



## **ZONING BOARD OF ADJUSTMENT**

Borough of Waldwick  
63 Franklin Turnpike  
Waldwick, New Jersey 07463



In The Matter of:  
The Application of  
**WALTER JAMROS**  
For Variance Relief with Respect to:  
**54 Mackay Avenue**  
**R-2 Zone**  
Lot 1, Block 5  
Waldwick, New Jersey

**Resolution of Memorialization**  
As To "Official Action" **Granting**  
Variance Relief To build a  
detached garage.

**WHEREAS, WALTER JAMROS**, hereinafter referred to as "Applicant", applied to this Board of Adjustment for variance relief to build detached garage, on the premises located on Lot 1 in Block 5, 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 1 in Block 5, 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 detached garage on the premises, which happen to be a corner lot. With the exception of front yard setback with respect to the secondary front yard, the proposed improvement, as shown meets all setback and lot coverage provisions under the Waldwick Zoning Code. Thus, the proposed improvement, with the exception of setback to the secondary front boundary, being Garabaldi Place, is entirely conforming and requires no variance relief. Applicant has requested that the existing non-conformity with respect to secondary front yard setback of the main house, which configuration long predates this application, be granted continued variance relief. Further, variance relief is requested for the additional encroachment of the proposed detached garage. The property survey shows the existing secondary front yard setback for the main house is already non-conforming for the R-2 zone, as detailed below and is proposed to be exacerbated by the addition of the proposed garage, even though a greater setback is proposed for the garage, as well as maintaining the already existing nonconformity, as is set forth below. In all other respects the property will remain generally conforming after the proposed

construction. The subject premises are presently conforming, with the percentage of improved lot coverage and all required setbacks, except for secondary front yard setback. With respect to the continued variance and exacerbation of that nonconformity requested for secondary front yard setback, it is noted that because this is a corner property, both the frontage on Mackay Avenue (primary front yard) and on Garibaldi Place (secondary front yard) are treated as requiring front yard setbacks. Specifically, the required secondary front yard setback is seventeen and five tenths (17.5') feet. However, the secondary front yard setback to the main house is already non-conforming, as only seven and five tenths (7.5') feet exist and that condition is proposed to continue unchanged. However, the detached garage, to be sited on the Garibaldi Place side of the property, will have a ten (10') foot secondary front yard setback. It is specifically noted that the garage will have greater secondary front yard setback than does the main house, however, as it is less than the required seventeen and five tenths (17.5') feet, it constitutes a new non-conformity necessitating variance relief.

6. The percentage of impervious coverage is and will continue to be conforming, despite the front and rear ground level additions.
7. The rear yard setback, will continue to be conforming after the construction of the garage, as it will meet the ten (10') foot rear setback requirement for accessory buildings.
8. The subject property meets all of the bulk requirements for the R-2 Zone.

#### **Memorialization of Determination**

This Board of Adjustment has determined that the requested relief from the above noted secondary front yard setback requirement for the construction of a detached garage, 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 variance for the main house, as noted, resulting from peculiarities and particular requirements with respect to corner lots, is appropriate and that the benefits to be derived from granting the continuation of the existing variance substantially outweighs 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 detached garage, as described in the application and did grant the continuation and extension of the existing variance relief for the secondary front yard setback of the existing structure, as well as for the new structure, 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 Walldwick 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.

  
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JOYCE/SINCLAIR, Secretary  
Walldwick Zoning Board of Adjustment

Official Public Monthly Meeting:  
August 27, 2025