



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

Zoning Board of Adjustment

Via e-mail: shermanarchitect@aol.com

March 27, 2026

Abraham Marroquin
75 Franklin Turnpie
Waldwick, NJ 07463

Re: 75 Franklin Turnpike
Block 76, Lot 9.01
2-story addition, Driveway, Shed/walk
Resolution

Dear Abraham:

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
ABRAHAM MARROQUIN
For Variance Relief with Respect to:
75 Franklin Turnpike
R-3 Zone
Lot 9.01, Block 76
Waldwick, New Jersey

Resolution of Memorialization
As To "Official Action" **Granting**
Variance Relief To build a two-
story addition, a driveway % a
shed.

WHEREAS, Abraham Marroquin, hereinafter referred to as "Applicant", applied to this Board of Adjustment for variance relief to build a two-story addition and a new driveway and a shed onto the existing premises located on Lot 9.01 in Block 76 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, as well as the testimony of the

applicant's architect, Edwin P. Sherman, R.A., P.P., were the subject of a public hearing held by this Board of Adjustment on February 25, 2026, during the hearing testimony was taken 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 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 9.01 in Block 76, District R-3 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 two-story addition onto the rear of the structure, renovate the interior, replace the driveway, and replace an existing shed. The purpose of these improvements is proposed to be restoring the property, which had been used for commercial/office use to residential use, with a new driveway to accommodate parking for four (4) vehicles. Applicant has requested that the non-conforming setbacks with respect to front yard setback and secondary front yard (the subject premises are a corner lot), which configuration long predates this application, be granted continued variance relief. The property survey shows the existing front and secondary front yard setbacks as non-conforming, as detailed below, subject to the requirements imposed by virtue of this being a corner lot, with the proposed improvement maintaining, but not actually exacerbating those nonconformities, while exacerbating another existing non-conformity with respect rear yard setback while maintaining two (2) already existing nonconformities, as aforesaid. Thus, the proposed addition would result in retention of, and exacerbation of existing nonconformities, with respect to primary front yard setback and secondary front yard setback. In the instant matter, the subject

premises are substantially undersized, being significantly deficient in both width and depth and therefore in area. Nevertheless, the existing lot coverage is presently non-conforming and because the footprint of the structure as proposed and removal of existing driveway, the lot coverage will become conforming. Specifically, the existing improved lot coverage is forty-four and thirty-two hundredths (44.32%) percent, where a maximum of forty (40%) percent is permitted. As noted, the proposed improvements would result in a reduction in the percentage of improved lot coverage, making it thirty-six and eighty-eight (36.88%) percent. With respect to the continued variance requested for front yard setback, fourteen and nine tenths (14.9') feet exists and that condition is proposed to continue for the primary front yard setback, where twenty-five (25') feet are required and five (5') feet is proposed for secondary front yard setback, where seventeen and five tenths (17.5') feet are required.

6. The percentage of impervious coverage will become conforming, despite the fact that, as shall be set forth below, the lot dimensions fail to satisfy the R-3 Zone bulk requirements.

7. The rear yard setback is deficient, being presently thirty-one (31') feet, where thirty-five (35') feet are required, although that is a pre-existing condition, representing an existing variance. The proposed addition will slightly exacerbate that non-conformity, reducing the rear yard setback to twenty-five (25') feet.
8. The subject property fails to meet the R-1 Zone bulk requirements in both width and area. The property fails to meet the required zone depth requirement, being eighty (80') feet deep, where a depth of one hundred (100') feet is required. Similarly, the lot has a width of only twenty-five (25') feet, at its narrowest point, where seventy-five (75') feet are required. As a result of the aforementioned dimensions, there is similarly a deficiency in the area of the property, being Three thousand, eight hundred sixty-seven (3,867) square feet, where a minimum area of seven thousand, five hundred (7,500) square feet are required. Both deficiencies in dimensions are pre-existing conditions and are inalterable, but despite this deficiency, the proposed premises actually have an impervious coverage of thirty-six and eighty-eight (36.88%) percent, less than the maximum permitted impervious coverage of forty (40%) percent, permitted. As noted, only one of the existing non-

conformities will be exacerbated, rear yard setback, as previously noted, so approving the instant application and continuing and extending the existing variances is reasonable because little change in the footprint of the building is being proposed. As a result of all the factors noted above, as well as the minimal exacerbation of one non-conformity, as well as the particular setback requirements relating to an undersized corner lot, all existing variances are appropriately the subject of continued relief. Further, it is appropriate at this time to approve this application and continue setback relief by way of continuing the existing variances and extending the rear yard setback 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 new two-story addition, with a full basement, 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, are

resulting from existing lot dimensions and non-conforming yards; that the benefits to be derived from granting the continuation of existing variances and returning the premises to residential use, 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 two story addition, as described in the application, as well as the removal of existing driveways and walks and replacing an existing shed, adding a curb cut on the Grove Street side of the property and did grant the continuation of the existing variance relief for the 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 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 10 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 25, 2026