



**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

Anthony & Aimee DiChristina
12 Cathy Lane
Waldwick, NJ 07463

Re: 12 Grand Avenue
Block 162.07, Lot 5
Attached Garage, Add-a-Level, Portico, Deck
Resolution

Dear Anthony and Aimee:

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
ANTHONY & AIMEE DICHRISTINA
For Variance Relief with Respect to:
12 Cathy Lane
R-1 Zone
Lot 5, Block 162.07
Waldwick, New Jersey

Resolution of Memorialization
As To "Official Action" **Granting**
Variance Relief To build a front
portico, add an attached
garage, add a level, build a
deck.

WHEREAS, Anthony & Aimee DiChristina, hereinafter referred to as "Applicant", applied to this Board of Adjustment for variance relief to build a front portico, build a garage addition, add a level and add a deck to the existing premises located on Lot 5 in Block 162.07, 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 February 25, 2026 during the hearing testimony was taken from Edwin P. Sherman, architect for the applicant, 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 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 are located on Lot 5 in Block 162.07, District R-2 Residential.
3. The Applicant has paid all taxes and assessments.

4. Although the public was given an opportunity to comment on this application via notice, no member of the public came forward to ask questions or make comments.
5. The Applicant proposes to build a front portico, build a rear deck, build an attached garage and to add a level (a second floor) atop the existing structure on the subject premises. The proposed improvements continue and exacerbate an existing violation of the required front yard setback. The proposed improvements also create a need for a new variance (which is requested) for combined side yard. That is the new non-conformity which will be created by approving this project. As noted, applicant has specifically requested that the existing non-conformity with respect to front yard setback, which configuration long predates this application, but is now being exacerbated, be granted continued and extended variance relief. The current front yard setback is twenty-five and five tenths (25.5') feet, where fifty (50) feet is required in the R-1 Zone. Applicant proposes no to reduce that to twenty-one (21') feet with the construction of the portico. With respect to side yard setback, each side meets the ten (10') foot individual side yard setback, but the combined side yard setback

has been reduced from forty-six (46') feet, which met the side yard setback requirement of thirty-five (35') feet. The proposed addition will reduce that combined side yard setback to twenty-six and five tenths (26.5') feet, requiring a new variance which is requested by the applicant.

6. In all other respects the property will remain fully conforming after the proposed renovations and addition. The rear yard setback is presently conforming and will remain so after the addition of the proposed rear deck, so that improvement requires no particular review by this board. The subject premises are presently conforming, with respect to the percentage of improved lot coverage and all other required setbacks, except as previously noted and more fully described below. Waldwick's Zoning requires that single-family residential premises have a garage for at least one car, pursuant to Section 97-123.7 A. (1a). The proposed garage will satisfy that requirement.
7. The percentage of impervious coverage is and will continue to be conforming, although it will be increased from twenty-eight and fifty-six hundredths (28.56%) percent to thirty-three and forty-four

hundredths (33.44%) percent, where a maximum of forty (40%) percent is permitted.

8. The front yard setback, which is presently non-conforming, being twenty-five and fifty hundredths (25.5') feet, will be further reduced to twenty-one (21.0') feet, where fifty (50') feet are required.
9. The subject property fails to meet all the R-1 Zone bulk requirements, having a width of seventy-five (75') feet, where one hundred (100') feet are required and having a depth of one hundred twenty and eighty-four hundredths (20.84') feet, where one hundred fifty (150') feet are required. As a result, the property has an area of nine thousand, four hundred fifty-two and fifty-two hundredths.
10. (9,452.52) square feet, where an area of fifteen thousand (15,000) square feet is required.

Memorialization of Determination

This Board of Adjustment has determined that the requested relief from the above noted requirements for the construction of a front portico, constructing a new rear deck, building an attached garage, adding a level (a second floor) atop the existing structure on the subject premises, 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, without exacerbating the underlying non-conformities, except as noted above, may be granted; it having been determined that the benefits to be derived from granting the continuation of existing variances, as well as the new variance, 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 portico, constructing a new rear deck, as well as to construct a new attached garage, and to add a level (a second floor) atop the existing structure and did grant variance relief as noted above, as well as continued variance relief for the existing nonconformities, 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.

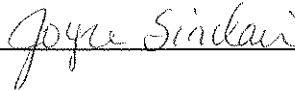
BE IT REMEMBERED that the members of this Board of Adjustment who voted in favor of said variance relief at its official meeting held February 25, 2026, do hereby **Memorialize and Confirm** the foregoing findings of fact, determination and decision set forth in this Resolution of memorialization as 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

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 25, 2026