

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

**RESOLUTION NO. 2026-138
(Page 1 of 2)**

Approval of Consent Agenda

BE IT RESOLVED that the following resolutions herewith listed by consent having been considered by the Governing Body of the Borough of Waldwick are hereby passed and approved:

2026-138 Approval of Consent Agenda

2026-139 Approval of Minutes - Regular Meeting & Closed Session Meeting, April 28, 2026

Policy Vote(s)

- a. Waldwick HS Senior Class of 2026 requests permission to use the Waldwick Municipal Pool on Thursday, June 11, 2026 (rain date Monday, June 15) from 10:00 am - 3:00 pm for the Senior Class Barbeque with lifeguard staff requested
- b. Waldwick Middle School PSO requests to use the Municipal Pool on June 18, 2026 from 1:00 pm - 4:00 pm for 8th Grade Promotion Party with lifeguards requested
- c. The Class Activity Parents for Traphagen & Crescent requests use of the Municipal Pool on Wednesday, June 17, 2026 from 2:00 pm - 5:00 pm for 5th Grade Splash Party with lifeguard staff requested
- d. Waldwick Girl Scouts requests to hold an end of year pool party at the Waldwick Pool on June 12 from 4:00 pm - 7:00 pm with lifeguard staff requested
- e. Irene Mulvihill requests to use Pavilion A on May 29, 2026, from 4:00 pm – dusk for a private party with alcoholic beverages being served
- f. Nadia Sernatinger requests to use Pavilion B on July 12, 2026, from 10:00 am – dusk for a birthday party with alcoholic beverages being served

2026-140 *NOT USED*

2026-141 Resolution Urging State Leaders to Implement Fair and Equitable Reforms to Mitigate the Unsustainable Increases in Health Benefit Premiums for Public Sector Employees

2026-142 Approval of First Amendment to the BCUA Solid Waste Cooperative Marketing Program for Solid Waste Disposal for a One-Year Period Ending May 31, 2027

2026-143 Approval of Towing Contracts for June 1, 2026 through May 31, 2027

2026-144 Appointment of Pool Manager

2026-145 Appointment of 2026 Head Swim Team Coach and Assistant Swim Team Coach

2026-146 Appointment of 2026 Pool Lifeguards

2026-147 Authorize Redemption of Tax Title Lien #24-00640

2026-148 Payment of Vouchers

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

**RESOLUTION NO. 2026-138
(Page 2 of 2)**

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of May 12, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Brennecke						X
Cericola-Drake			X			
Martinello			X			
Ritchie			X			
Smith	X		X			
Wingate		X	X			
Mayor Giordano						

Reso book, Adm, CFO

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2026-139

Approval of Minutes - Regular Meeting & Closed Session Meeting, April 28, 2026

BE IT RESOLVED that the Mayor and Council of the Borough of Waldwick hereby approve the following Minutes:

Regular Meeting, April 28, 2026
Closed Session Meeting, April 28, 2026

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of May 12, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Brennecke						X
Cericola-Drake			X			
Martinello			X			
Ritchie			X			
Smith	X		X			
Wingate		X	X			
Mayor Giordano						

Reso book

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2026-140

NOT USED

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

**RESOLUTION NO. 2026-141
(Page 1 of 2)**

Resolution Urging State Leaders to Implement Fair and Equitable Reforms to Mitigate the Unsustainable Increases in Health Benefit Premiums for Public Sector Employees

WHEREAS, the State Health Benefits Program (SHBP), governed by N.J.S.A. 52:14-17.25 et seq., offers medical, prescription drug, and dental coverage to qualified State and participating local government public employees, retirees, and eligible dependents; and,

WHEREAS, all SHBP plans are self-funded, meaning that the money paid out for benefits comes directly from an SHBP fund supplied by the State, participating local employers, and member premiums; and,

WHEREAS, the rate increase for the 2026 Local Government Employer Group is 36.25% and does not include fully funding the loan to the SHBP Local Government Group under c. 86 or funding to bring the Claims Stabilization Reserve to the required two-month balance; and,

WHEREAS, since the end of 2020 nearly 200 local government employers have exited the SHBP, representing a nearly 30% decline, largely leaving only local governments with the highest risk in the plan; and,

WHEREAS, subsequently, during budget testimony State Treasurer Binder noted regarding the SHBP costs, while Treasury does not have the final numbers, “based on the plan actuary’s midyear reports and SHBP Local Government fund levels, it is possible that rate increases could be as high as the rate increases, we experienced last year;” and,

WHEREAS, such proposed exorbitant rate increases will fall upon the local property taxpayer along with the local public employees at a time where there is record inflation; and,

WHEREAS, despite innovative cost containment measures taken by municipalities to make available affordable and quality healthcare for valued employees and their families, public sector health benefit plans are far too costly; and,

WHEREAS, time is of the essence for State leaders to enact long-term structural reforms that should include eliminating costly plan designs; modifying co-pays for specialists and urgent care, restricting the use of out-of-network healthcare coverage and GLP-1 drugs; implementing a Reference Based Pricing system; streamlining the use of Health Savings Accounts and Flexible Spending Accounts; and, enhancing medical transparency and the collection of data; and,

WHEREAS, failure to make these long-term structural reforms will leave local officials no choice but to impose hiring freezes, eliminate budgeted vacancies, and increase taxes on residents already burdened with the highest property tax bills in the nation.

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

**RESOLUTION NO. 2026-141
(Page 2 of 2)**

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Borough of Waldwick in the county of Bergen urge state leaders to implement fair and equitable reforms to mitigate the unsustainable increases in health benefit premiums for public sector employees; and,

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to Governor Sherrill, State Treasurer Binder, Senate President Scutari, Assembly Speaker Coughlin, Senator Holly T. Schepisi, Assemblyman Robert Auth and Assemblyman John B. Azzariti, Jr., M.D., and New Jersey State League of Municipalities.

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of May 12, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Brennecke						X
Cericola-Drake			X			
Martinello			X			
Ritchie			X			
Smith	X		X			
Wingate		X	X			
Mayor Giordano						

Reso book, Clerk

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2026-142

Approval of First Amendment to the BCUA Solid Waste Cooperative Marketing Program for Solid Waste Disposal for a One-Year Period Ending May 31, 2027

WHEREAS, the Bergen County Utilities Authority (BCUA) Solid Waste Cooperative Marketing Program Agreement for Solid Waste Disposal terminates on May 31, 2026; and,

WHEREAS, the BCUA adopted Resolution 26-6-002 which authorized the execution of an Amendment Agreement extending the terms of the Services Agreement for an initial one (1) year period commencing June 1, 2026 to May 31, 2027 with Waste Management of New Jersey (Waste Management); and,

WHEREAS, the per ton cost for the one-year extension of the BCUA Solid Waste Cooperative Marketing Program would increase from \$92.24 to \$96.66 per ton inclusive of all costs to the Waste Management transfer station facility, Fairview Transfer Station, 61 Broad Street, Fairview, NJ, available as part of the Program.

NOW, THEREFORE, BE IT RESOLVED that the Municipal Council of the Borough of Waldwick hereby authorizes the one-year extension of the BCUA Solid Waste Cooperative Marketing Program and the execution of the Amended BCUA Solid Waste Service Agreement by the appropriate Borough officials.

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of May 12, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Brennecke						X
Cericola-Drake			X			
Martinello			X			
Ritchie			X			
Smith	X		X			
Wingate		X	X			
Mayor Giordano						

Reso book, Adm, CFO, Clerk

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2026-143

Approval of Towing Contracts for June 1, 2026 through May 31, 2027

WHEREAS, Chapter 82 Towing & Storage Regulations of the Code of the Borough of Waldwick establishes the criteria for selecting towing companies to perform municipal towing services; and,

WHEREAS, there were three (3) applications received, all of which were completed applications with the required fees; and,

WHEREAS, after reviewing the applications and verifying the information on employees, vehicles, equipment and facilities, Lieutenant Seifert recommends the following three (3) towers:

- (1) All Points Towing Service
- (2) City Wide Towing Inc.
- (3) Rondale Towing
- (4) Five Star Towing
- (5) Cameron Transportation

NOW, THEREFORE, BE IT RESOLVED that the Municipal Council of the Borough of Waldwick hereby approves the recommendations made by the Chief Seifert and the list will be updated and utilized in rotation from June 1, 2026 through May 31, 2027.

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular

Meeting of May 12, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Brennecke						X
Cericola-Drake			X			
Martinello			X			
Ritchie			X			
Smith	X		X			
Wingate		X	X			
Mayor Giordano						

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2026-144

Appointment of Pool Manager

BE IT RESOLVED that the Mayor and Council of the Borough of Waldwick hereby appoint Brian Doyle as Pool Manager for the 2026 Waldwick Municipal Pool Season effective June 1, 2026, at a salary of \$19,000 for the season.

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of May 12, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Brennecke						X
Cericola-Drake			X			
Martinello			X			
Ritchie			X			
Smith	X		X			
Wingate		X	X			
Mayor Giordano						

Reso book, Adm, CA, CFO, Payroll

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2026-145

Appointment of 2026 Head Swim Team Coach and Assistant Swim Team Coach

BE IT RESOLVED that the Mayor and Council of the Borough of Waldwick hereby appoint the following individuals, Head Swim Team Coach and Assistant Swim Team Coach for the 2026 Season, effective June 20, 2026:

Head Swim Team Coach	Meredith Stroud	\$3,000.00	Seasonally
Assistant Swim Team Coach	Mikayla Sticco	\$1,500.00	Seasonally

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of May 12, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Brennecke						X
Cericola-Drake			X			
Martinello			X			
Ritchie			X			
Smith	X		X			
Wingate		X	X			
Mayor Giordano						

Reso book, Adm, CA, CFO, Payroll

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

**RESOLUTION NO. 2026-146
(Page 1 of 2)**

Appointment of 2026 Pool Lifeguards

BE IT RESOLVED that the Mayor and Council of the Borough of Waldwick hereby appoint the following individuals as Lifeguards and Swim Instructors for the 2026 Season, effective June 1, 2026:

	First	Last	Year	Rate	Hr./Seas.
Lifeguard / Swim Lesson Instructor	AJ	Alfano	1	\$15.60	Hourly
Lifeguard / Swim Lesson Instructor	Alex	Alfano	2	\$15.91	Hourly
Lifeguard / Swim Lesson Instructor	Jonathan	Capozzi	2	\$15.91	Hourly
Lifeguard / Swim Lesson Instructor	Addy	DeWitt	3	\$16.18	Hourly
Lifeguard / Swim Lesson Instructor	Luca	Diaz	2	\$15.91	Hourly
Lifeguard / Swim Lesson Instructor	Owen	Fahey	2	\$15.91	Hourly
Lifeguard / Swim Lesson Instructor	Kellan	Kaysah	1	\$15.60	Hourly
Lifeguard / Swim Lesson Instructor	Slade	Kirsch	2	\$15.91	Hourly
Lifeguard / Swim Lesson Instructor	Andrew	Krysa	1	\$15.60	Hourly
Lifeguard / Swim Lesson Instructor	Rocco	Marquis	2	\$15.91	Hourly
Lifeguard / Swim Lesson Instructor	Hannah	Nashold	2	\$15.91	Hourly
Lifeguard / Swim Lesson Instructor	Chris	Mathe	2	\$15.91	Hourly
Lifeguard / Swim Lesson Instructor	Morgan	Parham	2	\$15.91	Hourly
Lifeguard / Swim Lesson Instructor	Caleb	Pinto	3	\$16.18	Hourly
Lifeguard / Swim Lesson Instructor	Chris	Quinn	3	\$16.18	Hourly
Lifeguard / Swim Lesson Instructor	Isabella	Schettino	3	\$16.18	Hourly
Lifeguard / Swim Lesson Instructor	Maggie	Seifert	2	\$15.91	Hourly
Lifeguard / Swim Lesson Instructor	Kaityln	Spellman	2	\$15.91	Hourly
Lifeguard / Swim Lesson Instructor	Grace	Sutliff	2	\$15.91	Hourly
Lifeguard / Swim Lesson Instructor	Alex	Winkler	3	\$16.18	Hourly
Lifeguard / Swim Lesson Instructor	Barbara	Winkler	1	\$15.60	Hourly
Senior Lifeguard / Swim Lesson Instructor	Julianne	Greenfield	5	\$17.00	Hourly

Approved: _____
Thomas A. Giordano, Mayor

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

**RESOLUTION NO. 2026-146
(Page 2 of 2)**

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of May 12, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Brennecke						X
Cericola-Drake			X			
Martinello			X			
Ritchie			X			
Smith	X		X			
Wingate		X	X			
Mayor Giordano						

Reso book, Adm, CA, CFO, Payroll

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2026-147

Authorize Redemption of Tax Title Lien #24-00640

WHEREAS, the Tax Collector has been paid the necessary amount to redeem Tax Sale Certificate #24-00640, in the amount of \$63,848.84; and,

WHEREAS, ATCF II New Jersey, LLC holds Tax Sale Certificate #24-00640; and,

WHEREAS, Tax Sale Certificate #24-00640, for Block 119.01 Lot 2 (2 South Dow Avenue) has been declared to be redeemed in full by the Tax Collector of the Borough of Waldwick.

NOW, THEREFORE, BE IT RESOLVED that the Chief Financial Officer of the Borough of Waldwick be and is hereby authorized to issue checks in the amount of \$63,848.84 from the Current Fund and \$56,000.00 from the Premium Trust Account to:

ATCF II New Jersey, LLC
PO Box 69239
Baltimore, MD 21264-9239

BE IT FURTHER RESOLVED, that the Tax Collector be and is hereby authorized to cancel said Tax Sale Certificate #24-00640, Block 119.01 Lot 2 from the record.

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of May 12, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Brennecke						X
Cericola-Drake			X			
Martinello			X			
Ritchie			X			
Smith	X		X			
Wingate		X	X			
Mayor Giordano						

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2026-148

Payment of Vouchers

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of May 12, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Brennecke						X
Cericola-Drake			X			
Martinello			X			
Ritchie			X			
Smith	X		X			
Wingate		X	X			
Mayor Giordano						

Reso book, CFO

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

RESOLUTION NO. 2026-149

Authorize Closed Session

WHEREAS, Section 8 of the Open Public Meetings Act (N.J.S.A. 10:4-12(b)(1-9)) permits the exclusion of the public from a meeting in certain circumstances; and,

WHEREAS, the Mayor and Council is of the opinion that such circumstances exist.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Waldwick, County of Bergen, State of New Jersey, as follows:

The public shall be excluded from discussions of the Closed Session.

The general nature of the subject matter to be discussed is as follows:

Contract Negotiations

It is anticipated at this time that the above-mentioned subject matter will be made public within 60 days or as soon thereafter as it is deemed to be in the public interest to do so based on the conclusion of the matter.

This resolution shall take effect immediately.

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of May 12, 2026.

Kelley Halewicz, RMC/CMC, Municipal Clerk

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Brennecke						X
Cericola-Drake		X	X			
Martinello	X		X			
Ritchie			X			
Smith			X			
Wingate			X			
Mayor Giordano						

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

**RESOLUTION NO. 2026-150
(Page 1 of 3)**

Authorize Paul Grygiel, AICP, PP to Prepare a Redevelopment Plan for the Redevelopment Area Designated as Block 114, Lots 1, 7, 9, 11, 15, 16, 24, 25 and 26

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the “Redevelopment Law”), provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and,

WHEREAS, by Resolution No. 2022-266, the Borough of Waldwick Council (the “Borough Council”) authorized and requested the Planning Board of the Borough of Waldwick (the “Planning Board”) to undertake a preliminary investigation and public hearing to determine whether Block 114, Lots 1, 7, 9, 11, 15, 16, 24, 25 and 26; Block 115, Lots 1, 2, 3, 4, and 26; and Block 116, Lots 1, 4, 9, 16, 18, 29 and 36 (the “Study Area”) as designated on the tax maps of the Borough of Waldwick constitute an in need of redevelopment according to the criteria set forth under the Redevelopment Law; and,

WHEREAS, on April 24, 2023, the Planning Board unanimously made its recommendation to the Borough Council that the Study Area be designated as a non-condemnation area in need of redevelopment due to the substantial evidence that the Study Area meets the criteria enumerated in the “Report of Preliminary Investigation for Determination of an Area in Need of Redevelopment” prepared by the Borough Planner, Paul Grygiel, AICP, PP of Phillips Preiss Grygiel Leheny Keller LLC (the “Borough Planner”) pursuant to N.J.S.A. 40A:12-5; and,

WHEREAS, on September 10, 2024, the Borough Council adopted Resolution 2024-229 accepting the Planning Board’s recommendation and designating the Study Area as a condemnation area in need of redevelopment (the “Redevelopment Area”) in accordance with the Redevelopment Law; and,

WHEREAS, by Resolution No. 2023-182 adopted on May 9, 2023 (amended by Resolution No. 2024-76 on February 13, 2024 to include Block 116, Lot 18 which was inadvertently omitted), the Borough Council adopted the recommendation of the Planning Board and determined the Study Area to be a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law (the Study Area shall be hereinafter referred to as the “Redevelopment Area”); and,

WHEREAS, Ronald Durante (the “Property Owner”), the owner of certain properties included the Redevelopment Area, i.e. Block 114, Lots 1, 16 and 24 (the “Property”), submitted to the Borough a concept plan for a multifamily development on the Property (the “Concept Plan”); and,

WHEREAS, after consideration of the public comments during the presentation of the Concept Plan and the desire for a cohesive vision for redevelopment of the Study Area instead of piecemeal development, the Borough wishes to develop a redevelopment plan for the entirety of Block 114 within

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

**RESOLUTION NO. 2026-150
(Page 2 of 3)**

the Redevelopment Area, i.e. Block 114, Lots 1, 7, 9, 11, 15, 16, 24, 25 and 26 (the “Redevelopment Plan Area”); and,

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(f), the Borough hereby desires to authorize the Borough Planner to commence the process to prepare a redevelopment plan for the Redevelopment Plan Area, including the Property, setting forth potential permitted uses, rules and standards that the Planning Board deems proper and appropriate be set forth in a redevelopment plan; and,

WHEREAS, the Borough Council, upon completion of drafting any proposed redevelopment plan, shall refer such redevelopment plan to the Planning Board pursuant to N.J.S.A. 40A:12A-7(e), and receive, review and consider any recommendations from the Planning Board prior to adoption of the redevelopment plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOROUGH OF WALDWICK COUNCIL OF THE BOROUGH OF WALDWICK, NEW JERSEY AS FOLLOWS:

1. **Generally.** The foregoing recitals are incorporated herein as if fully set forth at length.
2. **Preparation of Redevelopment Plan.** The Borough hereby directs Paul Grygiel, AICP, PP/Principal of Phillips Preiss Grygiel Leheny Keller LLC, the Borough Planner, to prepare a redevelopment plan for the Redevelopment Plan Area known and designated as Block 114, Lots 1, 7, 9, 11, 15, 16, 24, 25 and 26 on the Tax Maps of the Borough of Waldwick pursuant to N.J.S.A. 40A:12A-7.
3. **Severability.** If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.
4. **Availability of the Resolution.** A copy of this Resolution shall be available for public inspection at the offices of the Borough Clerk.
5. **Effective Date.** This Resolution shall take effect immediately.

Approved: _____
Thomas A. Giordano, Mayor

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

**RESOLUTION NO. 2026-150
(Page 3 of 3)**

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of May 12, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Brennecke						X
Cericola-Drake			X			
Martinello	X		X			
Ritchie		X	X			
Smith			X			
Wingate			X			
Mayor Giordano						

Reso book, Adm, CFO, Clerk

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

**RESOLUTION NO. 2026-151
(Page 1 of 2)**

Authorize Paul Grygiel, AICP, PP to Prepare a Redevelopment Plan for the Redevelopment Area Designated as Block 116, Lots 9, 16 and 18

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*, as amended and supplemented (the “Redevelopment Law”), provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and,

WHEREAS, by Resolution No. 2022-266, the Borough of Waldwick Council (the “Borough Council”) authorized and requested the Planning Board of the Borough of Waldwick (the “Planning Board”) to undertake a preliminary investigation and public hearing to determine whether Block 114, Lots 1, 7, 9, 11, 15, 16, 24, 25 and 26; Block 115, Lots 1, 2, 3, 4, and 26; and Block 116, Lots 1, 4, 9, 16, 18, 29 and 36 (the “Study Area”) as designated on the tax maps of the Borough of Waldwick constitute an in need of redevelopment according to the criteria set forth under the Redevelopment Law; and,

WHEREAS, on April 24, 2023, the Planning Board unanimously made its recommendation to the Borough Council that the Study Area be designated as a non-condemnation area in need of redevelopment due to the substantial evidence that the Study Area meets the criteria enumerated in the “Report of Preliminary Investigation for Determination of an Area in Need of Redevelopment” prepared by the Borough Planner, Paul Grygiel, AICP, PP of Phillips Preiss Grygiel Leheny Keller LLC (the “Borough Planner”) pursuant to N.J.S.A. 40A:12-5; and,

WHEREAS, on September 10, 2024, the Borough Council adopted Resolution 2024-229 accepting the Planning Board’s recommendation and designating the Study Area as a condemnation area in need of redevelopment (the “Redevelopment Area”) in accordance with the Redevelopment Law; and,

WHEREAS, by Resolution No. 2023-182 adopted on May 9, 2023 (amended by Resolution No. 2024-76 on February 13, 2024 to include Block 116, Lot 18 which was inadvertently omitted), the Borough Council adopted the recommendation of the Planning Board and determined the Study Area to be a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law (the Study Area shall be hereinafter referred to as the “Redevelopment Area”); and,

WHEREAS, DMR Construction Services (the “Contract Purchaser”), the contract purchaser of certain properties included the Redevelopment Area, i.e. Block 116, Lots 9, 16 and 18 (the “Property”), presented on April 28, 2026 to the Borough Council a concept plan for a multifamily development on the Property; and,

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(f), the Borough hereby desires to authorize the Borough Planner to commence the process to prepare a redevelopment plan for the Property, setting

**MAYOR AND COUNCIL
OF THE
BOROUGH OF WALDWICK
Bergen County, New Jersey**

**RESOLUTION NO. 2026-151
(Page 2 of 2)**

forth potential permitted uses, rules and standards that the Planning Board deems proper and appropriate be set forth in a redevelopment plan; and,

WHEREAS, the Borough Council, upon completion of drafting any proposed redevelopment plan, shall refer such redevelopment plan to the Planning Board pursuant to N.J.S.A. 40A:12A-7(e), and receive, review and consider any recommendations from the Planning Board prior to adoption of the redevelopment plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOROUGH OF WALDWICK COUNCIL OF THE
BOROUGH OF WALDWICK, NEW JERSEY AS FOLLOWS:**

1. **Generally.** The foregoing recitals are incorporated herein as if fully set forth at length.
2. **Preparation of Redevelopment Plan.** The Borough hereby directs Paul Grygiel, AICP, PP/Principal of Phillips Preiss Grygiel Leheny Keller LLC, the Borough Planner, to prepare a redevelopment plan for the Redevelopment Area known and designated as Block 116, Lots 9, 16 and 18 on the Tax Maps of the Borough of Waldwick pursuant to N.J.S.A. 40A:12A-7.
3. **Severability.** If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.
4. **Availability of the Resolution.** A copy of this Resolution shall be available for public inspection at the offices of the Borough Clerk.
5. **Effective Date.** This Resolution shall take effect immediately.

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of May 12, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Brennecke						X
Cericola-Drake		X	X			
Martinello			X			
Ritchie			X			
Smith	X		X			
Wingate			X			
Mayor Giordano						

