



ZONING BOARD OF ADJUSTMENT

Borough of Waldwick
63 Franklin Turnpike
Waldwick, New Jersey 07463



In The Matter of:
The Application of
MICHAEL SIDERIAS
For Variance Relief with Respect to:
27 Kennedy Drive
R-1 Zone
Lot 25, Block 162.3
Waldwick, New Jersey

Resolution of Memorialization
As To "Official Action" **Granting**
Variance Relief To construct
an addition to the rear of the
residence.

WHEREAS, Michael Siderias, hereinafter referred to as "Applicant", applied to this Board of Adjustment for variance relief to construct a one story addition to the rear of the existing premises located on Lot 25 in Block 162.3, 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 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 is located on Lot 25 in Block 162.3, District R-1 Residential.
3. The Applicant has paid all taxes and assessments.
4. No member of the public commented on this application even though an opportunity for comment was provided.
5. The Applicant proposes to construct a one-story addition to the rear of the subject premises. The proposed improvements continue an

existing violation of the required side yard setback distance for the building which is the subject of the proposed addition and which will remain unchanged in its distance from the side property lines, except that such deficiency will be brought further back towards the rear property line, thus not altering the amount of the nonconformity but simply maintaining said nonconformity and exacerbating it, only insofar as it will be longer on each side. Applicant has requested that the technical exacerbation of existing nonconformities with respect to the both side yard setbacks (which configuration long predates this application), be granted continued variance relief. No additional nonconformities are being created or exacerbated. The property survey shows the existing side yard setbacks are already non-conforming for the R-1 zone with respect to both sides of the property, as detailed below and are proposed to simply be maintained 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 for side yard setbacks. With respect to the continued

variance and maintaining that nonconformity requested for side yard setback, presently the side yard setbacks are five and seven tenths (5.7') feet for one side yard and a total of thirteen (13') 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 for an additional distance toward the rear of the property, without other changes.

6. The percentage of impervious coverage is and will continue to be conforming.
7. The property is not a corner lot, so no special rules regarding front yard setback, which will continue to be conforming, as it is presently.
8. The subject property meets or exceeds all of the R-1 Zone bulk requirements, except as to width, being sixty (60') feet wide, where one hundred (100') feet are required and has an area of ten thousand, eighty (10,080) square feet, where an area of fifteen thousand (15,000) square feet is required. The width of the property gave rise to the need for the original side yard setback variances, a deficiency condition which dates back to the original

construction of the premises, is the subject of an existing side yard setback variance, as previously described. It is reasonable to permit the continued and somewhat exacerbated side yard setback relief by way of continuing and extending 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 one-story, rear addition, 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 technical exacerbation of the existing variance, as noted, does not change any side yard setback distances and 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 one-story, rear addition to the existing premises, as described in the application and did grant the continuation of the existing variance relief for the individual and combined side 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 8 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, 2021