



**Borough of Waldwick
Municipal Building
63 Franklin Turnpike
Waldwick, New Jersey 07463
County of Bergen**

Zoning Board of Adjustment

March 27, 2026

Mehrdad & Franko Rahimi
117 Lilyan Street
Waldwick, NJ 07463

Re: 117 Lilyan Street
Block 153.02, Lot 2
Garage Conversion-pantry
Resolution

Dear Mehrdad and Franko:

Attached for your records is a copy of the Resolution adopted by this Board at its meeting on March 25, 2026 with respect to the above-named Application.

Very truly yours,

Joyce Sinclair

Joyce C. Sinclair
Secretary

Distribution via e-mail:

Board Attorney
Borough Clerk
Borough Administrator
Building Inspector
Zoning Officer
Tax Assessor
Chief Financial Officer



ZONING BOARD OF ADJUSTMENT

Borough of Waldwick
63 Franklin Turnpike
Waldwick, New Jersey 07463



In The Matter of:
The Application of
Mehrdad & Franko Rahimi
For Variance Relief with Respect to:
117 Lilyan Street
R-1 Zone
Lot 2, Block 153.02
Waldwick, New Jersey

Resolution of Memorialization
As To "Official Action" **Granting**
Variance Relief to convert part
of a garage to living space.

WHEREAS, Mehrdad and Franko Rahimi, hereinafter referred to as "Applicants", applied to this Board of Adjustment for variance relief to convert a portion of their garage to living space within their existing home on Lot 2 in Block 153.02 as it appears on the current Tax Map of the Borough of Waldwick, hereinafter referred to as 117 Lilyan Street, or the "premises in question"; and

WHEREAS the Applicant's application and accompanying drawings, schematic design, photos, and survey, with Affidavit of No Change, were the subject of a public hearing held by this Board of Adjustment on February 25, 2026, during the hearing the testimony of the applicant was presented, 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 monthly public meeting held on February 25, 2026, 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 2 in Block 153.02, 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 was given.
5. The Applicant proposes to convert a portion of the existing one car garage into first floor living space, specifically as a pantry (which has, in fact, already taken place). The property survey shows the existing lot width and side yard setbacks, some of which are non-conforming, but with the area of the lot being conforming. However, the conformity of the lot is not particularly relevant, as there are to be no exterior changes as detailed below, with the proposed improvements to be fully contained within the existing structure, thus any existing non-conformities will remain unchanged, neither ameliorating, nor exacerbating those existing non-conformities. However, as proposed, the requested improvements include a request that this Board grant variance relief with respect to the requirement that there be one parking space in a garage. Specifically, the structure was originally constructed as conforming in this regard, incorporating a usable one-car garage. As stated, the existing side yard setbacks are not relevant to this application, because, as noted, the current proposed project is entirely in the interior and will not alter those dimensions. The proposed interior

modifications will have no effect upon the existing dimensions of the lot or the setbacks thereon.

6. As noted, the subject property presently has a one-car garage incorporated into the footprint of the building. The applicant proposes to convert a portion of that existing one car garage into living space, specifically, a pantry to service the kitchen, in derogation of the requirement, 97-123.7.A.(1a), that a single family home must provide three parking spaces, including one inside a garage, which will of course be lost if approximately half the garage is converted and for which the applicant seeks a variance. In support thereof, the applicant notes that the dimensions of the existing garage so narrow and shallow as to be virtually inutile, at least for purposes of garaging a modern motor vehicle, as well as the fact that his 91 year old mother lives in the house, along with the applicant and family and the pantry facilitates her cooking, in which doctors have recommended that she continue to engage, to benefit her health.

Memorialization of Determination

This Board of Adjustment has determined that the requested relief from the above noted requirement for renovation of the garage, converting a portion of the existing garage to living space, may be granted pursuant to the C-1 criteria, the structure lawfully existing upon a preexisting, nonconforming lot, 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 variance relief and any continuing variances are resulting from existing lot dimensions, and any already existing non-conformities, as well as the specific requirements imposed under the Code; that the benefits to be derived from granting the requested variance relief and substantially outweigh any detriments which might possibly arise therefrom. It was specifically noted on the record that, despite the apparent humanitarian concerns which might be said to arise with respect to the applicant's mother, such considerations are outside of the purview of our Zoning Ordinance and were specifically not considered in reaching the Board's conclusions.

Memorialization of Decision

This Board of Adjustment therefore did **grant** Applicant's application for **the conversion of a portion of the existing garage into pantry space, as described in the application**, in the amounts and dimensions shown herein and subject to the following conditions:

- 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 work shall be done in strict accordance with the Uniform Construction Code and the proposed development plan.
- The proposed construction will be done in conformity with the plans and drawings presented by the applicant as part of the application in this matter, which are specifically incorporated herein by reference, as if more fully set forth herein.
- Further, 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.

BE IT REMEMBERED that the members of this Board of Adjustment who voted in favor of said variance relief at its official meeting held February 25, 2026, 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 March 25, 2026.

Official Public Monthly Meeting: March 25, 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			✓			
Bert Hartmann					✓	
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 February 25, 2026, a quorum of the membership being present, at the regular official public meeting of said Board of Adjustment held on March 25, 2026.



JOYCE SINCLAIR, Secretary
Waldwick Zoning Board of Adjustment

Official Public Monthly Meeting:
March 26, 2026