

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2025-314

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:

- 2025-314 Approval of Consent Agenda
- 2025-315 Approval of Minutes - Regular Meeting, October 28, 2025; Regular Meeting & Closed Session Meeting, November 13, 2025
- 2025-316 Resolution Designating Harrison Avenue Redevelopment, LLC as Conditional Redeveloper and Authorizing the Execution of Memorandum Of Understanding and Escrow Agreement (“MOU”)
- 2025-317 Authorize Change of Signatory of PY 2024-2025 Grant Agreement with Bergen County Community Development Block Grant for ADA Curb Ramp Improvements
- 2025-318 Authorize Change of Signatory for all Bergen County Grant Agreements and County Vouchers
- 2025-319 Authorize Shared Services Agreement with Northwest Bergen County Utilities Authority (NBCUA) for Pump Station Inspection Services 2025-2027
- 2025-320 Authorize Release of Dumpster Escrow - 74 Moore Avenue
- 2025-321 Approval of Council Reorganization Meeting, January 6, 2026
- 2025-322 Renewal of the Group Dental Benefits Program for Eligible Employees and Their Covered Dependents through Delta Dental of New Jersey, Inc.
- 2025-323 Authorize Refund Water Overpayment
- 2025-324 Approval of Budget Appropriation Transfers
- 2025-325 Payment of Vouchers

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of December 16, 2025.

Kelley Halewicz, RMC/CMC
Municipal Clerk

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

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2025-315

Approval of Minutes - Regular Meeting, October 28, 2025; Regular Meeting & Closed Session Meeting, November 13, 2025

BE IT RESOLVED that the Mayor and Council of the Borough of Waldwick hereby approve the following Minutes:

- Regular Meeting, October 28, 2025
- Regular Meeting, November 13, 2025
- Closed Session Meeting, November 13, 2025

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of December 16, 2025.

Kelley Halewicz, RMC/CMC
Municipal Clerk

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

Reso book

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

**RESOLUTION NO. 2025-316
(Page 1 of 3)**

**RESOLUTION DESIGNATING HARRISON AVENUE REDEVELOPMENT, LLC AS
CONDITIONAL REDEVELOPER AND AUTHORIZING THE EXECUTION OF
MEMORANDUM OF UNDERSTANDING AND ESCROW AGREEMENT (“MOU”)**

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 process for municipalities to participate in the redevelopment and improvement of areas in need of rehabilitation or redevelopment; and

WHEREAS, on March 26, 2024 the Borough of Waldwick Council (the “**Borough Council**”) adopted Resolution No. 2024-113 directing the Borough of Waldwick Planning Board (the “**Planning Board**”) to study the parcels designated as Block 107, Lots 1, 3, 5, 7, 8, 9, 10, 11, 13 and 17 (the “**Study Area**”) on the Borough’s tax maps to determine if the Study Area met the criteria to be designated as an area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, by Resolution adopted on September 4, 2024, the Planning Board made its recommendation to the Borough Council that the Study Area be designated as a condemnation area in need of redevelopment; and

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

WHEREAS, in order to facilitate the redevelopment of the Redevelopment Area, the Borough adopted Ordinance No. 2024-33 on December 10, 2024, approving the “Harrison Avenue Redevelopment Plan” (the “**Redevelopment Plan**”) prepared by Paul Grygiel, AICP, PP; and

WHEREAS, the Redevelopment Law, N.J.S.A. 40A:12A-8(f), authorizes the Borough to arrange or contract with a redeveloper for the undertaking of any project or redevelopment work in an area designated as an area in need of rehabilitation or redevelopment; and

WHEREAS, the Borough has been in discussions with Harrison Avenue Redevelopment, LLC regarding certain parcels contained in the Redevelopment Area; and

WHEREAS, Harrison Avenue Redevelopment, LLC, or its affiliates, is the contract purchaser of certain parcels located within the Redevelopment Area, identified as 49, 47, 43, 41, 39 and 37 Harrison Avenue, as well as 13 West Prospect Street, and as shown on the Borough Tax Map as Block 107, Lots 1, 3, 5, 7, 8, 9, 10, and 11 (the “**Project Site**”); and

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

**RESOLUTION NO. 2025-316
(Page 2 of 3)**

WHEREAS, Harrison Avenue Redevelopment, LLC proposes to redevelop the Redevelopment Area by demolishing the existing improvements and constructing new improvements (the “**Project**”); and

WHEREAS, in order to effectuate the Project and the redevelopment of the Project Site, the Borough has determined to enter into a Memorandum of Understanding and Escrow Agreement (“MOU”) with Harrison Avenue Redevelopment, LLC, in substantially the form attached hereto as Exhibit A, which MOU designates Harrison Avenue Redevelopment, LLC as the “conditional redeveloper” of the Project and specifies the respective rights and responsibilities of the parties to negotiate the terms of a redevelopment agreement for the Project Site and to further refine the details for the proposed Project and a redevelopment plan for the Project Site.

NOW, THEREFORE, BE IT RESOLVED BY THE BOROUGH OF WALDWICK COUNCIL AS FOLLOWS:

1. **Generally.** The foregoing recitals are incorporated herein as if fully set forth at length.
2. **Designation of Conditional Redeveloper.** Harrison Avenue Redevelopment, LLC is hereby designated as the conditional redeveloper of the Project Site, subject to the negotiation of a redevelopment agreement.
3. **Execution of MOU.** The Borough Administrator is hereby authorized to execute the Memorandum of Understanding and Escrow Agreement substantially in the form attached hereto as Exhibit A.
4. **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.
5. **Availability of the Resolution.** A copy of this Resolution shall be available for public inspection at the offices of the Borough Clerk.
6. **Effective Date.** This Resolution shall take effect immediately.

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

**RESOLUTION NO. 2025-316
(Page 3 of 3)**

Approved: _____
Mark Ramundo, Council President

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of December 16, 2025.

Kelley Halewicz, RMC/CMC
Municipal Clerk

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

Reso book, Adm, CFO, Clerk

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2025-317

Authorize Change of Signatory of PY 2024-2025 Grant Agreement with Bergen County Community Development Block Grant for ADA Curb Ramp Improvements

WHEREAS, the Mayor and Council of the Borough of Waldwick entered into a grant agreement with the County of Bergen for the purpose of using \$78,155.00 in PY 2024-2025 Community Block Grant funds for handicap accessible ramps throughout the Borough as per Resolution 2024-292; and,

WHEREAS, there was a change of Borough Administrator effective September 27, 2025.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council hereby authorize Borough Administrator Tatiana Marquis to sign all County vouchers submitted in connection with the aforesaid project; and,

BE IT FURTHER RESOLVED, that the Mayor and Council recognize that the Borough of Waldwick is liable for any funds not spent in accordance with the Grant Agreement and that liability of the Mayor and Council is in accordance with HUD requirements.

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of December 16, 2025.

Kelley Halewicz, RMC/CMC
Municipal Clerk

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

Reso book, Adm, Clerk

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2025-318

Authorize Change of Signatory for all Bergen County Grant Agreements and County Vouchers

WHEREAS, there was a change of Borough Administrator.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council hereby authorize Borough Administrator Tatiana Marquis to be a signatory for all Bergen County grant agreements and sign all County vouchers submitted.

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of December 16, 2025.

Kelley Halewicz, RMC/CMC
Municipal Clerk

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

Reso book, Adm, Clerk

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

**RESOLUTION NO. 2025-319
(Page 1 of 2)**

Authorize Shared Services Agreement with Northwest Bergen County Utilities Authority (NBCUA) for Pump Station Inspection Services 2026-2027

WHEREAS, the Uniform Shared Services Act, N.J.S.A. 40A:65 et seq., the Borough of Waldwick has a need to promote the broad use of shared services as a method to reduce local expenses funded by property taxpayers; and,

WHEREAS, the Uniform Shared Services Act allows for any local unit to enter into an agreement with any other local unit or units to provide or receive any services that each local unit participating in the agreement is empowered to provide or receive within its own jurisdiction; and,

WHEREAS, the Borough of Waldwick is in need of Pump Station Inspection Services of the wastewater pump stations for the years 2026 and 2027; and,

WHEREAS, the NBCUA will provide Pump Station Inspection Services of the wastewater pump stations for the Borough of Waldwick once per week on Wednesdays and perform repairs and correction action as directed by the Borough; clean each of the pumping stations twice annually at no additional costs with the Borough providing support staff and water connections required for cleaning; and support the Borough's catch basin cleaning activities when requested. The Borough is obligated to order, accept or pay for services except when it orders them pursuant to a Shared Service Agreement; and,

WHEREAS, the Borough of Waldwick shall pay NBCUA four (4) equal installments of \$2,703.75 on or before March 1, June 1, September 1 and December 1 of each year, for a total of \$10,815.00. The rate of compensation paid for repairs, corrective actions and other requested activities will be \$99.47 per man-hour for business hours and \$124.33 per man-hour for non-business hours with an increase in January 1, 2026 consistent with the annual percentage given to collective bargaining unit, if any. A minimum of two (2) hours shall be billed by the NBCUA for each request for services.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Council of the Borough of Waldwick that it does hereby authorize the execution of a Shared Services Agreement and payment for Pump Station Inspection Services with NBCUA, 30 Wyckoff Avenue at Authority Drive, Waldwick, NJ 07463 as detailed in the attached agreement and available for public inspection.

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

**RESOLUTION NO. 2025-319
(Page 2 of 2)**

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of December 16, 2025.

Kelley Halewicz, RMC/CMC
Municipal Clerk

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

Reso book, Adm, CFO

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2025-320

Authorize Release of Dumpster Escrow - 74 Moore Avenue

WHEREAS, escrow has been posted in accordance with Chapter 82 of the Code of the Borough of Waldwick to allow dumpsters on the street; and,

WHEREAS, the proper fees have been collected in accordance with said ordinance for the placement of said dumpster; and,

WHEREAS, the dumpster has been removed and the site has been inspected by the Superintendent of Public Works; and,

WHEREAS, the Superintendent of Public Works has certified that there has been no damage done by placement of said dumpster.

NOW, THEREFORE, BE IT RESOLVED that the Collector/Treasurer is hereby authorized and directed to release the escrow of \$400.00 to Christopher Schneider, 74 Moore Avenue, Waldwick, NJ 07463.

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of December 16, 2025.

Kelley Halewicz, RMC/CMC
Municipal Clerk

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

Reso book, CFO, Clerk

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2025-321

Approval of Council Reorganization Meeting - January 6, 2026

BE IT RESOLVED that the Municipal Council of the Borough of Waldwick hereby establishes Tuesday, January 6, 2026, 7:00 pm in the Administration Building, Council Chambers, 63 Franklin Turnpike, Waldwick, NJ 07463 as the date, time and place to meet for the purpose of Council Reorganization; and,

BE IT FURTHER RESOLVED that the Municipal Council authorizes the Municipal Clerk to advertise such notice in accordance with law.

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of December 16, 2025.

Kelley Halewicz, RMC/CMC
Municipal Clerk

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

Reso book, Adm, CFO, Clerk

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

**RESOLUTION NO. 2025-322
(Page 1 of 2)**

Renewal of Group Dental Health Benefits Program for Eligible Employees and Their Covered Dependents through Delta Dental of New Jersey, Inc.

WHEREAS, the Borough of Waldwick, hereinafter referred to as the Borough, provides a comprehensive dental benefits program for eligible employees and their covered dependents as part of the comprehensive Employee Health Benefits Program; and

WHEREAS, the Borough's Health Benefits Consultant, as a matter of due diligence, reviewed the plan usage, claims data and network utilization and further, engaged in active negotiations for the renewal of the Borough's Dental Program, which currently consists of the Premier/Advantage, administered by Delta Dental of NJ, Inc. and,

WHEREAS, the Consultant was successful through negotiation in securing a renewal for the Premier/Advantage Plan, that:

- Provides a 24-month renewal with a Flat Renewal – 0% increase over expiring.
- Provides all coverages/benefits to remain unchanged from the expiring respective plan.

NOW, THEREFORE BE IT RESOLVED, the Mayor and Council of the Borough of Waldwick, County of Bergen, State of New Jersey, hereby authorize the renewal of the dental benefits contract with Delta Dental of New Jersey for the period, **January 1, 2026 through December 31, 2027**; and

BE IT FURTHER RESOLVED, the Governing Body does hereby authorize and affirm the implementation of this renewal, which maintains the current plan design of benefits; thereby ensuring the moral and contractual obligation of the Borough; and

BE IT FURTHER RESOLVED, the contract award for the insurance component of the Renewal Proposal is to a duly licensed and admitted Insurance Company within the State of NJ and therefore, such award is exempt from the requirements set forth by P.L. 2004, Chapter 19 (as amended by P.L. 2005, c.51) N.J.S.A.19:44A-20.5 et seq; and

BE IT FURTHER RESOLVED, the Borough Administrator and CFO are hereby authorized and directed to execute the renewal documents in accordance with the existing terms and conditions of the Agreement with the renewal rate provisions, as promulgated herewith; and

BE IT FURTHER RESOLVED, a certified copy of this Resolution shall be forwarded to PIA Security Programs, A Division of World Insurance Associates, LLC, 429 Hackensack Street, P.O. Box 818 Carlstadt NJ, Health Benefits Consultant to the Borough, the Borough Chief Financial Officer and Municipal Auditor.

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

**RESOLUTION NO. 2025-322
(Page 2 of 2)**

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of December 16, 2025.

Kelley Halewicz, RMC/CMC
Municipal Clerk

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

Reso book, Adm, CFO

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2025-323

Authorize Refund Water Overpayment

WHEREAS, an overpayment of \$13.11 was made on Water Account #2186-0 for 85 Hopper Avenue and the owner has requested a refund.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Waldwick hereby authorize and directs the Chief Financial Officer to refund \$13.11 from the Water Operating Fund to the following:

Richard P. Auletta
P.O. Box 1643
Grantham, NH 03753

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of December 16, 2025.

Kelley Halewicz, RMC/CMC
Municipal Clerk

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

Reso book, CFO

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

**RESOLUTION NO. 2025-324
(Page 1 of 2)**

Approval of Budget Appropriation Transfers

WHEREAS, N.J.S.A. 40A:4-58 allows for transfer of funds in the local budget after November 1; and,

WHEREAS, the Chief Financial Officer has examined accounts and has determined that certain accounts have excess balances and others are in need of additional funds.

NOW, THEREFORE, BE IT RESOLVED that the Municipal Council authorize the transfer of appropriations as follows:

Current Fund			
	From	To	
Administration-S&W	\$24,911	Clerk - S&W	\$18,100
Social Security	\$15,000	Engineering	\$5,500
Fire Prevention-O/E	\$6,100	Fire Prev - S&W	\$6,100
Finance-S&W	\$2,815	Fire - S&W	\$215
Landfill/Solid Waste	\$35,000	Recycling	\$22,811
Fuel Oil	\$21,000	Electricity	\$25,000
Natural Gas	\$10,000	Street Lights	\$11,000
Health Care Waiver	\$21,000	Water	\$6,100
		Telephones	\$1,000
		Group Insurance	\$40,000
Total	\$135,826	Total	\$135,826
Water Operating			
	From	To	
Other Expenses	\$200	PERS	\$200

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

**RESOLUTION NO. 2025-324
(Page 2 of 2)**

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of December 16, 2025.

Kelley Halewicz, RMC/CMC
Municipal Clerk

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

Reso book, Adm, CFO

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2025-325

Payment of Vouchers

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of December 16, 2025.

Kelley Halewicz, RMC/CMC
Municipal Clerk

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

Reso book, CFO

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2025-326

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:

Possible Acquisition of Real Property

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.

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of December 16, 2025.

Kelley Halewicz, RMC/CMC
Municipal Clerk

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

Reso book