



**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](mailto:shermanarchitect@aol.com)

March 27, 2026

Christina & Ryan Pehush  
14 Longview Drive  
Waldwick, NJ 07463

Re: 14 Longview Drive  
Block 163.05, Lot 7  
Add-A-Level & New Covered Front Porch  
Resolution

Dear Christina and Ryan:

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  
**RYAN & CHRISTINA PEHUSH**  
For Variance Relief with Respect to:  
**141 Longview Drive**  
R-1 Zone  
Lot 7, Block 163.05  
Waldwick, New Jersey

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

**WHEREAS, Ryan & Christina Pehush**, hereinafter referred to as "Applicant", applied to this Board of Adjustment for variance relief to build a covered front porch, and to add a level onto the existing premises located on Lot 7 in Block 163.05, 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, R.A.P.P., architect 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 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 7 in Block 163.05, District R-1 Residential.
3. The Applicant has paid all taxes and assessments.
4. No members of the public commented on this application even though an opportunity was given to all, via notice.
5. The Applicant proposes to build a covered front porch, where a portico presently exists and to add a level (a second floor) atop the

existing structure on the subject premises, for the purpose of adding living space, in particular a master bedroom suite, converting the existing home into a larger one, all for the purpose of remaining in Waldwick. The proposed improvements continue an existing violation of the required front yard setback, exacerbating it slightly, but exacerbating no other existing violations of setback distance, creating no new non-conformities with the proposed second floor. Applicant has requested that the existing non-conformities with respect to rear yard setback, which configuration long predates this application, be granted continued variance relief, as existing. There is a pre-existing nonconformity with regard to minimum front yard setback, which the applicant proposes to continue and to slightly 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, and continued unchanged, respectively, 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 depth and total lot area. With respect to the continued variances and exacerbation of the existing nonconformities, presently the front yard setback is twenty-three and eight tenths (23.80') feet where fifty (50') feet are required by the Code. That condition is proposed to be exacerbated minimally, with a front setback of twenty and thirteen hundredths (20.13') feet requested.

6. The percentage of impervious coverage is and will continue to be conforming.
7. The rear yard setback, which is presently non-conforming, being twenty-eight and five tenths (28.50') feet, will be maintained unchanged.
8. The subject property fails to meet all of the R-1 Zone bulk requirements, in particular, with respect to depth and area, being eighty-seven and ninety-eight hundredths (37.98') feet deep, where one hundred fifty (150') feet are required and has an area of ten thousand, seven hundred ninety-seven and seventy

hundredths (10,797.70) square feet, where an area of fifteen thousand (15,000) square feet are required. It is reasonable to permit the continued bulk and setback relief by way of continuing the existing variances, 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 to add a level (a second floor) atop the existing structure on the subject premises, for the purpose of adding living space, including a master bedroom suite, 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 violation of front yard setback distance, 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 addition and to add a level (a second floor) atop the existing structure and did grant continued variance relief for the rear yard and reduced 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 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.

  
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JOYCE SINCLAIR, Secretary  
Waldwick Zoning Board of Adjustment

Official Public Monthly Meeting:  
March 25, 2026