



ZONING BOARD OF ADJUSTMENT

Borough of Waldwick
63 Franklin Turnpike
Waldwick, New Jersey 07463



In The Matter of:
The Application of
TRAVIS & CORY MELCHIOR
For Variance Relief with Respect to:
37 Kennedy Drive
R-1 Zone
Lot 29, Block 162.03
Waldwick, New Jersey

Resolution of Memorialization
As To "Official Action" **Granting**
Variance Relief To build a
covered front porch and rear
covered porch, to build a side
addition and to add a level.

WHEREAS, Travis & Cory Melchior, hereinafter referred to as "Applicant", applied to this Board of Adjustment for variance relief to build a covered front porch, a rear covered porch, to build a side addition and to add a level onto the existing premises located on Lot 29 in Block 162.03, 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 December 10, 2025, during the hearing testimony was taken from Jenny Schmitt, of Del Nobile Designs, architects 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 December 10, 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 are located on Lot 29 in Block 162.03, District R-1 Residential.
3. The Applicant has paid all taxes and assessments.

4. Only one member of the public commented on this application even though an opportunity was given to all, via notice. Specifically, Mrs. Arlene Remington of 43 Kennedy Drive initially expressed concern over the reduction of the front yard setback from thirty (30') to twenty-four (24'). It was pointed out that twenty-four (24') feet is generally consistent with the manner in which the neighborhood has developed and that the reduced distance will not be out of character with the neighborhood.
5. The Applicant proposes to build a covered front porch and a rear addition, incorporating a covered rear porch, as well as a side addition, as well as to add a level (a second floor) atop the existing structure on the subject premises, for the purpose of adding a rooms, including a master bedroom suite, converting the existing ranch style home into a four bedroom home with two full baths, all for the purpose of remaining in Waldwick to raise their family. The proposed improvements continue an existing violation of the required front yard setback, exacerbating it slightly, as well as exacerbating existing violations of side yard setback distance but creating no non-conformities with the rear addition, the rear covered porch, or the proposed second floor. Applicant has

requested that the existing non-conformity with respect to side yard setback, which configuration long predates this application, be granted continued variance relief, as exacerbated by this improvement. There is a pre-existing nonconformity with regard to minimum front yard setback, which the applicant proposes to continue and to exacerbate. No additional nonconformities are being created or exacerbated. The property survey shows the existing front yard and side yard setbacks are already non-conforming for the R-1 zone, as detailed below and are proposed to simply be somewhat exacerbated with the proposed improvements. In all other respects the property will remain fully conforming after the proposed renovations and addition. The subject premises are presently conforming, with respect to the percentage of improved lot coverage and all required setbacks, except as previously noted and more fully described below, although the property itself is deficient with respect to lot width and total lot area. With respect to the continued variances and exacerbation of the existing nonconformities, presently the side yard setbacks are five (5') feet for one side yard and a total of twenty-three and six tenths (23.6') feet for both side yards

combined, where the Code requires a minimum of ten (10') feet and thirty-five (35') feet, respectively. That condition is proposed to continue and simply be maintained without change, except insofar as the rear addition will exacerbate the nonconformities, by extending the distance over which they are maintained.

6. The percentage of impervious coverage is and will continue to be conforming, although it will be increased from twenty-two and nine tenths (22.9%) to thirty-three (33%) percent, where a maximum of forty (40%) percent is permitted.
7. The front yard setback, which is presently non-conforming, being thirty (30') feet, will be reduced to twenty-four (24') feet, where fifty (50') feet are required, after the construction of the covered front porch.
8. The subject property fails to meet all of the R-1 Zone bulk requirements, in particular, with respect to width and area, being sixty (60') feet wide, where one hundred (100') feet are required and has an area of ten thousand eighty-five (10,085) square feet, where an area of fifteen thousand (15,000) square feet are required. The substandard width of the property gives rise to the existing side yard setback variances and it is reasonable to permit

the side yard setback relief by way of continuing the existing variance, as identified herein.

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 and a rear addition, incorporating a covered rear porch, as well as a side addition and to add a level (a second floor) atop the existing structure on the subject premises, for the purpose of adding rooms, including a master bedroom suite, converting the existing ranch style home into a four bedroom home with two full baths, 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 of the existing variances, as noted, though exacerbating existing violations of side yard and front yard setback distances it is nevertheless determined that the benefits to be derived from granting the continuation of existing 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 and a rear addition, incorporating a covered rear porch, as well as a side addition and to add a level (a second floor) atop the existing structure and did grant variance relief for the side yard and front yard setbacks of the existing 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 December 10, 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 January 21, 2026.

Official Public Monthly Meeting: January 21, 2026

Moved Seconded Yes No Abstain Absent

	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 December 10, 2025, a quorum of the membership being present, at the regular official public meeting of said Board of Adjustment held on January 21, 2026.



JOYCE SINCLAIR, Secretary
Waldwick Zoning Board of Adjustment

Official Public Monthly Meeting:
January 21, 2026