



ZONING BOARD OF ADJUSTMENT

Borough of Waldwick
63 Franklin Turnpike
Waldwick, New Jersey 07463



In The Matter of:
The Application of
CORY & HEATHER PANFILE
For Variance Relief with Respect to:
87 Highwood Avenue
R-2 Zone
Lot 13, Block 29
Waldwick, New Jersey

Resolution of Memorialization
As To "Official Action" **Granting**
Variance Relief To build
covered front porch.

WHEREAS, Cory and Heather Panfile, hereinafter referred to as "Applicant", applied to this Board of Adjustment for variance relief to build a covered front porch, onto the existing premises located on Lot 13 in Block 29, as it appears on the current Tax Map of the Borough of Waldwick, hereinafter referred to as the "premises in question"; and

WHEREAS the Applicant's application and accompanying drawings, schematic design, site plan and survey were the subject of a public hearing held by this Board of Adjustment on July 23, 2025, during the hearing

testimony was taken from Edwin P. Sherman, R.A.P.P., architect for the applicant, and exhibits were submitted by the Applicant in favor of this Board of Adjustment granting the requested relief; and

NOW, THEREFORE, BE IT REMEMBERED, that this Board of Adjustment at its official public monthly meeting held on July 23, 2025, did make the following findings of fact, determination, and decision:

Memorialization of Findings of Fact

1. All persons required to be served with notice of the public hearing were duly served, notice of the public hearing was duly published, and proof thereof has been filed with this Board of Adjustment.
2. The premises in question is located on Lot 13 in Block 29, District R-2 Residential.
3. The Applicant has paid all taxes and assessments.
4. No member of the public commented on this application even though an opportunity was given.
5. The Applicant proposes to build a covered front porch. The porch, as proposed fails to meet required setbacks and lot coverage limits

under the Waldwick Zoning Code. Thus, the proposed improvement will be non-conforming as to front yard setback and lot coverage percentage and requires variance relief. Because the subject premises are a corner lot, it has a front yard and a secondary front yard, each of which has setback requirements. Applicant has requested that the existing non-conformities with respect to secondary front yard setback, side yard setbacks, and lot dimensions which configuration long predates this application, be granted continued variance relief. Specifically, variance relief is for the front yard (Highwood Avenue) setback, requested for the deficiency of the approximately three (3') feet. The property survey shows the existing front yard setback is presently conforming, but the secondary front yard, side yard setbacks and are already non-conforming for the R-2 zone, as detailed below and is proposed to be exacerbated merely by the addition of the proposed porch, as well as maintaining all existing nonconformities, as is set forth below. In all other respects the property will remain unchanged after the proposed renovation and addition. The proposed porch will, if approved, encroach further into the front setback area, reducing

the front yard setback to twenty-two and three tenths (22.3') feet, where twenty-five (25') feet are required.

6. The percentage of impervious coverage is presently thirty-nine and sixty hundredths (39.60%) percent, where a maximum of forty (40%) percent is permitted, but will increase to forty three and twenty-two hundredths (43.22%) percent, thus requiring a new variance.
7. The rear yard setback, will continue to be conforming as the rear of the building will not be altered.
8. The subject property fails to meet the R-2 Zone bulk requirements by a substantial margin. The width of the property is fifty (50) feet, where seventy-five (75') feet are required. In essence the property is one third ($\frac{1}{3}$) deficient in width and as a result, is also one third ($\frac{1}{3}$) deficient in area, having an area of five thousand (5,000) square feet, where an area of seven thousand five hundred (7,500) square feet is required. Presumably that major nonconformity was the subject of a waiver or variance issued at the time the lot was created. As this nonconformity cannot be altered, it is reasonable for the instant application to be approved. Further, it is appropriate at this time to approve this application and grant the requested front yard setback relief.

Memorialization of Determination

This Board of Adjustment has determined that the requested relief from the above noted requirements for the construction of a covered front porch, which will add interest to the façade of the premises and have great utility, may be granted without any substantial detriment to the public good and without substantially impairing the intent and purpose of the Waldwick Zoning Code and the Waldwick Master Plan; that the requested continuation and extension of the existing variances, as noted, and the grant of the requested variances for front yard setback and lot coverage are the direct result of the smaller dimensions of the lot from existing placement of the principal structure on the subject property and that the benefits to be derived from granting the continuation of existing variances and granting the new variances substantially outweigh any detriments which might possibly arise therefrom.

Memorialization of Decision

This Board of Adjustment therefore did **grant** Applicant's application for **approval of the construction of a covered front porch, as well as the continuation and extension of the existing variance relief as well as front yard setback relief and percentage of lot coverage relief, as detailed above**, in the amounts and dimensions shown herein and subject to the following condition:

- Pursuant to Chapter 56A-20 of the Ordinances of the Borough of Waldwick, this variance relief will expire by limitation unless such construction or alteration approved herein shall have been commenced on each structure permitted by said variance within one year from the date of publication of the notice of decision by this Board of Adjustment.
- All representations and testimony provided at the public hearing, as well as any and all representations made within any documents submitted or correspondence to the Waldwick Zoning Board of Adjustment or any other department of the Borough of Waldwick, is hereby deemed to be incorporated into this Resolution by reference, as if set forth at length herein.

- All work shall be done in strict accordance with the Uniform Construction Code and the proposed development plan.

BE IT REMEMBERED that the members of this Board of Adjustment who voted in favor of said variance relief at its official meeting held July 23, 2025, do hereby **Memorialize and Confirm** the foregoing findings of fact, determination and decision set forth in this Resolution of memorialization as the "official action" taken by this Board of Adjustment on that date in accordance with the provisions of N.J.S.A. 40:55d-10(g)(2) of the New Jersey Municipal Land Use Law on this August 27, 2025.

Official Public Monthly Meeting: August 27, 2025

	Moved	Seconded	Yes	No	Abstain	Absent
Marty Nieman					✓	
Richard Cericola			✓			
Brian Walsh		✓	✓			
Ted Sanzo	✓		✓			
Nadia Luppino					✓	
Stanley Wekarski			✓			
Phil Centineo					✓	
Bruce Mitchell					✓	
Joseph Myerjack			✓			

I hereby certify that this Resolution of memorialization consisting of 9 pages was duly adopted by the members of the Board of Adjustment of the Borough of Waldwick who voted in **favor** of Applicant's application as described herein on July 23, 2025, a quorum of the membership being present, at the regular official public meeting of said Board of Adjustment held on August 27, 2025.



JOYCE SINCLAIR, Secretary
Waldwick Zoning Board of Adjustment

Official Public Monthly Meeting:
August 27, 2025