taxes.

Mrs. Marquis explained the Borough focuses on remaining flat for the bonds. They do anticipate having a presentation from the auditor in early fall to discuss next steps for bonds, but it is something that the council will discuss.

Mayor Giordano closed the Public comment. Ordinance No. 2026-#04 was advertised and on second reading is adopted. This ordinance will go into effect immediately after approval and publication according to law.

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						

Mayor Giordano asked the Clerk to read Ordinance No. 2026-#05 by title.

Ordinance No. 2026-#05 - BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW ADDITIONAL OR REPLACEMENT EQUIPMENT AND MACHINERY IN, BY AND FOR THE WATER UTILITY OF THE BOROUGH OF WALDWICK, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$1,475,000 TO PAY THE COST THEREOF, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

Council comments.

Mr. Martinello explained that this is about the water portion of the budget and is for capital improvements to the water system.

Public comment. None.

Mayor Giordano closed the Public comment. Ordinance No. 2026-#05 was advertised and on second reading is adopted. This ordinance will go into effect immediately after approval and publication according to law.

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

INTRODUCTION OF ORDINANCE(S) – None.

UNFINISHED BUSINESS – None.

NEW BUSINESS

Mayor Giordano shared there are many upcoming events approaching in the Borough. Check the borough website for information and updates.

Ms. Smith praised Kelley for putting together the Borough newsletter and suggested that the public should sign up if they have not already.

PUBLIC COMMENT

Sharon Sutcliff asked if a pool manager has been hired and if the pool is still scheduled to open.

Mrs. Marquis explained that interviews are ongoing, but no pool manager or assistant pool manager has been hired at this time. She stated that a pool manager is required in order for the pool to open.

Elise Dittamo thanked the mayor, and all involved, for bringing back the summer concert on June 10. She also hopes that the Borough will hire a pool manager and that the kids will return to their lifeguarding positions.

Mrs. Marquis stated that applications for all Borough employment opportunities are available on the Borough website under employment opportunities.

Jim Shultz asked if there is a section on the financial disclosure statement to report a conflict of interest. Mrs. Halewicz replied that there is not. Mr. Bossong added that while there is no specific form, an official would recuse themselves if there is a conflict.

ADJOURNMENT

There being no further business to come before the Mayor and Council at its Regular Meeting on MOTION by Mr. Martinello, seconded by Ms. Wingate and on roll call carried the meeting adjourned at 9:32 pm.

Adopted: May 12, 2026

KELLEY HALEWICZ, RMC/CMC
MUNICIPAL CLERK