

A photograph of a paved path leading through a park. The path is made of asphalt and is surrounded by lush green trees and bushes. On the right side of the path, there is a signpost with a white sign. The path leads towards a body of water in the background.

BOROUGH OF WALDWICK, BERGEN COUNTY

OPEN SPACE & RECREATION PLAN

FEBRUARY 2025

PREPARED BY

THE LAND CONSERVANCY OF NEW JERSEY

February 5, 2025

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THE LAND CONSERVANCY
— OF NEW JERSEY —

This original document was appropriately signed and sealed in accordance with Chapter 41, Title 13 of the State Board of Professional Planners upon adoption by the Planning Board on February 5, 2025.

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COVER PHOTO
Veterans Park



EXECUTIVE SUMMARY

Waldwick Borough is a community of neighbors. Families move here to raise their children and then stay to be in a town where their friends are. Flanked by the Saddle River and bisected by Hohokus Brook, the Borough has grown along the railroad line that stands today.

In 2003 the residents of the Borough voted to establish an Open Space Trust Fund to support their parks and recreation system. Since 2004 the Borough Council has funded it at a rate of one-half cent, bringing in approximately \$82,000 per year. Waldwick has used the fund to support improvements to its parks and the restoration of local historic sites, including the train station. The town has received Green Acres funding only once, in 1976, to acquire the land now known as Brookview Park. It has received 30 grants for park development and historic restoration through the Bergen County Trust Fund. Waldwick is one of the most successful applicants to that program.

In 2024 the Borough Council acquired a 3-acre property in the center of the municipality along Wyckoff Avenue, connecting this main thoroughfare with the neighborhood behind it off of Brady Street. The Borough is completing this Open Space and Recreation Plan to not only qualify for the state's Green Acres Planning Incentive grant program, but to establish a map for future opportunities to create and expand their park system. Leveraging local dollars and anticipating future needs for additional recreational space is at the heart of the Borough's plan.

OPEN SPACE GOALS

Waldwick is committed to providing exceptional recreational areas for its residents. Borough Park and Veterans Park feature sports and play facilities, with local neighborhood recreational amenities at Emmet and Ted Bell Parks. Additionally, Whites Pond and the Saddle River are natural resource gems protected within Borough Park and the forests of Brookview Park, respectively.

The goals of the Open Space and Recreation Plan act as a guide for the municipality to enhance, expand, and preserve parkland in the Borough. As part of the Open Space Plan, interviews with municipal officials and a review of the Borough's planning documents resulted in the following goals for the municipality:



Provide parks and recreational areas within a 10-minute walk or bicycle ride of every resident.

Waldwick is a walkable community whose neighborhoods benefit from local connections to their schools, library and downtown shops.



Offer a variety of outdoor venues to support recreational pursuits for residents of all ages and abilities.

Encouraging opportunities for physical activity will support community wellness and public health programs.



Safeguard a resilient landscape.

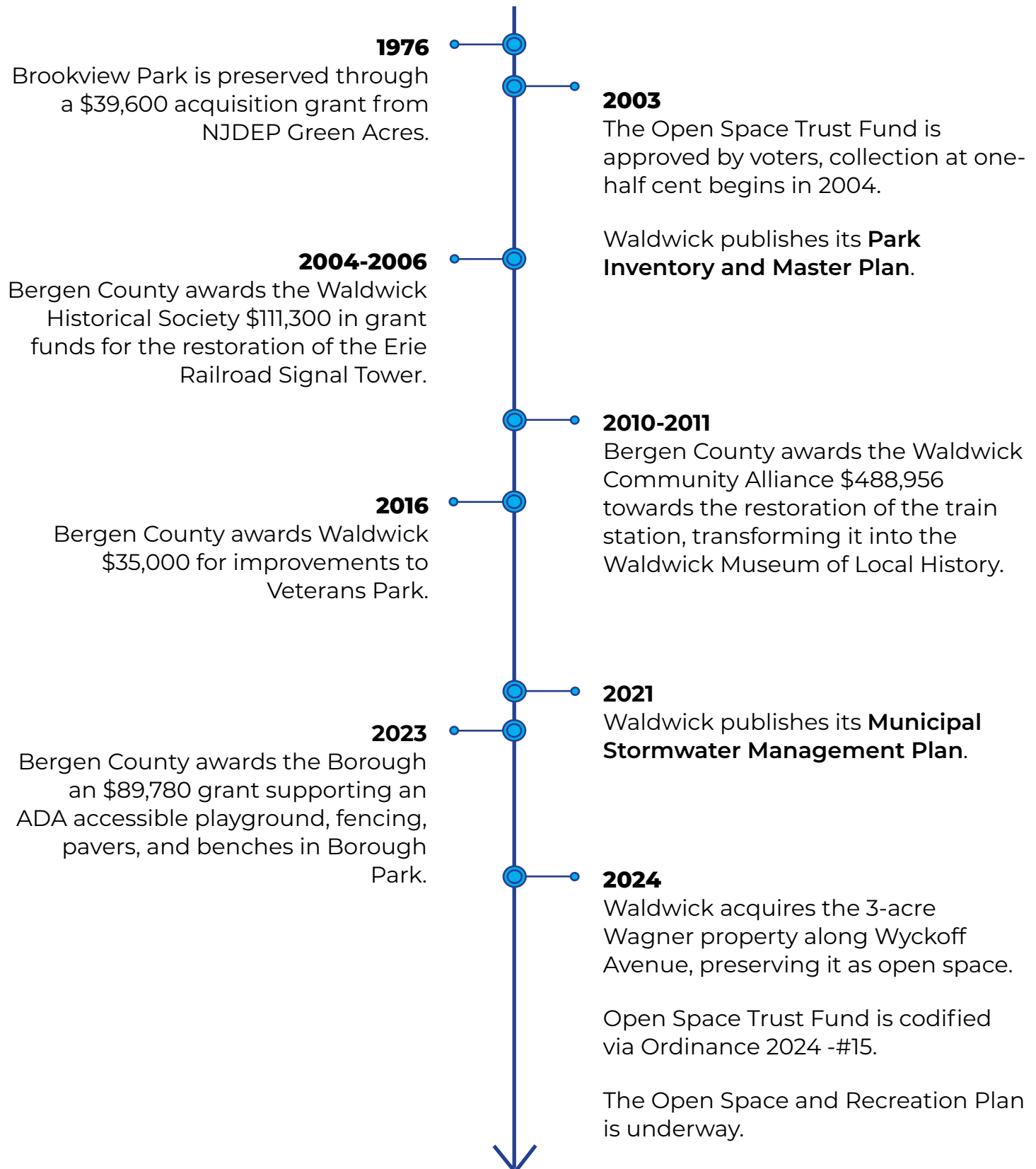
As temperatures rise and climate changes, the forests and streams which wind through the town are havens for shade, habitat, and water storage.



Integrate cultural heritage to ensure that sense of place.

History is intertwined with community character and quality of life in Waldwick Borough. Protection and education will ensure they remain part of the community's character and place into the future.

HISTORY OF THE OPEN SPACE PROGRAM



Funding Land Preservation

In **2003**, the residents of Waldwick approved a non-binding referendum to establish a Municipal Open Space, Recreation, Farmland, and Historic Preservation Trust Fund (Open Space Trust Fund) at one-half cent (\$0.005) per \$100 of assessed value for 10 years. When the Trust Fund was set to expire, the Borough issued another referendum to extend it an additional 10 years, which was again supported by voters.

The Open Space Trust Fund was codified in 2024 through Ordinance 2024-#15, which can be found in **Appendix A**. As of August 2024, the levy continues to be collected at **\$0.005 per \$100** of assessed value.

- **\$1,538,088** has been collected and **\$1,417,637** expended (2024 Budget).
- **\$139,600** is the current balance of funds (2023 Audit).
- **\$82,075** will be collected in 2024 (2024 Budget).

Waldwick's Municipal Open Space, Recreation, Farmland, and Historic Preservation Trust Fund Revenues and Expenditures, 2017-2024

Year	Tax Levy	Recreation and Conservation Expenditures	Historic Preservation Expenditures
2017	\$79,022	\$82,825	
2018	\$79,982	\$105,000	
2019	\$80,282	\$43,341	
2020	\$81,123	\$80,389	
2021	\$81,223	\$49,410	\$31,813
2022	\$81,518		\$39,909
2023	\$82,089	\$75,000	
2024	(estimated) \$82,075		

Source: Borough of Waldwick Annual Budgets, 2018-2024

Waldwick's Open Space Trust Fund has consistently raised between \$79,000 and \$82,100 over the past eight years. Expenditures have been more variable and are dependent upon municipal need. Between 2017 and 2021, the Borough spent \$360,965 on maintenance and development of recreation areas, while in 2022, no expenditures in this area were reported. The Borough spent \$71,722 on historic preservation in 2021 and 2022.

Green Acres Grants

The Green Acres program, administered by the New Jersey Department of Environmental Protection (NJDEP), grants funds to counties, municipalities and non-profit organizations to preserve open space and improve park facilities. Green Acres offers funding for land acquisition, park development, stewardship, and inclusive playgrounds (also known as Jake's Law).

An advantage of having an Open Space and Recreation Plan and a local tax for open space is that it qualifies the town for enrollment in the state's Planning Incentive (PI) program. The PI program offers 50% grants to municipalities that maintain a one-half cent open space levy and up-to-date Open Space Plan. With the completion of the town's plan, and the establishment of the Trust Fund in 2004, it qualifies for state funding through this matching grant program.

Waldwick accepted Green Acres funding once, in the mid-1970's. The Borough submitted three other projects, none of which were funded.

*Saddle River, Brookview Park
Funded through the Green Acres program*



GA Project N. 0264-812: Acquisition grant: \$39,600.00 from the 1971 Bond Act: Contract Date: 9/24/1976 (**Appendix B**).



Brookview Park: located between East and West Saddle River Roads: Block 73 / Lot 3.03 (old Lot 3C) ~12 acres

Bergen County Trust Fund

Bergen County's Trust Fund celebrated its 25th year in 2023. The tax rate was initially set at one-half cent. Since 2017 the County Commissioners have set the rate at one cent. The Municipal Park Improvement Program supports improvement of open space and recreation facilities and requires a 1:1 match of funding. 30% of the Trust Fund goes to this program.

30 projects in Waldwick Borough have received funding from Bergen County. Six of these were through the historic preservation program (\$618,515) and 24 for recreation improvements (\$1,360,245). Bergen County has awarded \$1,978,760 in grants to Waldwick Borough. (See tables on following pages.)

County Awards for Historic Preservation Projects

Year	Award Recipient	Project Name	Grant Award
2002	Waldwick	Signal Tower Stabilization	\$18,259
2004	Waldwick Historical Society	Erie Railroad Signal Tower Phase 2 Exterior Restoration	\$52,000
2005	Waldwick Historical Society	Erie Railroad Signal Tower Phase 3 Exterior Restoration	\$40,000
2007	Waldwick Historical Society	Erie Railroad Signal Tower Phase 4 Exterior Restoration	\$19,300
2010	Waldwick Community Alliance	Train Station Phase 1 Exterior Restoration	\$293,862
2011	Waldwick Community Alliance	Train Station Phase 2 Restoration	\$195,094
Total County Awards for Historic Preservation:			\$618,515

\$2,018,360 in Green Acres and Bergen County funds have been spent in Waldwick Borough to preserve, restore, and develop recreational land and historic sites.

County Awards for Recreation Projects

Year	Project Name	Grant Award
1999	Whites Pond Bicycle Path	\$25,000
2000	Fountain Aerators for Whites Pond	\$12,500
2002	Recreation Rehabilitation	\$60,000
2003	Park Pavilion	\$20,900
2004	Veterans Park Rehabilitation	\$150,000
2005	Veterans Park Rehabilitation - Phase II	\$75,000
2006	Accessway Trail Project	\$150,000
2006	Veterans Park Improvements, Phase III	\$42,500
2007	Borough Park Accessway Trail Project, Phase II	\$96,700
2008	Emmet Park Project	\$12,500
2008	Ted Bell Park Project	\$10,000
2010	Borough Park Picnic Area Restoration	\$33,370
2011	Veterans Park Drainage & Safety Improvements	\$13,159
2012	Borough Park Picnic Pavilion	\$35,000
2013	Borough Park Parking Lot Expansion	\$28,619
2014	Municipal Pool Sun Canopy	\$7,633
2015	Resurface Synthetic Turf Track	\$40,000
2016	Veterans Park Improvement Project	\$35,000
2017	Sunshade Installation at Municipal Pool	\$35,000
2019	Restoration of Waldwick Tennis Courts	\$87,400
2020	Ted Bell Park: ADA Playground, Fencing, & Landscaping	\$97,189
2021	Ted Bell Park Improvements: ADA-compliant playground	\$75,000
2022	Brookview Park: Pedestrian footbridge and walking trails <i>(Borough did not move forward with this project)</i>	\$127,995
2023	Borough Park: ADA accessible playground, fencing, pavers, benches	\$89,780
Total County Awards for Recreation:		\$1,360,245

LAND USE INVENTORY

Public Parks and Open Spaces

In 2024 the Borough of Waldwick purchased three acres along Wyckoff Avenue, next to the garden center and one block from the High School and Middle School. This property becomes the newest addition to Waldwick's park system, which now totals 61 acres.

- **Ted Bell Park** on Nordham Street, tucked into the local neighborhood featuring a recently refreshed playground and benches.
- **Emmet Park** on Emmett Place is a one-acre park with a playground and basketball court.
- **Brookview Park**, 12 acres off of Malcolm Street, it was funded by the Green Acres program in 1976. It is located in a residential area, behind homes along the Saddle River and protects the river from further encroachment.
- **Municipal Pool**, 3 acre site along Hopper Avenue, is a busy spot in the summer with swimming, picnicking, and outdoor concerts.
- **Veterans Park** between Lindbergh Parkway and Yvonne Street is 3.7 acres with four tennis courts, playground, pavilion, and practice field.
- **Borough Park** is the town's largest park (38 acres per the tax data) and has playgrounds, ball fields and walking paths. Whites Pond is at the lower tip at the end of Pine Street for fishing and picnicking.

The **Preserved and Public Lands Map** includes all permanently protected land in the Borough. In addition, the map locates the municipal building and library, public schools, local clubs (including the Knights of Columbus on Smith Street, the American Legion, Museum, and private recreational areas (such as the Waldwick Sports Complex).

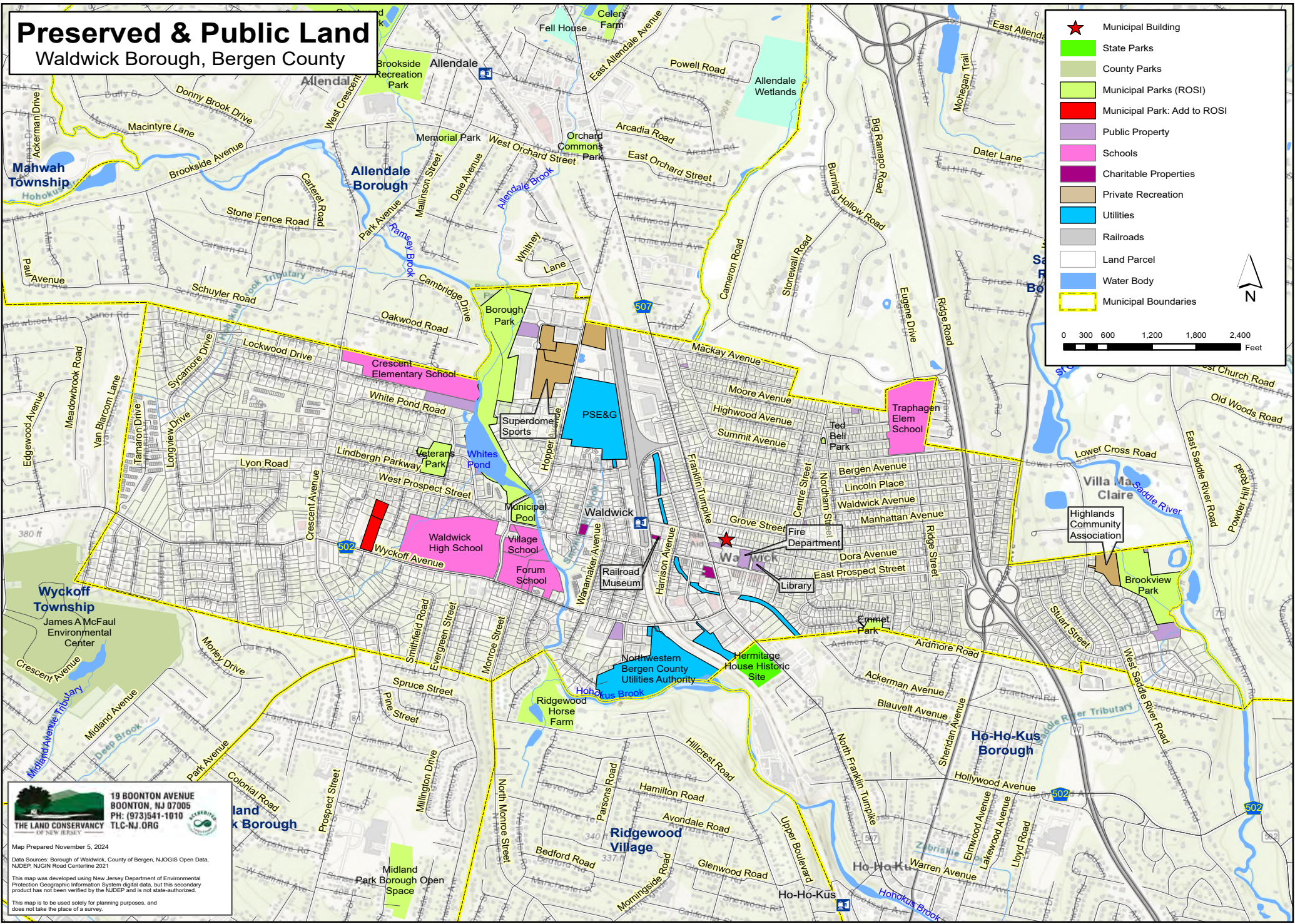
In **Appendix C** is the Borough's 1989 Recreation and Open Space Inventory (ROSI) listing the municipal parks and open spaces, and it includes a parcel (block/lot) list of property.



Playground at Brookview Park

Preserved & Public Land

Waldwick Borough, Bergen County



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Map Prepared November 5, 2024
 Data Sources: Borough of Waldwick, County of Bergen, NJOGIS Open Data, NJDEP, NJGIN Road Centerline 2021
 This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.
 This map is to be used solely for planning purposes, and does not take the place of a survey.

Community Spaces in Waldwick

The Borough owns 10 acres of land for general municipal purposes. This includes:

- Municipal building (Block 17, Lot 62.02), Franklin Turnpike
- Fire Department (Block 17, Lot 63), East Prospect Street
- Library (Block 19, Lot 44), East Prospect Street
- Ambulance Corps (Block 119, Lot 1.05), Wyckoff Avenue

Municipal property is managed by the Department of Public Works and the Borough Water Department. The public schools, through the Board of Education, own four properties totaling 54 acres.

In addition to municipal property, other public agencies own land in Waldwick.

- Bergen County Northwest Utilities Authority: 3 properties totaling 20 acres on Wyckoff and Dow Avenues.
- PSE&G has 6 properties in the Borough on Franklin Turnpike, West Prospect Street, Bohnert Place, Harrison Avenue, and Hopper Avenue. The largest is 17 acres on Hopper Avenue.
- NJ Department of Transportation (commuter parking lot) and NJ Transit (railroad and station).
- Sprint Spectrum (Rosencrantz Lane).

There are six parks in Waldwick. With the recently acquired Wagner property the Borough has preserved 61 acres of land:

- **Ted Bell Park**, 0.2 acres (Block 27, Lot 1), Nordham Street
- **Emmett Park**, 1 acre (Block 18.04, Lot 20), Emmett Place
- **Brookview Park**, 12 acres (Block 73, Lot 3.03), Malcolm Street
- **Municipal Pool**, 3 acres (Block 132, Lot 16), Hopper Avenue
- **Veterans Park**, 3.7 acres (Block 148, Lot 1), Lindbergh Parkway
- **Borough Park**, 38 acres (Block 154, Lot 34), Pine Street
- **Former Wagner Property**, 3 acres (Block 136, Lots 6.02, 6.08), Wyckoff Ave.

There are several community groups in Waldwick Borough who own and manage land. Enjoyed by residents and neighbors, they add character and resources to the town.

- Waldwick Community Alliance, Hewson Avenue. Home to the railroad museum and across from the historic train station, the Alliance is a partner with the Borough to educate residents about the history of the town and region.
- The Knights of Columbus (Waldwick Columbian Association) on Smith Street.
- American Legion Post #57, Franklin Turnpike.

PARKS & RECREATION

The Borough of Waldwick offers opportunities for people of all ages to engage in activities that blend enjoyment of the outdoors, physical activity, and a love for nature. Parks throughout the Borough support outdoor recreation, hosting local ball games, soccer matches, and playgrounds for young families. The Borough of Waldwick boasts several parks that stand out for their recreational amenities, sports fields, and versatile courts, ensuring there is something for everyone to enjoy.

Municipal Parks Borough Park

Situated at the end of Pine Street and containing Whites Pond, Borough Park is a unique amenity with fishing at Whites Pond, plenty of play space, ballfields and a walking path. The park is the largest in the Borough and features:

- Three playgrounds,
- A senior/major/minor league baseball field,
- Softball field,
- Bocce ball, and a
- Seasonal volleyball court.

Amenities include a walking trail around Whites Pond and its tributaries, bathrooms, and two covered pavilions. Fishing is permitted and there are docking areas for boats.

The private baseball and soccer clubs use the fields for games and practices. In the summer they host baseball and softball summer camps at the park.



*Whites Pond at Borough Park
(Credit: Robert Herrero, Google Photos, May 2023)*

Waldwick Municipal Pool

Located on the corner of Hopper Avenue and West Prospect Street, across from the lower tip of Whites Pond, Waldwick's municipal pool is a popular spot for residents in the summer. The pool opens on the Saturday before Memorial Day, the Borough's swim team practices at the pool which has a diving area, lap lanes, kiddie pool, tables and chairs, and a swing set. There is a covered pavilion and outdoor space for concerts and picnics.

Veterans Park



New swing set and pavilion at Veterans Park

The Borough has upgraded the facilities at Veterans Park with a new playground and covered pavilion. Located at the corner of Yvonne Street and Lindbergh Parkway, it includes four tennis courts with pickleball lines (always busy!), playground with a bathroom, a covered picnic area with benches, basketball court, and a soccer field which is used by the local soccer association for both matches and practices.

Brookview Park

Brookview Park is a wild natural area with access off of Malcolm Street. This park features a forested walking trail created by the Boy Scouts and the riparian corridor of the Saddle River. This trail connects to the land owned by the Highlands Community Association (HCA) on West Saddle River Road.



Brookview Park

Emmet Park

Located on the border of Ho-Ho-Kus Emmet Park is a small neighborhood park with a basketball court and playground. It is tucked behind the homes limited to a walking path from either Charles Terrace or Emmett Place. Perfect for the local residents, there is a newly installed play area and open practice field.

Ted Bell Park

The recipient of grants from Bergen County in 2020 and 2021, Ted Bell Park is a pocket park on the corner of Centre Street and Nordham Street. This neighborhood park is a fenced playground designed for children between 5 and 12 years old.

Public Schools

The schools within the Borough of Waldwick contain athletic fields used for recreation. They are used by high school teams and a number of the private athletic associations.

High School and Middle School Complex

Waldwick's High School and Middle School are located between Wyckoff Avenue and West Prospect Street. Next to the High School and Middle School complex lies two athletic fields owned by the Board of Education. On the west side of Hopper Avenue is the schools' multipurpose field for track, football, and soccer. On the east side of Hopper Avenue is the schools' soccer and softball field, which recently had artificial turf and lights installed.



Soccer and Softball Field



Football, Soccer and Track Field

Crescent Elementary School

Crescent Elementary School is a public elementary school off of Crescent Avenue for children in grades kindergarten through fifth grade. In 2020 the school was awarded the National School of Character Award. It has a playground, swing set, soccer field and a partial basketball court.



Julie A. Traphagen Elementary School

Located off of Summit Avenue, the Julia A. Traphagen School is for students from pre-kindergarten to fifth grade. In 2009 they were awarded the title of National Blue Ribbon School by the US Department of Education. They have an outdoor basketball court and soccer field.

Private Recreation Facilities

Superdome Sports

The Superdome is a 13-acre sports campus on Hopper Avenue that hosts a variety of sports including soccer, lacrosse, football, dance, flag football, hockey, and baseball/softball. They offer indoor turf and large outdoor turf field directly adjacent to the facility. There are leagues, clinics, classes, summer and holiday camps, tournaments, field rentals, and private lessons.



*Outdoor Turf Field at Superdome Sports
(Credit: Superdome Sports, www.superdomesports.com)*



HCA Park

HCA Park is a small, private neighborhood park (two and one-half acres) managed by the Highlands Community Association. The entrance is along West Saddle River Road near Route 17. A trail at the rear of the park connects it to the Borough's Brookview Park and the Saddle River. The park has a large multipurpose soccer and baseball field, a playground (which is in need of repair) and a basketball court. It is used by the HCA for community events and informal pickup games.

*Highlands Community Association Park
(Credit: Waldwick HCA, www.waldwickhca.wordpress.com)*

As noted on their website:

The Highlands Community (HCA) is a non profit organization whose purpose is to improve the quality of life for the residents of the Highlands Community. The HCA is comprised of the homes in the Borough of Waldwick located east of Route 17. The main duties revolve around maintenance of the HCA Park located at West Prospect Street and West Saddle River Road and planning several social events each year.

HISTORIC & CULTURAL SITES

The original inhabitants of Waldwick were the Lenni Lenape. In 1609, Henry Hudson claimed the areas now known as Bergen and Hudson Counties as New Netherlands. Bergen County became the first permanent European settlement in New Jersey and in 1664, under the control of the British. Waldwick became known for farming. In the 1880s the train station was built, making Waldwick an important trade route for farmers to ship produce to urban areas such as Paterson and New York City. The railroad also brought more people to Waldwick with jobs on the railroad and craftsmen setting up shop in the Borough. Waldwick became its own Borough in 1886 under the name Orvil Township. In 1919 it was changed to Waldwick meaning “Light in the Woods” after the lights from the train as it emerged from nearby forests. Bergen County historic markers identify notable sites and four are listed on the State and National Registers of Historic Places:

Name	Location	National Register	State Register
Erie Railroad Signal Tower	Northeast end of Bohnert Place West side of railroad tracks	12/23/1987	4/16/1987
Albert Smith House	289 Wyckoff Avenue	1/10/1983	10/3/1980
Waldwick Railroad Station	Hewson Avenue and Prospect Street	2/23/1978	8/27/1977
White Tenant House (Demolished)	16 Whites Lane	1/10/1983	10/3/1980
Erie Railroad Main Line Historic District	Erie Railroad Right-of-Way westward from Hudson, Jersey City at Coles Street to undetermined extent	N/A	Opinion 2/20/2003
Source: NJDEP Historic Preservation Office			



Waldwick Railroad (Source: National Register of Historic Places)

Waldwick Railroad Station

The Waldwick Railroad Station was constructed in 1887 and became a major railway stop for the area. It was instrumental in the creation of the Borough. People seeking work and opportunity moved to Waldwick. The station is an excellent example of Queen Anne architecture that was popular in the late 1800s. The railway itself was in use until the 1960s. For years the station sat unused until 2011, when the Waldwick Community Alliance purchased the station and restored it as an historic museum detailing the life of Waldwick residents and the railway in the late 19th and early 20th centuries. The Waldwick Railroad Museum is part of the Bergen County Historical Coalition, and is used as an educational resource for students.



*Waldwick Museum of Local History
(Credit: Northwest Bergen History Coalition
www.nwbergenhistory.org)*

Albert Smith House

The Albert Smith House is a historic house on Wykcoff Avenue. Built in the 1750s, this house is a well-preserved example of the pre-revolutionary/mid-18th century architecture style that was common during the settlement of Bergen County. It is rumored that Alexander Hamilton was a guest here as he had spent time at the Hermitage nearby.

Erie Railroad Signal Tower

The Erie Railroad Signal Tower was constructed in the 1880s as a signal tower on Erie's Jersey City Chicago Mainline. There were six signal towers across New York and New Jersey constructed in the Queen Anne Style along this line. This is the final tower in this style still standing. The tower was used in several lines over the years, including Conrail and NJ Transit until it closed in 1986. In 1999 the Waldwick Historical Society created the All Aboard Committee to preserve the tower and during the 2000s the tower was restored. It now serves as a museum.

*Erie Railroad Signal Tower (Credit: Facebook,
Waldwick Historical Society)*



PLANNING REVIEW



Waldwick Municipal Pool (Credit: The Waldwick Pool, Facebook)

Municipal Plans

1976 Master Plan

Waldwick's **1976 Master Plan** addressed demographic and development changes which occurred in the Borough since the completion of its original report in 1955. The 1976 plan included recommendations for new recreational lands along the Hohokus Brook connecting Whites Pond with the schools and sewer authority and a future Saddle River Park (now preserved as Brookview Park). Within the Community Facilities Element are the objectives for open space and recreation, which continue to resonate today:

- To provide an ample amount of public facilities and services conveniently located to serve all residents.
- To provide a variety of recreational, cultural, and educational opportunities for Borough residents.
- To promote the health, safety, and welfare of Waldwick residents by providing proper utilities and services.

Master Plan

Reexamination Reports

Waldwick reexamined its Master Plan in 1982, 1988, 1995, 2003, 2013, and 2018. These reexaminations reaffirmed many of the challenges and objectives outlined in previous plans and documented the extent to which they may have changed.

The **1982 Reexamination**, in particular, noted the diminishing vacant land within the Borough, falling from 6.8% to 2.5% within 6 years. While the development of the Darling Road and Lee Court subdivisions prevented the preservation of the "educational park" proposed in the 1976 plan, the development of the Nallin subdivision removed the opportunity to preserve more land around Whites Pond. This report recommended the development of a parks master plan and the use of Green Acres funds to better protect open space.

Subsequent reexaminations, including the most recent in 2018, supported these goals with an emphasis on protecting the residential character of the community.

2003 Park Inventory and Master Plan

The **2003 Park Master Plan** provided a series of recommendations to expand municipal parkland and increase the efficiency of how existing recreational facilities are used. Action items included:

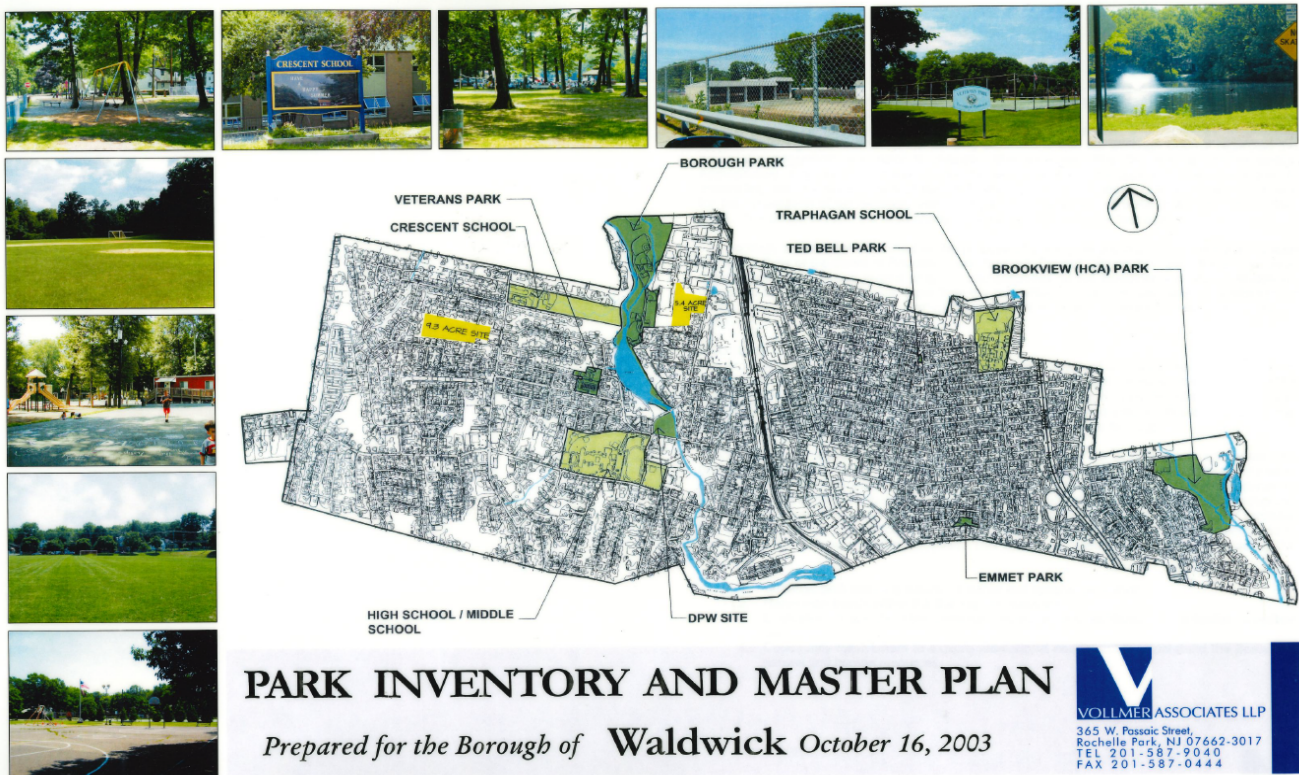
- Reach out to neighboring communities for opportunities for greenways, bike trails, and open space preservation.
- Seek opportunities for connectivity with the Borough Center.
- Seek opportunities for property acquisition for park development.
- Prepare an Open Space Plan.
- Establish an Open Space tax.
- Seek funding from Bergen County.
- Create a Recreation Committee.

Many of these were successfully adopted, including the establishment of an open space levy in 2004 and the preparation of the Open Space Plan in 2024.

2021 Municipal Stormwater Management Plan

Waldwick adopted its **Stormwater Management Plan** in 2021 to address groundwater recharge, stormwater quantity, and stormwater quality. This plan sets stormwater design and performance standards for all new development while also proposing stormwater management controls to address impacts from existing development. Placing particular emphasis on the use of nonstructural measures to reduce runoff and recharge groundwater, the plan recommends:

- Preserving natural vegetative cover, with consideration for natural vegetated filters and buffers.
- Minimize land disturbance through development standards, and
- Managing impervious areas by controlling factors that impact the rate of runoff.



County Plans

2004 Bergen County Open Space & Recreation Plan

The County's **2004 Open Space and Recreation Plan** provided a policy direction on addressing (1) the demand for open space and recreation and (2) the decreased supply of these facilities and areas. It outlined the County's open space acquisition opportunities and recommended funding sources for acquisition. It included the following goals:

- To provide regional facilities capable of serving residents of the entire county.
- To protect and preserve natural and scenic values in the County.
- To present current information on the supply, demand and need for recreation and open space in Bergen County.
- To implement open space and recreation planning policies and projects that are consistent with New Jersey's Development and Redevelopment Plan.
- To encourage coordinated open space and recreation planning, acquisition and development initiatives of state and local governments, and conservation organizations.
- To effectively use funds from the Bergen County Open Space, Recreation, Farmland and Historic Preservation Trust Fund, New Jersey Green Acres funding, and other sources of funding which may become available.

2024 Open Space Plan Update

Bergen County updated its **Open Space and Recreation Plan** in 2024. The County owns 9,804 acres of parkland, leases a fifty acre golf course, and has funded an additional 455 acres of parkland through the Trust Fund, for a total inventory of 10,309 acres. Guiding this program are the principles of balance, connectivity, equity, and access. All residents have the right to healthy parks, cultural amenities, and equal opportunities for recreation. The plan addressed climate change, heat resiliency and environmental justice. Its objectives included:

- Park availability: Providing sufficient open space for residents.
- Equitable access: Fostering equitable services.
- Intergenerational parks: Designed for youths to adults.
- Climate and heat resiliency: Combating the heat island effect.
- Flood storage: Creating resilient communities.
- Community engagement: Opportunities for connection.
- Park stewardship: Operating and maintaining investments.

2019 Parks Master Plan

Bergen County's **2019 Parks Master Plan** inventories existing county parks and facilities, identifies goals for future planning, and proposes strategies to achieve these goals. The goals included:

- Preserve and Balance Open Space.
 - Improve Access and Connectivity.
 - Steward Our Environmental Resources.
 - Provide Diverse Golf and Recreation.
 - Improve Amenities and Infrastructure.
 - Program Park Spaces and Events.
 - Increase Public Access to Information.
 - Operate & Maintain Sustainable Parks.
 - Develop a Sustainable Business Model.
-

2023 Bergen County Master Plan

To provide a regional vision for its municipalities, the county adopted a new master plan in 2023. This new document contains many topical elements, providing a comprehensive snapshot, defining goals and objectives for each theme.

- The Open Space, Agriculture, Parks, and Recreation element reaffirms the parks master plan's goals, with the addition protecting and supporting agriculture (goal 10).
- The Environmental and Natural Resources section outlines the County's plan for protecting its environmental assets and setting the following goals (in addition to those included in the 2019 Plans Master Plan):
 - Preserve, protect, conserve, and enhance water supply.
 - Maintain and update aging infrastructure to meet existing and future demand.
 - Encourage land use decisions that will protect open space, natural lands, publicly owned lands, and parkland to leverage ecosystem services.
 - Assist municipalities with floodplain management.



J.A. McFaul Environmental Center (Credit: Bergen County)

Statewide Planning

2025 State Plan Update

New Jersey's 2001 State Development and Redevelopment Plan is currently being updated by the Office of Planning Advocacy and the State Planning Commission. Once the preliminary plan is released, county and municipal governments will provide input via the cross-acceptance process before the plan is finalized.

2023 Outside Together! Statewide Comprehensive Outdoor Recreation Plan

New Jersey's Statewide Comprehensive Outdoor Recreation Plan (SCORP) is updated every five years. The 2023 update, Outside Together!, identifies statewide recreation needs, opportunities for park development, and stakeholder values. This plan was submitted to the National Park Service, thereby continuing New Jersey's eligibility for federal grant funding. It will also inform new funding policies and acquisition priorities for relevant state programs, including the Green Acres program. The principles guiding the plan are:



Expanding high-quality open space and recreational opportunities for all New Jerseyans



Embracing the role of technology in conservation and outdoor recreation



Enhancing climate resilience and sustainability through acquisition and development of open and green space



Furthering equity and environmental justice through outdoor recreation



Empowering communities through investment in ecotourism and outdoor recreation



Continuing the commitment to stewardship and the conservation and restoration of biodiversity

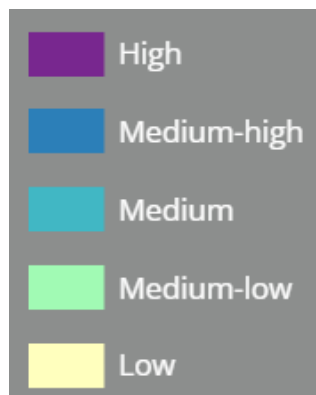
2009 New Jersey Trails Plan

The 2009 New Jersey Trails Plan prioritizes trail enhancement through the development of “community pathways”, which includes having a recreational trail within a 10-minute walk of every state resident. Other recommendations include creating a dedicated funding source for trail management and advocating for trail continuity, linkages, and acquiring rights-of-way to do so. This is identified as an action item for the Borough of Waldwick as part of this Open Space and Recreation Plan.

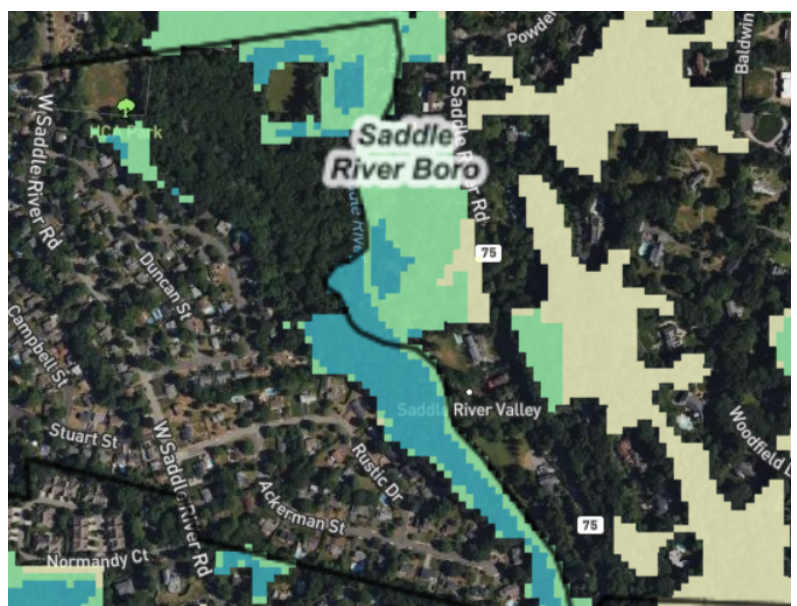
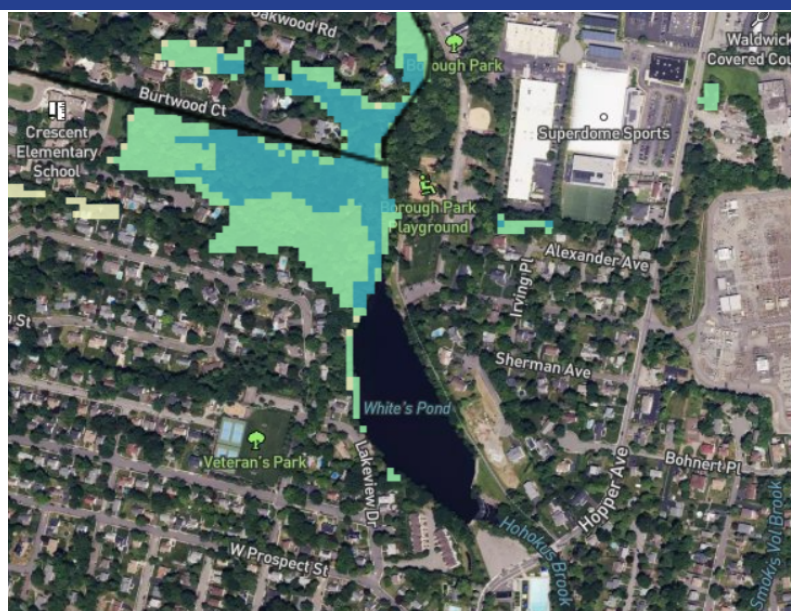
New Jersey Conservation Blueprint

Conservation Blueprint is an online interactive map that was developed by The Nature Conservancy, Rowan University, and the New Jersey Conservation Foundation to assist in conservation planning. It provides a customizable map to help identify preservation priority on a parcel level. The map provides detailed information on topics related to community open space, agriculture, ecological integrity, and water quality. For each of those four categories, it also provides an overall prioritization layer, showing the most critical areas.

The Borough of Waldwick is dotted with low and medium-low priority ecosystems. Areas of medium priority ecosystems exist west of where Hohokus Brook meets Whites Pond (top map), along Hohokus Brook between where it crosses West Prospect Street and Wyckoff Avenue (center map), and along the banks of the Saddle River where it touches the Borough (bottom map).



New Jersey Conservation Blueprint
Ecosystems to Protect,
<https://www.njmap2.com/blueprint>



WHY OPEN SPACE?

Needs and Benefits of Open Space

When planned as a system, open space supports the community's quality of life, recreational programs and activities, and protects its natural, cultural, and water resources. Because parks provide so many simultaneous benefits, creating an interconnected system of public and preserved lands can achieve multiple objectives.

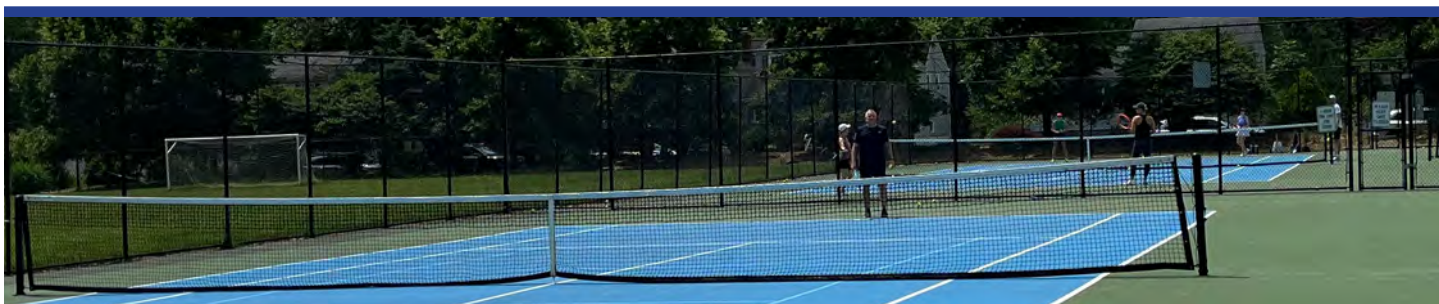
The needs described in this section are derived from the goals of the master plan, community input, and municipal staff. Partnership opportunities, as exemplified by the Waldwick Lions Club at Borough Park and the Waldwick Community Alliance at the historic train station, are an excellent way to leverage available funds, and ensure a stronger consensus on projects.

Combining resources that achieve multiple goals can be of great advantage to the Borough's open space program. As a small, suburban community, residents may not have their own backyards from which to enjoy the outdoors. With the network of parks and sidewalks, the town provides that much needed green space.

Completion of this plan opens up eligibility for state funding, and supports the town's ongoing partnership with Bergen County to support its various recreational and historic preservation initiatives. Recommendations include expanding park availability and recreation opportunities, and increasing resiliency from storms and extreme heat.



Borough Park Butterfly Garden



Pickleball, Veterans Park

Supporting Community Health

The Trust for Public Land (TPL)'s 2023 report, **The Power of Parks to Promote Health**, provides the connection for how access to natural spaces and community parks improves health outcomes in communities. Park access increases physical activity such as walking, climbing, and playing sports. Parks promote engagement with nature and improve community cohesion by providing a location for people to congregate, socialize, enjoy similar recreational pursuits.

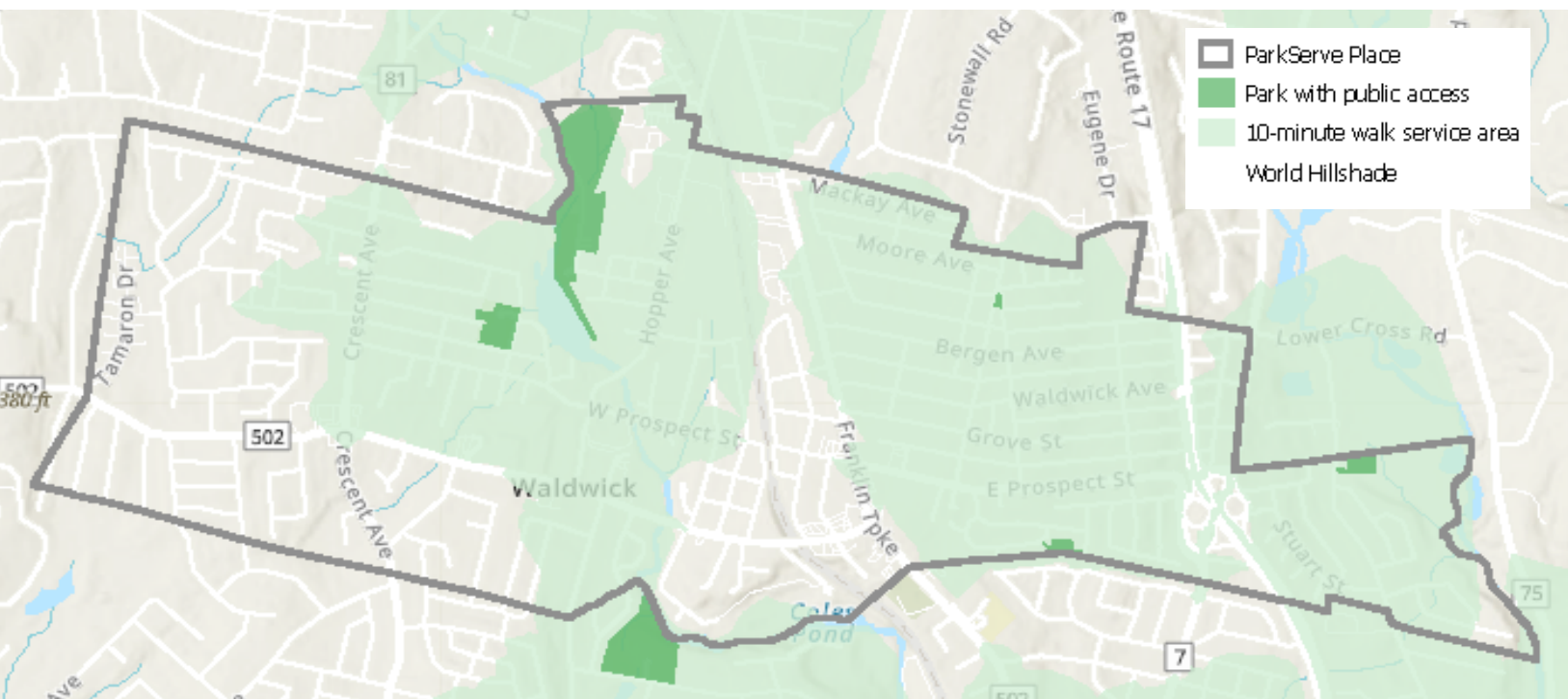
The Borough of Waldwick is a participant in the **New Jersey Health Care Quality Institute's Mayor's Wellness Campaign**. This campaign encourages setting goals for community health and the development of health programming and events to meet these goals. Open space and recreation is the foundation in achieving these goals. Participation in this campaign would earn 25 points towards Sustainable Jersey certification through the Building Healthier Communities action, if the Borough were to apply.

Recreation

Recreation improves all aspects of health. Participating in recreation activities are associated with a corresponding reduction in adverse physical health outcomes such as cardiovascular disease and osteoporosis, and has been shown to reduce loneliness, anxiety, and depression. Offering diverse opportunities and ensuring the availability of facilities to all are integral to the high quality of life the town is known for.

Individuals with disabilities are three times more likely to have heart disease, stroke, diabetes or cancer, and nearly half of all adults with disabilities get no aerobic physical activity, making access to parks particularly beneficial. Inclusive programming and accessible parkland helps vulnerable individuals access the health and wellness benefits of natural spaces and recreation. New Jersey has placed increased emphasis on disability inclusivity for parks and natural areas across the state. In 2018, the passage of Jake's Law (P.L. 2018, c. 104) specifically encouraged playground design that exceeded standards required by the Americans with Disabilities Act (ADA).

The Borough offers many recreation opportunities to help residents realize these benefits. Waldwick's Borough Park and Veterans Park offer sports facilities and playgrounds for residents to enjoy the benefits of recreation for physical health and social connectivity. Increasing accessibility in these areas helps residents of all abilities take advantage of these spaces.



Waldwick residents within a 10-minute walk to parks, <https://www.tpl.org/parkserve>

Walking

Sidewalks, walking paths and trails allow pedestrian access to parks, schools, and local neighborhoods, providing alternatives to driving short distances. Walkways:

- Increase community interactions.
- Allow people to stay physically fit.
- Increase the number of residents served by nearby parks.
- Increase awareness of the natural environment.
- Offer safe places for people of all ages to walk, bicycle, or wheel around — giving mobility to those who cannot drive due to age or other factors.

New Jersey's **2009 Trails Plan** defines trails broadly, encompassing urban and suburban "community pathways" as well as natural trails located in rural environs. The state plan emphasizes how trails provide residents with connection to community facilities, describing them as "the connecting fabric of our communities."

The thoughtful connection of parkland to the local community is an important strategy for expanding public access to parkland. The Trust for Public Land (TPL) has found that one in three Americans does not have a park or natural area within a 10-minute walk of their homes, a close enough distance that most people are willing to walk to reach a destination. In light of these findings, TPL recommends that all Americans have access to adequate park space within a 10-minute walk of their homes.

While 66% of the residents in the Borough have access to a park within a 10-minute walk, west of Crescent Avenue and south of Wyckoff Avenue do not. Exploring opportunities to increase these connections will enhance the quality of life for all community members.

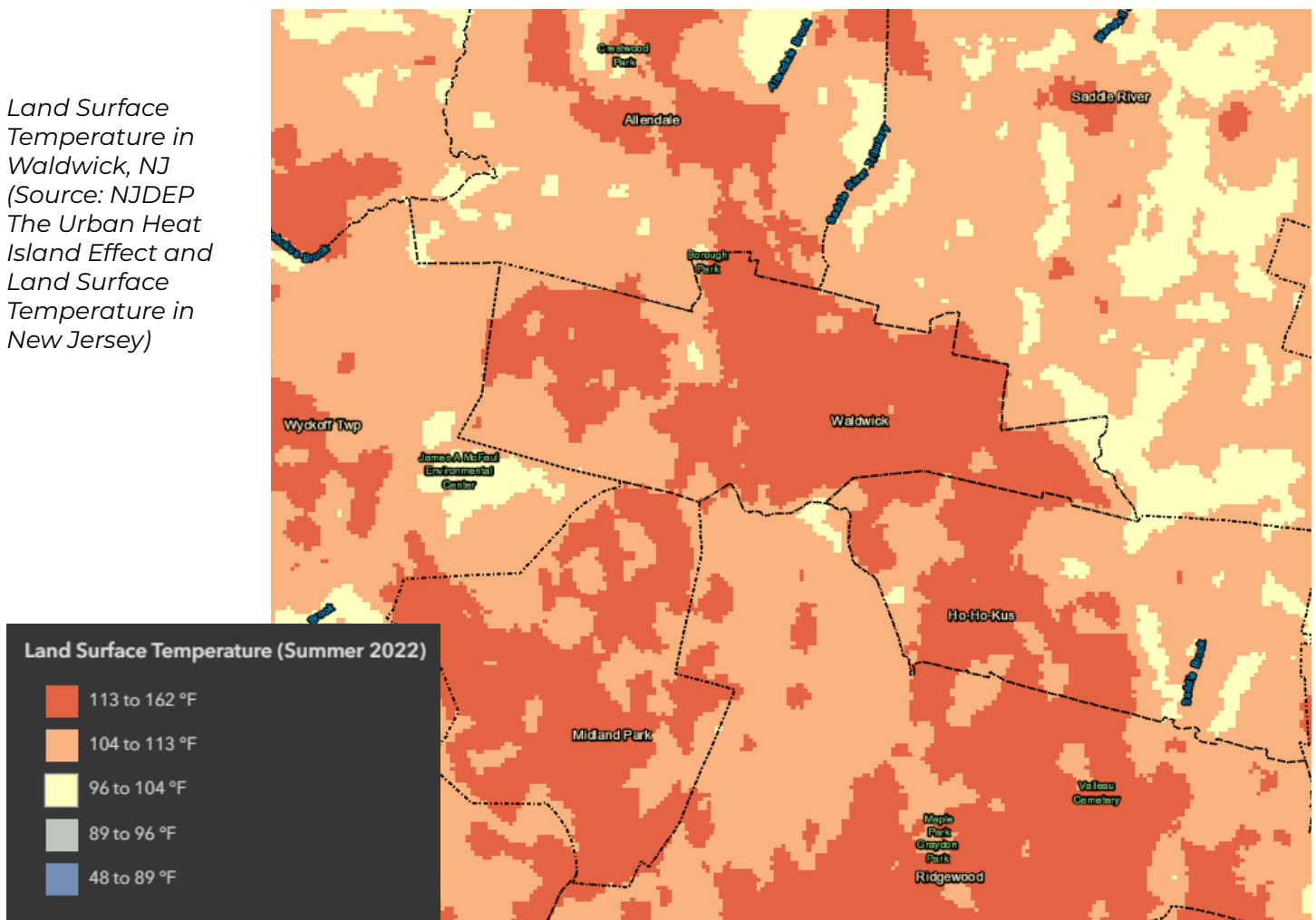
Providing Forest Cover

As reported by the Office of the New Jersey State Climatologist at Rutgers University, between 1895 and 2022, the average annual temperature rose from 49°F to 54°F in Bergen County. The presence of numerous buildings and paved surfaces contributes to heat retention, resulting in elevated local temperatures. Asphalt, brick, and concrete causes developed areas to exhibit consistently warmer night-time temperatures compared to the surrounding suburban and rural regions. This phenomenon is most commonly known as the “heat island effect.” Difficult to avoid, heat waves can compromise outdoor activities, raise energy usage, and impact the health and safety of residents.

Municipal intervention can help increase resiliency to higher temperatures by protecting and increasing urban tree canopy to provide safe and cool recreation areas. Tree canopy increases heat resilience through its shade, ability to reflect heat, and releasing water into the air.

Waldwick's tree cover across its residential areas helps to mitigate this effect. Conservation of the suburban tree cover, protection of additional forested land, and working with local homeowners and the Department of Public Works to plant additional shade trees will serve to mitigate potential future impacts from rising temperatures.

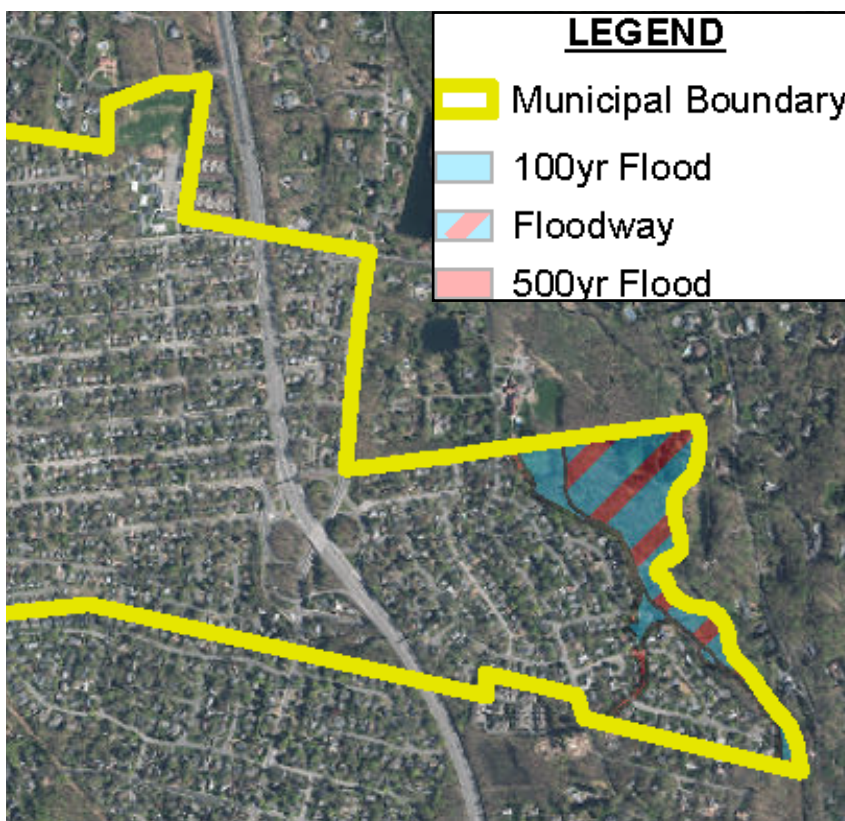
*Land Surface Temperature in Waldwick, NJ
(Source: NJDEP The Urban Heat Island Effect and Land Surface Temperature in New Jersey)*







Increasing Flood Storage Capacity

Due to increased development and impervious surface cover, flooding within the riparian corridors is well-documented. The preservation of open space has been, and remains, a critical strategy to mitigate flooding. Residents within the floodplain of the Hohokus Brook (pictured on the upper right) and the Saddle River (pictured on the lower left). at higher risk of property damage from storms.

Hohokus Brook and Saddle River Floodplains, FEMA Flood Map from Waldwick's 2021 Municipal Stormwater Management Plan



LEGEND

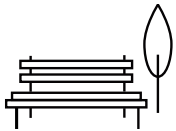
-  Municipal Boundary
-  100yr Flood
-  Floodway
-  500yr Flood

Waldwick adopted its **Stormwater Management Plan** in 2021 to provide recommendations to minimize the adverse impacts of flooding in these areas. One of the report's key findings was that preserving the Borough's natural vegetative cover helps mitigate the impacts of flood waters and increasing the ability of the land to hold stormwater. Maintaining undeveloped land increases the Borough's flood storage capacity, thereby reducing the risk that flooding poses to Waldwick residents surrounding these waterways.

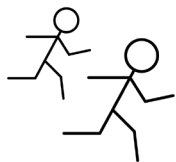
RECOMMENDATIONS

A connected system of preserved land will provide increased park access for residents across the Borough, additional opportunities for physical activity and community connection, and improved community resilience to heat and stormwater while protecting the Borough's cultural heritage.

How can this be done?



Improving and Updating Current Parks and Recreational Spaces.



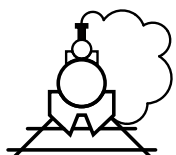
Acquiring Land to Expand Parks and Create New Recreational Spaces.



Connecting Parks and People.



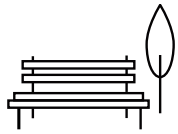
Applying to Green Acres grant programs.



Preserving Historic Places.



Stewarding Public Lands to Ensure Resiliency.



Improving and Updating Current Parks and Recreational Spaces

The Borough of Waldwick's **2003 Park Inventory Master Plan** identified the lack of ample open space for recreation and the need to make more efficient use of existing parks. Since then, the Borough has worked on updating recreational spaces and recently acquired three acres a block from the high school/middle school complex. With the adoption of the Open Space and Recreation Plan, the Borough is in a good position to apply for Green Acres grants to further park expansion and development.

Wagner Property

An exciting acquisition, the Wagner property is a newly acquired three-acre property off Wyckoff Avenue and Brady Street. This land was purchased by the Borough to expand the park system and offer a new recreational facility in a part of the town which would benefit from additional park space. Easily accessible via the schools and from the local neighborhoods, this property can be readily transformed into a beautiful park complete with a walking path, benches, and a picnic area. Additional amenities might include a disc golf practice net, Frisbee field, or gazebo. By demolishing unused buildings on the property and converting the house on the property to a community center, the former Wagner Property can become a space that benefits many in the Waldwick community.

Veterans Park

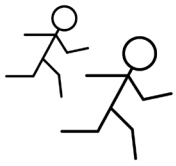
Adapting the playground equipment at Veterans Park with grant funding NJDEP Green Acres would convert older equipment to that which is compliant with the ADA (Americans with Disabilities Act) requirements. This may include swings, ramps, additional shade cover, and adaptive equipment to allow all youth to play together.

Borough Park

Borough Park has several play areas that could be updated, connected, and adaptable for all users. Renovations could allow the playgrounds to flow into each other and provide fully accessible equipment so all children can enjoy the park. Elements that could be included rubber turf, ramps, and fencing. An additional challenge facing this facility is the maintenance of the Whites Pond and risk of flooding from is nearby tributaries. Fishing, picnicking, and birdwatching are all enjoyed by park visitors. Ongoing challenges include harvesting debris and periodic dredging to keep the ecosystem of the lake healthy.

Emmet Park

A hidden gem, Emmet Park could use a refresh, with a reconstructed entrance, updated play equipment, and field layout. Improvements to fencing, expanded shade cover, and adaptive equipment would enhance the park for the local neighborhood and larger community.



Acquiring land to Expand Parks and Create New Recreational Spaces

The Borough of Waldwick offers a variety of different facilities for outdoor recreation. There are playing fields and basketball courts at many of its parks, the municipal pool is a busy place all summer, and the Saddle River meanders through the quiet solitude of Brookview Park. The town has invested in its parks and recreational areas. And, it has recently acquired land to create a new park along Wyckoff Avenue.

Waldwick is a community which is nearly built-out, with undeveloped land at a premium. Redevelopment of land into parks and open space will be the linchpin of the Borough's successful open space program. Integrating local knowledge, public input, and community needs, Waldwick Borough looks to expand its parks, natural areas, and recreational facilities by:



Assessing the potential of undeveloped or underdeveloped properties as public land.



Evaluating land which connects or expands existing parks and/or trails.



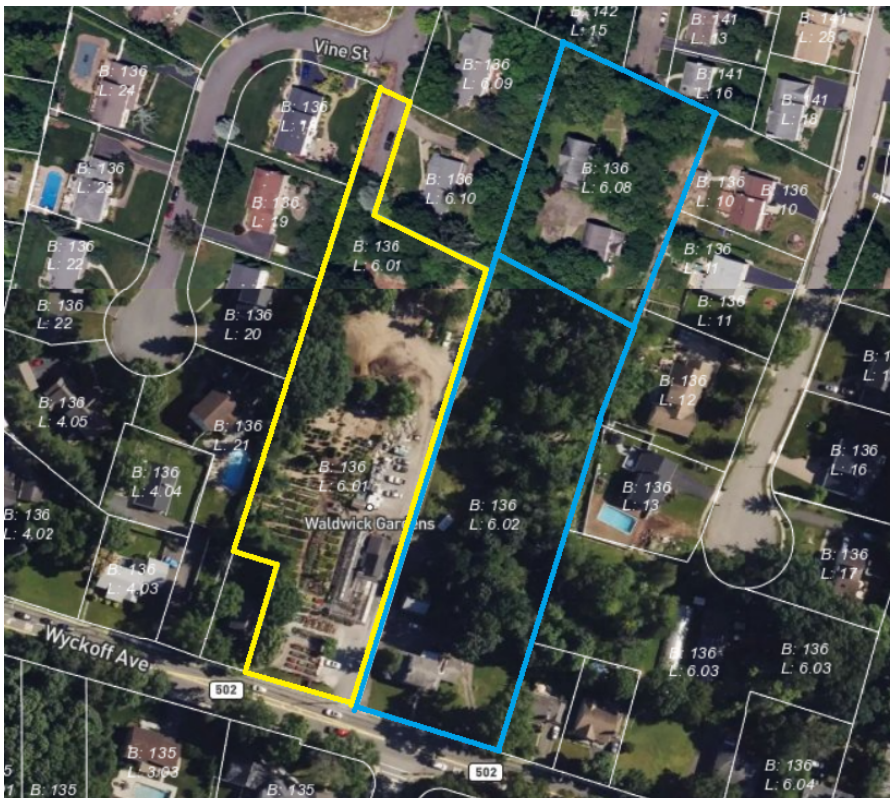
Prioritizing preservation for lands which can be acquired in partnership with others.



Continuing to conserve and restore local historic sites.



Finding opportunities to create open space in underserved areas.



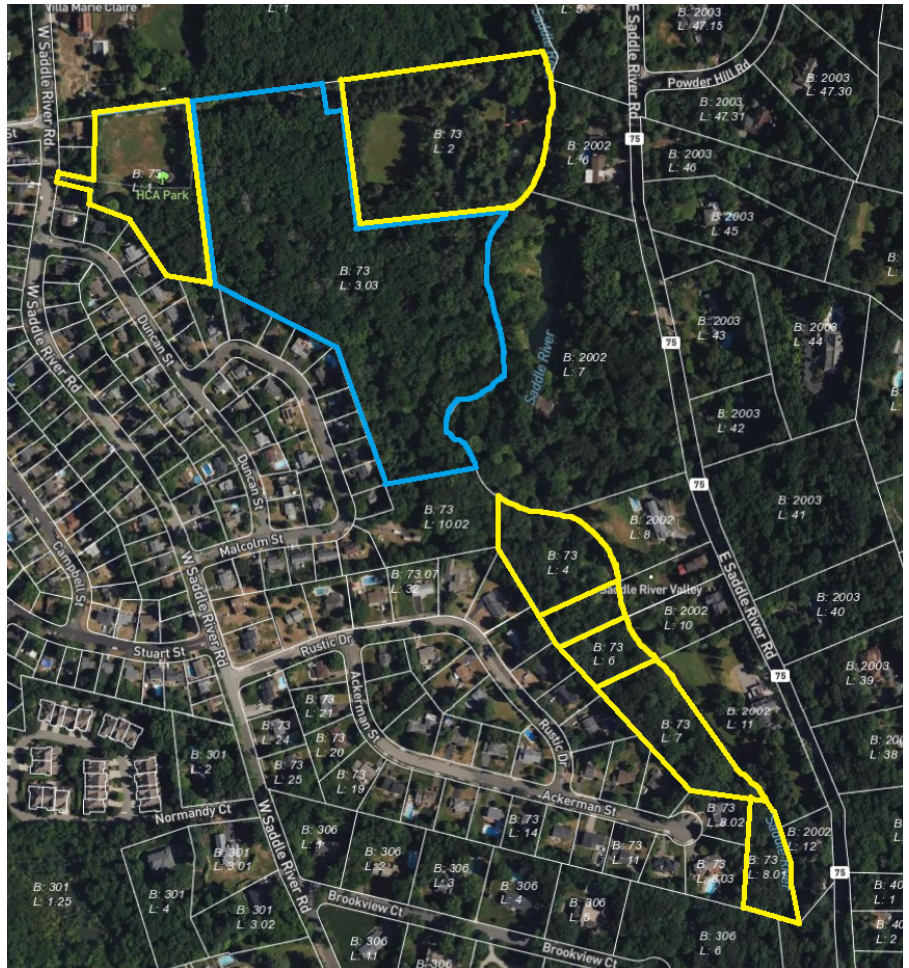
Wyckoff Avenue: Waldwick recently acquired two lots (Block 136, Lots 6.02 and 6.08, pictured here in blue) which the Borough plans to use to establish a senior center and park for passive recreation.

If the Borough acquired the neighboring property (Block 136, Lot 6.01, pictured here in yellow) on Wyckoff Avenue, it would create a 5-acre park in the center of town with land for practice fields and play areas. If this property were to become available the Borough could leverage its local open space trust fund, with grants from Bergen County and Green Acres.

Expansion of Brookview Park

Brookview Park was acquired in 1976 to protect the riparian corridor of the Saddle River at a time when the neighborhood was growing and homes were being constructed.

The Highlands Community Association (HCA) manages a 3-acre property immediately north of Brookview Park (Block 73 Lot 1). Acquiring this land, either in fee or as a long-term lease, would allow the local neighborhood to continue to use the park but would formalize the walking paths currently connecting the two parks and add a practice soccer field, baseball field, basketball court, and playground to the municipal park. If acquired or managed by the Borough, the playground and baseball field would be upgraded, benefiting the residents of the Highlands Community Association and surrounding neighborhood.



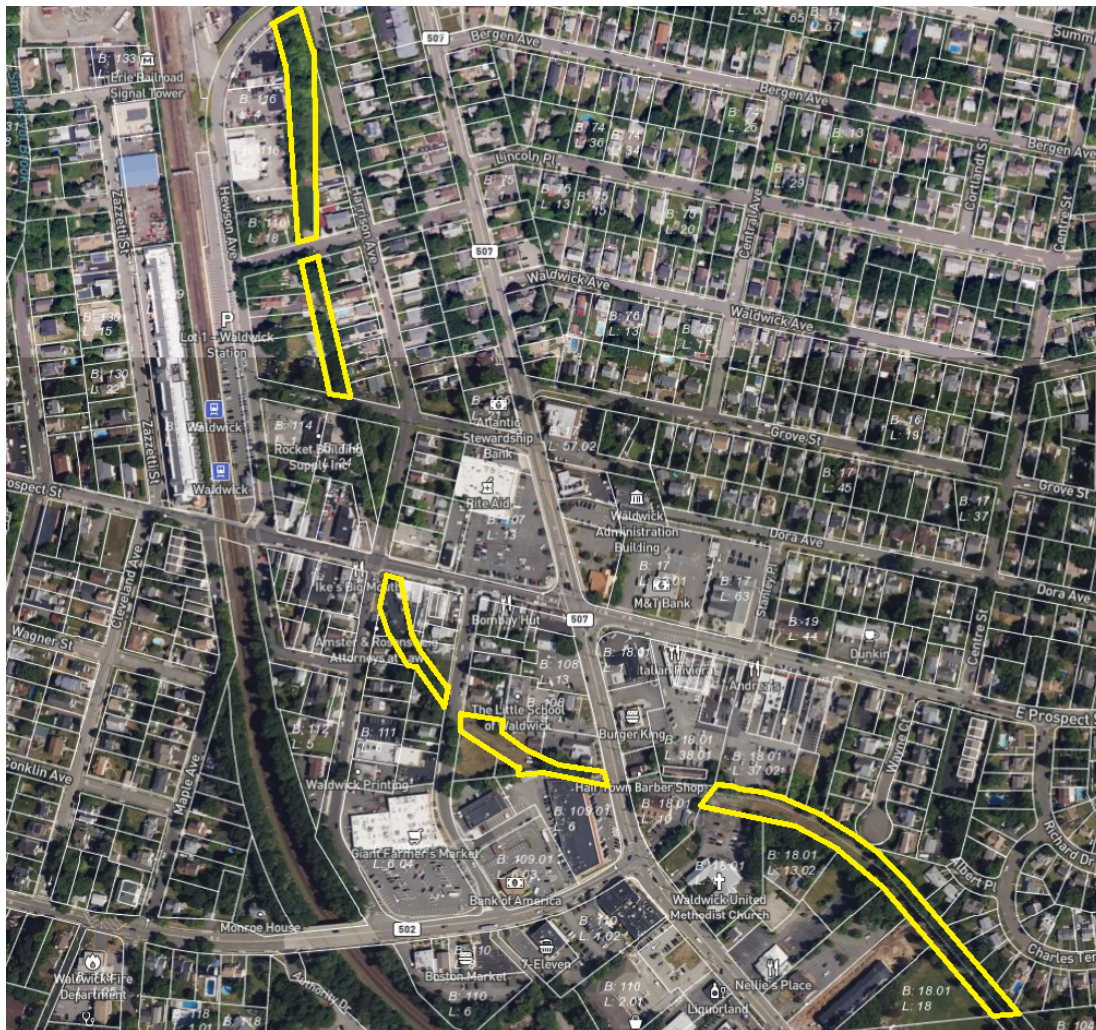
Brookview Park pictured in blue, recommended expansion pictured in yellow

Northeast of the park is a residential property that adjoins Brookview Park (Lot 2, 4.5 acres) whose rear portion has a pond. If the owner was willing, an easement protecting the wooded portion would protect the conservation value of this property.

South of the park are a series of parcels currently undeveloped and are the backyards of properties in neighboring Saddle River Borough (Block 73, Lots 4, 5, 6, 7, 8.01 which total 6 acres). Adding these to the park would enlarge the protection of the river corridor and connect to the park via the public land currently managed by the Borough's Water Department (Block 73, Lot 10.02).

Linear Park

In the middle of the Borough is a linear strip of land owned by PSE&G. If that land is no longer in use by the utility, or if an agreement can be reached with the utility, it represents an opportunity for a linear park or walking path in the center of Waldwick.



Potential linear park pictured in yellow

Block	Lot	Location	Acres
264	109.01	Franklin Turnpike	0.467
264	133	5 Bohnert Place	0.134
264	115	Harrison Avenue	0.43
264	116	64 Harrison Avenue	0.946



Connecting parks and people

Trails and walkways provide public health benefits while connecting people to their local parks, schools, and downtown. The **2003 Park Inventory and Master Plan** identified the need for connectivity and suggested new walkways to link parks in the Borough. This recommendation resonates today. Walking brings residents together, reduces the carbon footprint, and promotes the outdoor venues which attracts people to the summer concerts at the pool, ball games at Borough Park, and pickleball at Veterans Park.

Crescent Elementary School to the High School. Building upon the 2003 plan, connecting the Crescent Elementary School, Borough Park, Veterans Park, municipal pool, and the high school creates a greenway through the center of the Borough. With the newly preserved land at the edge of Brady Street it would bring walkers onto Wyckoff Avenue and an easy stroll to the downtown and historic Waldwick Station.

Whites Pond. Whites Pond is surrounded by both Borough Park and private backyards. Within Borough Park is an informal walking path. Formalizing this into a trail that loops the pond would open up the park to families with strollers and adding benches would provide a dimension of respite and rest to take in the sunset and views. Adding a chess table brings community and friendship, with the path and park as the backbone.

Brookview Park has an existing trail that could be extended into the Highlands Community Association (HCA) Park. There is an informal footpath between the two properties which local residents are using. Adding benches, a kiosk, and trail markers could further interest in the park and trail for residents.



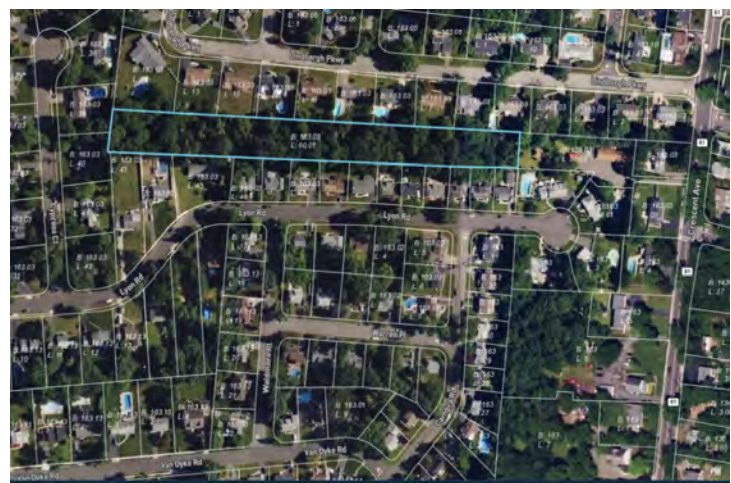
Trail, Brookview Park

NJDEP 2022 Overburdened Community block group in Waldwick Borough

The NJDEP has identified block groups as "overburdened communities" (OBC) where at least 35% are low-income households; or at least 40% of the residents identify as minority or members of a tribal community; or at least 40% of the households have limited English proficiency.

There is one block group in Waldwick Borough, bounded by Crescent Avenue and Wyckoff Avenue, that is identified as an OBC. It is also the same geography identified by Trust for Public Land (see **page 25** of this report) in which residents are at the outer bounds of a 10-minute walk to a local park. This residential corner of the municipality has opportunities to capitalize on properties that are either long "railroad" type lots in which the rear portions are heavily treed and/or acquiring the remaining undeveloped property which is enveloped by private homes.

Located at the rear of Crescent Avenue, is a 2.14 acre forested property (Block 163.03, Lot 60.01) which is privately owned. It has a heavy tree cover and is used by the residents as a buffer between homes. Purchasing this property would protect the integrity of the site and shield local residents from the rising impact of climate change.



Around the corner from the Crescent Avenue property, are four parcels where the homes are located close to Wyckoff Avenue, and their lots extend back towards Longview Drive (Block 163.16, Lots 19.01, 19.02, 20, and 21.02). Acquiring the rear portion of these properties would permanently protect the tree cover. There may be an opportunity for parking and an entrance off of neighboring Tamaron Drive for trails and walking paths.





Applying to Green Acres Grant Programs

Green Acres provides funding and technical assistance to municipalities, counties, and nonprofit land trusts to acquire land for recreation, conservation, and development of outdoor recreational facilities. With the adoption of the Open Space and Recreation Plan, the Borough would now be eligible for the Green Acres Planning Incentive grant programs for land acquisition. Additional programs at the state include funds for park development and stewardship. The newest program, known as the Jake's Law, awarded almost \$100 million in funding in 2023 to support accessible playgrounds in New Jersey.

Having an Open Space and Recreation Plan that is adopted by the Planning Board and approved by the State of New Jersey allows other organizations (such as non-profit land trusts) to contribute their Green Acres grant funding to land acquisitions in the Borough of Waldwick. More information can be found on the Green Acres website, <https://dep.nj.gov/greenacres/>.

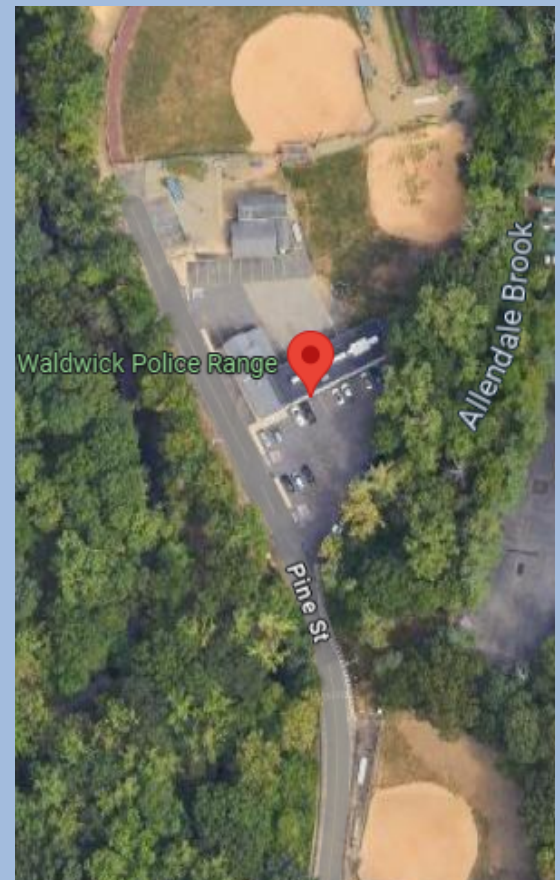
Updating Waldwick's ROSI

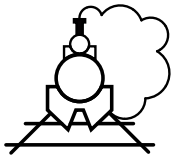
When a municipality receives money from Green Acres, it is required to complete and submit a Recreation and Open Space Inventory (ROSI). The ROSI lists all municipally owned property used for recreation and conservation. These properties are deed restricted from future development. The Borough's ROSI was last updated in 1989 and includes its six parks totaling 57.95 acres.

With the acquisition of the former Wagner property, the Borough anticipates applying to Green Acres for reimbursement funding to offset the cost of the project. It now qualifies for the Planning Incentive (PI) program. As part of the application for grant funds through the PI program, the Borough will prepare and submit an updated ROSI to include the newly acquired land.

In addition, the Waldwick Pistol and Rifle Club, which is included on the ROSI as part of Borough Park should be reviewed for possible removal.

Waldwick Police Range, Borough Park, Google Maps





Preserving Historic Places

Part of Waldwick's character involves its rich history. Preserving historic places allows residents to connect to the past and become educated about their community. Areas like the Historic Railroad Station and Erie Railroad Signal Tower have been preserved and turned into places of education for the community. Restoration of these sites was partially funded through the Bergen County Historic Preservation Trust Fund and the Borough's open space trust.

To further preserve Waldwick's history, the town should consider registering more local landmarks in the National and State Registers of Historic Places and apply to the Bergen County Historic Preservation Trust Fund to restore the sites. Continuing their successful partnership with the Waldwick Community Alliance will also leverage local dollars. This group's efforts have resulted in the beautification of Waldwick's downtown and has turned spaces like the historic Waldwick Railroad Station into a local museum and community space.



Stewarding public lands to ensure resiliency

Forests remove, or sequester, substantial amounts of carbon from the atmosphere and store carbon long-term. Forests in the United States are currently estimated to offset about 15% of the annual U.S. carbon emissions. This is in addition to any local climate benefits they may provide. Planting shade trees, removing invasive plants and replanting with native species increases the strength of the landscape and forest canopy. In a community subject to excess stormwater, planting along the riparian corridor with the floodplain of the river will hold the soil and increase the natural capacity of the land to hold flood waters. In addition to park development and land acquisition grants, Green Acres does have stewardship grants for large scale replanting and landscape improvement projects on permanently preserved lands.

The Benefits of Native Plants

- Native plants thrive in our local climate and soil and have natural defenses against diseases, insects, and pests.
- They need less water, fertilizer, and pesticides.
- They provide food, shelter and nesting sites for birds, moths, and butterflies.
- Native plants hold the soil in place, increase water infiltration, and filter pollutants from our water.

PUBLIC PARTICIPATION

The Borough announced the development of the Open Space and Recreation Plan on its website. Two public meetings were held on the Plan Update:

- December 10, 2024 - Borough Council
- February 5, 2025 - Planning Board

The purpose of these meetings was to provide an opportunity for residents and community members to listen and provide recommendations regarding open space and recreation. The public meetings were announced on the municipal website. Copies of the report were available at the municipal building.

Copies of the announcement and minutes are included in **Appendix D**.

Minutes, Agendas, Presentations

- Borough Council Meeting: Agenda, Minutes, and Presentation
- Planning Board meeting: *Public Notice, Agenda, Minutes, and Resolution*

*Items in *italics* are not yet available

ACTION PLAN

The Open Space and Recreation Plan offers a set of strategies and a timetable to implement the goals and recommendations for the Borough of Waldwick. This section suggests a program of actions to guide the orderly and coordinated execution of a plan's goals and policies.

The next steps for Waldwick are:



Adopt the Open Space and Recreation Plan as an Element of the Borough's Master Plan



Submit the Open Space and Recreation Plan to NJDEP Green Acres

The Action Plan provides direction for addressing the open space needs and goals based on the abilities of the community and fiscal constraints. It encompasses a ten-year period and should be updated to report on progress, and include any proposals for new actions.

Action Items

Park development and stewardship

Continue to provide the Borough with excellent community facilities and services.

Develop and implement a vision plan for the former Wagner property as a community park.

Update Emmet Park through improvements in fencing, the basketball court, and playground.

Develop a planting plan for the Borough parks to replace non-native species with native trees and shrubs.

Consider a recreation master plan that addresses park facilities and includes recommendations for the management of Whites Pond.

Expand Parks

Identify and meet with local owners to discuss options for preserving their property.

Analyze undeveloped and underdeveloped properties to determine suitability for additions to municipal parks.

Pursue opportunities for historic preservation in partnership with the Waldwick Community Alliance.

Design and construct walking paths connecting parks and schools.

Meet with the Board of HCA about the future of HCA Park.



Leverage Local Funding

Enroll in the NJDEP Green Acres Planning Incentive program.

Apply as needed to Bergen County Open Space Trust Fund for grants for land acquisition, recreation development, and historic restoration.

Continue the Municipal Open Space Trust Fund to purchase additional lands and support any debt services for future acquisitions.

Explore opportunities for the Bergen County Floodplain Protection Grant Program as appropriate.

Expand community partnerships

With the Waldwick Community Alliance, partner on projects to protect and restore sites of local and regional historic significance.

Work with Highlands Community Association, Allendale and the Hermitage on connecting trails.

Partner with local sports organizations to plan for and improve recreational facilities.

Administration

With the Planning Board, review existing ordinances to protect shade trees and the river corridor.

Update the Borough's 1989 Recreation and Open Space Inventory.

Form a Trails Committee and an Open Space Committee.

Reinvigorate the Green Team and apply for Sustainable Jersey certification.



Waldwick Pool, Facebook

APPENDICES

- 42 **Appendix A: 2024 Ordinance - Open Space Trust Fund**

- 44 **Appendix B: Green Acres Agreement for Brookview Park (1976)**

- 50 **Appendix C:**
 - 1. Recreation and Open Space Inventory (1989)
 - 2. Parcel Tables

- 68 **Appendix D: Public Participation**

APPENDIX A

Open Space Ordinance

43 2024 Ordinance - Open Space Trust Fund

Ordinance No. 2024-#15

AN ORDINANCE CONTINUING THE “MUNICIPAL OPEN SPACE, RECREATION, FARMLAND AND HISTORIC PRESERVATION TRUST FUND” IN THE AMOUNT OF \$.005 PER \$100 OF ASSESSED VALUE UNTIL CHANGED

WHEREAS, in 2003, the Governing Body of the Borough of Waldwick, pursuant to N.J.S.A. 40:12-15.7 issued a non-binding referendum to ascertain the sentiment of the voters of the Borough of Waldwick as to whether the voters would like to establish a “Municipal Open Space, Recreation, Farmland and Historic Preservation Trust Fund” (Open Space Trust Fund) in the amount of \$.005 per \$100 of assessed value for a period of ten (10) years; and,

WHEREAS, the voters overwhelmingly supported the establishment of such Open Space Trust Fund and the Borough began collecting the tax in 2004; and,

WHEREAS, the Borough once again issued a non-binding referendum in 2013, to continue the Open Space Trust Fund for an additional ten (10) years at which time the voters once again overwhelmingly supported the Open Space Trust Fund and so the Governing Body continued the collection of the tax for the Open Space Trust Fund; and,

WHEREAS, this Governing Body has determined that as a result of the overwhelming support of the Open Space Trust Fund via the prior non-binding referendums, the Governing Body would like to codify and continue the collection of the Open Space Trust fund permanently.

NOW, THEREFORE, BE IT ORDAINED that the Municipal Council of the Borough of Waldwick hereby continues the “Municipal Open Space, Recreation, Farmland and Historic Preservation Trust Fund”; and,

BE IT FURTHER ORDAINED that the Municipal Council of the Borough of Waldwick hereby determines that the dedicated tax rate of \$.005 per \$100 of assessed value shall continue to be collected until such time as the amount may be changed by further action of the Governing Body; and,

BE IT FURTHER ORDAINED, that the Borough’s Tax Collector is hereby authorized to continue to collect such dedicated tax of \$.005 per \$100 of assessed value with the funds being dedicated to the Municipal Open Space, Recreation and Farmland Historic Preservation Trust Fund to be used in accordance with the same; and,

BE IT FURTHER RESOLVED, that in case for any reason, any section or any provision of this Ordinance shall be held to be unconstitutional or invalid, the same shall not affect any other section or provision of this Ordinance, except that the provision so declared unconstitutional or invalid shall be severed from the remainder or any portion thereof of the Ordinance; and,

BE IT FURTHER RESOLVED that the ordinance shall take effect upon publication and adoption as required by law.

INTRODUCED: April 9, 2024

ADOPTED: April 23, 2024

Attest: _____
Kelley Halewicz, RMC/CMC
Municipal Clerk

Thomas A. Giordano, Mayor

APPENDIX B

Green Acres Agreement

45 Green Acres Agreement for Brookview Park (1976)

PROJECT # 0264-812 DATE PRINTED 3/07/94 TYPE: ACQ ACTION: CLOSED
APPLICANT: WALDWICK BORO PROJ. NAME: BROOKVIEW PARK ACQ
COUNTY: BERGEN GRANT: FY LEG. DIST.: 39 CONG. DIST.: 5
1961 ACQ 1971 ACQ 39600 1974 ACQ ACRES:
1974 DEV 78UA 78UD 78NUACQ 78NUDEV
83TRUST ACQ 83TRUST DEV L&WCF TOTAL \$39600.00
LOCATION: SADDLE RIVER, BEHIND HOMES ON WEST SADDLE RIVER RD
BK/LOT: 73/2, 3C, 4, 5, 6, 7, 8

APPROVAL DATE: ^{3.03} EXPIRATION DATE: 9/24/76 CLASS: SCORE:
CONTRACT DATE: 9/24/76 RECORDING DATE: 5/19/77 DB/PG: 6238/7-10
CONTACT: GARY C. KRATZ TITLE: ADMINISTRATOR
ADDRESS: 15 EAST PROSPECT STREET
TOWN: WALDWICK PHONE: 201-652-5070
PROJ. DESCRIPTION: SITE HAS BEEN RETAINED IN ITS NATURAL STATE TO PRESERVE
THIS SECTION OF THE SADDLE RIVER FROM FURTHER ENCROACHMENT. PARK IS LOCATED
IN A RESIDENTIAL AREA AND ACCESS TO IT IS DIFFICULT.

STATUS/DATE: INSPECTED 8/20/91 BY CPT - IC.

Brookview Park Acq.
1. Project #: 0264-812
2. Contract date: 9-24-76
3. Recorded: yes on 5-19-77
Deed BK 6238, pg. 7-10

Made this 14th day September, 1976

BETWEEN THE BOROUGH OF WALDWICK

having its offices at Municipal Building, Waldwick 07463

hereinafter referred to as the "LOCAL UNIT":

AND

The State of New Jersey
Department of Environmental Protection
having its offices at the Labor and Industry
Building, John Fitch Way, Trenton, Mercer
County, New Jersey

hereinafter referred to as the "STATE":

WHEREAS, the LOCAL UNIT has acquired premises in ~~the~~ Block 73, Lot 3C

and more particularly described in Schedule "A" attached hereto and made a part hereof; and

WHEREAS, by virtue of the provisions of the "New Jersey Green Acres Land Acquisition Act of 1971 N.J.S.A. 13:8A-1et seq.", the STATE may make grants to assist LOCAL UNIT in acquiring lands for recreation and conservation purposes; and

WHEREAS, the LOCAL UNIT has acquired the lands herein described at a cost of \$ 102,593.08 ; and

WHEREAS, the said LOCAL UNIT is eligible to receive, and has made application for, assistance from the STATE in the sum of \$ 33,000.00 .

Now Therefore, in consideration of this grant being made by the STATE to the LOCAL UNIT, the parties covenant and agree as follows:

1. LOCAL UNIT agrees to abide by all applicable Federal and State laws, rules and regulations pertaining to the aforesaid lands.

2. LOCAL UNIT shall promulgate rules and regulations concerning the administration, use and development of the aforesaid lands and submit them to the Department of Environmental Protection for approval by the Commissioner, which, upon approval, shall become effective and thereafter may not be changed, varied, altered or the like without prior approval of the Commissioner.

3. LOCAL UNIT shall not dispose of or divert to another use any lands now used for recreation or conservation without the approval of the Commissioner of the Department of Environmental Protection and the State House Commission as provided by N.J.S.A. 13:8A-13(a).

4. LOCAL UNIT shall not restrict the use of the aforesaid lands by any conditions of race, creed, color or nationality and said lands shall not be restricted by any condition of residence except by the direction of or with the approval of the Commissioner.

6. LOCAL UNIT may sell the aforesaid lands to STATE at private sale, notwithstanding anything to the contrary.

7. All of the aforesaid covenants shall be deemed to run with the lands and be binding upon the LOCAL UNIT, its successors and assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hand and seal the day and year first above written.

By

John Cassetta
John Cassetta
Mayor

ATTEST:

William Longson
William Longson, Borough Clerk

AND

STATE OF NEW JERSEY,
DEPARTMENT OF
ENVIRONMENTAL PROTECTION

By

David J. Bardin
David J. Bardin
Commissioner

This agreement has been reviewed
and approved as to form.

ATTORNEY GENERAL of New Jersey

LOT 3C, BLOCK 73

BEGINNING at the point where the boundary line between the Borough of Walldwick and the Borough of Saddle River intersects the property line separating Lots 10B and 3C in Block 73; thence,

1. S88° 45' 10" W, 225.10 feet \pm to a point; thence,
2. N12° 10' 40" W, 412.91 feet to a point; thence,
3. N55° 33' 40" W, 391.12 feet to a point; thence,
4. N0° 20' 0" W, 504.69 feet to a point on the boundary line between the Borough of Walldwick and the Borough of Saddle River; thence,
5. Along the same N88° 05' 45" E, 386.98 feet to a point; thence,
6. S1° 54' 15" E, 50 feet to a point; thence,
7. N88° 05' 45" E, 50 feet to a point; thence,
8. S1° 54' 15" E, 338.77 feet to a point; thence,

9. N88° 05' 45" E, 437 feet \pm to a point on the boundary line between the Borough of Walldwick and the Borough of Saddle River; thence.

BE IT REMEMBERED, That on the 24th day of September, 1976 before me, the subscriber, personally appeared, David J. Bardin who I am satisfied is the Commissioner of the Department of Environmental Protection of the State of New Jersey, and that he acknowledged that he signed, sealed and delivered same as such officer as the act and deed of the State of New Jersey.

Howard J. Wark
Notary Public of New Jersey
Commission Expires

June 11, 1978

GREEN ACRES GRANT CONTRACT

BETWEEN

Waldwick Borough

AND

THE STATE OF NEW JERSEY
DEPARTMENT OF
ENVIRONMENTAL PROTECTION

DATED:

9/24/76

GREEN ACRES PROGRAM

File Number

2812

Grant Amount

\$33,000

Prepared by:

Alan P. Peltier Dtg

STATE OF NEW JERSEY

DEPARTMENT OF ENVIRONMENTAL PROTECTION

TRENTON, NJ 08625

ATT:

Howard J. Wark

STATE OF NEW JERSEY }
COUNTY OF BERGEN }

ss

BE IT REMEMBERED, That on the 21st day of Sept., 1976 before me, the subscriber personally appeared, William Longson who being be me duly sworn on his oath, depose and make proof to my satisfaction, that he is the Clerk, or equivalent, of local unit, that the execution as well as the making of this instrument has been duly authorized by a proper resolution of said local unit; that deponent knows the corporate seal of said local unit and the seal affixed to this instrument is such corporate seal and this instrument was signed and delivered by John Cassetta, Mayor, or equivalent, of local unit as and for the voluntary act and deed of said local unit in presence of deponent.

Sworn and subscribed before
me that date aforesaid.

Adeline M. Portsmouth

ADELINE M. PORTSMORE

Notary Public of New Jersey

Notary

William Longson

APPENDIX C

1. Recreation and Open Space Inventory

2. Parcel Tables

51 1. Recreation and Open Space Inventory (1989)

65 2. Parcel Tables

Form GAR-054
6/89

0264

New Jersey Department of Environmental Protection
Green Trust Local Assistance ProgramRECREATION AND OPEN SPACE INVENTORY FORM
(see instructions on reverse)Local Unit: Borough of Waldwick County: Bergen

NOTE: Using this form, indicate all lands held for public recreation, conservation and open space purposes. List all blocks and lots. Total acres after last entry. Attach additional sheets as required.

DEVELOPED park and recreation areas:

<u>Municipality where located</u>	<u>Name</u>	<u>Block</u>	<u>Lot</u>	<u>Acres</u>
1. Waldwick	Borough Park	154	34	38.05
2. Waldwick	Veterans Park	148	1	3.7
3. Waldwick	Emmet Park	18.04	20	1.0
4. Waldwick	Municipal Pool	132	16	3.0
5. Waldwick	Ted Bell Park	27	1	0.2
6.				
.....Total Acres				<u>45.95</u>

UNDEVELOPED conservation and open space areas:

<u>Municipality where located</u>	<u>Name</u>	<u>Block</u>	<u>Lot</u>	<u>Acres</u>
A. Waldwick	Brookview Park	73	3.03	12
B.				
C.				
D.				
E.				
F.				
.....Total Acres				<u>12</u>

INVENTORY MUST BE KEYED TO AN OFFICIAL MAP OF LOCAL UNIT.

Certification: I HEREBY CERTIFY that the within is a true and accurate listing of Recreation and Open Space Site Inventory submittals completed by Gary Kratz, dated 10/10/89, and filed in the office of the Green Trust Local Assistance Program, DEP.Lawrence J. Williams
Chief Executive OfficerE. Scott Simon
Planning Board ChairpersonDate: 10/10/89Date: 10/10/89

RECREATION AND OPEN SPACE SITE INVENTORY

See Instructions on Reverse

ID # Co/Mun.

PARK OR LAND NAME Borough Park TOTAL ACREAGE 38.05
 STREET Pine Street
 MUNICIPALITY Waldwick YEAR ESTABLISHED 1937 approx.
 COUNTY Bergen TYPE OF AREA* Park
 GREEN ACRES FUNDS ☐ ACQ. ☐ DEVEL. ☐ BOTH PROJECT NO.
 FEDERAL FUNDS ☐ CD ☐ L&WCF ☐ HUD ☐ OTHER FED. PROJ. NO.
 WATER BODIES WITHIN PARK
 WATER BODIES ADJACENT TO PARK Whites Pond
 PERSON COMPLETING FORM Gary Kratz PHONE NO. 652-5070

OUTDOOR SPORTS AND GAMES

	TOTAL NO. LIGHTED	TOTAL NO. UNLIGHTED
Baseball/Softball Fields		3
Basketball Courts		
Bocce/Shuffleboard Courts		
Exercise/Crosscountry Courses		1
Football Fields		
Golf Courses (9/18 Hole)		
Golf Courses (C-N-P/Min.)		
Handball/Paddleball Courts		
Hockey Courts (Street)		
Ice Skating (Outdoor) Acres*	~ 6	
Ice Skating Rinks*		
Open Play Fields*		
Running Tracks		
Snow Skiing Slopes		
Soccer Fields		
Tennis Courts		
Volleyball Courts		
Youth Baseball Fields		1

WATER ORIENTED FACILITIES

Boat Access Sites (No.)	1
Boat Launch Ramps FW (No.)	
Boat Launch Ramps SW (No.)	
Fishing Piers FW (No.)	
Fishing Piers/Jetties (No.)	
Fishing Shoreline FW (Ft.)	300
Fishing Shoreline SW (Ft.)	
Marina Slips FW (No.)	
Marina Slips SW (No.)	
Motorboating FW (Acres)*	

11. Boating (Non-motorized) FW (Acres)	~ 6
12. Spray Pools (No.)	
13. Swimming Bathhouses (No.)	
14. Swimming Beaches FW (Lin. ft.)	
15. Swimming Beaches SW (Lin. ft.)	
16. Swimming Pools (Above Ground) (No.)	
17. Swimming Pools (In Ground) (No.)	

RESOURCE ORIENTED FACILITIES

1. Camping Cabins/Lean-tos (No.)	
2. Camping Tent Sites (No.)*	
3. Camping Trailer/Multiuse Sites (No.)*	
4. Hunting (Acres)	
5. Nature Centers (No.)	
6. Natural Areas/Wildlife Refuges (Acres)	
7. Picnic Areas - Single Family (No.)	yes
8. Picnic Areas - Group (No.)	yes
9. Trails - Bicycle/Running (Miles)	
11. Trails - Hiking/CC Skiing (Miles)*	
12. Trails - Horse (Miles)	
13. Trails - Motorized (Miles)	

SPECIAL FACILITIES

1. Amphitheaters (No.)*	
2. Arboretums/Botanical Gardens (No.)	
3. Equestrian Facilities (No.)*	
4. Historic Structures (No.)*	
5. Playgrounds/Tot Lots (No.)	yes
6. Senior Citizens & Comm. Centers (No.)*	
7. Other (Specify)*	

PARK NAME Borough Park

ADDITIONAL FACILITIES
Pistol Range

INSTRUCTIONS

This inventory sheet should be completed for each park, recreation and open space area within your jurisdiction.

TYPE OF AREA — Please choose the category or categories which best describe the service area of the park listed: a.) neighborhood, b.) community, c.) county/regional, d.) state/interstate.

Outdoor Sports and Games

- Ice Skating Areas (Outdoor) — Outdoor skating area, including lakes and ponds that are naturally frozen.
- Ice Skating Rinks — Outdoor or partially enclosed skating areas that are artificially frozen.
- Open Playfields — Fields that are not set up for any one particular sport, but which may be used for more than one sport in any given season.

Oriented Facilities (FW refers to fresh water; SW refers to salt water.)

Motorboating — Total acreage available for any type of powerboat use.

Source Oriented Facilities

- Camping Tent Sites — Campsites available for tenting use only.
- Camping Trailer/Multi-use Sites — Campsites for camping vehicles as well as tent trailers and tents.
- Trails - Hiking/CC Skiing (Cross-Country Skiing)

Special Facilities

- Amphitheaters — Includes all designated outdoor concert/theater locations.
- Equestrian Centers — Includes horse facilities ranging from riding or boarding stables to designated horse show grounds.
- Historic Structures — Total number of historic structures on site.
- Senior Citizen or Community Centers — Buildings or outdoor areas used for senior citizen or community recreational activities.
- Other — Please list other special facilities such as fairgrounds, 4-H centers, and zoos.

GREEN ACRES PROGRAM

RECREATION AND OPEN SPACE SITE INVENTORY

See Instructions on Reverse

ID # Co/Mun.

PARK OR LAND NAME Veterans Park TOTAL ACREAGE 3.7
 STREET Lindbergh & Yvonne Sts. YEAR ESTABLISHED approx. 1964
 MUNICIPALITY Waldwick TYPE OF AREA* Park
 COUNTY Bergen
 GREEN ACRES FUNDS ☐ ACQ. ☐ DEVEL. ☐ BOTH PROJECT NO.
 FEDERAL FUNDS ☐ CD ☐ L&WCF ☐ HUD ☐ OTHER FED. PROJ. NO.
 WATER BODIES WITHIN PARK
 WATER BODIES ADJACENT TO PARK
 PERSON COMPLETING FORM Gary Kratz PHONE NO. 652-5070

OUTDOOR SPORTS AND GAMES

	TOTAL NO. LIGHTED	TOTAL NO. UNLIGHTED
Baseball/Softball Fields		
Basketball Courts	3	
Bocce/Shuffleboard Courts		
Exercise/Crosscountry Courses		
Football Fields		
Golf Courses (9/18 Hole)		
Golf Courses (C-N-P/Min.)		
Handball/Paddleball Courts		
Hockey Courts (Street)		
Ice Skating (Outdoor) Acres*		
Ice Skating Rinks*		
Open Play Fields*		
Running Tracks		
Snow Skiing Slopes		
Soccer Fields		1
Tennis Courts		4
Volleyball Courts		
Youth Baseball Fields		

WATER ORIENTED FACILITIES

Boat Access Sites (No.)	
Boat Launch Ramps FW (No.)	
Boat Launch Ramps SW (No.)	
Fishing Piers FW (No.)	
Fishing Piers/Jetties (No.)	
Fishing Shoreline FW (Ft.)	
Fishing Shoreline SW (Ft.)	
Marina Slips FW (No.)	
Marina Slips SW (No.)	
Motorboating FW (Acres)*	

11. Boating (Non-motorized) FW (Acres)

12. Spray Pools (No.)

13. Swimming Bathhouses (No.)

14. Swimming Beaches FW (Lin. ft.)

15. Swimming Beaches SW (Lin. ft.)

16. Swimming Pools (Above Ground) (No.)

17. Swimming Pools (In Ground) (No.)

RESOURCE ORIENTED FACILITIES

1. Camping Cabins/Lean-tos (No.)
2. Camping Tent Sites (No.)*
3. Camping Trailer/Multiuse Sites (No.)*
4. Hunting (Acres)
5. Nature Centers (No.)
6. Natural Areas/Wildlife Refuges (Acres)
7. Picnic Areas - Single Family (No.)
8. Picnic Areas - Group (No.)
9. Trails - Bicycle/Running (Miles)
11. Trails - Hiking/CC Skiing (Miles)*
12. Trails - Horse (Miles)
13. Trails - Motorized (Miles)

SPECIAL FACILITIES

1. Amphitheaters (No.)*
2. Arboretums/Botanical Gardens (No.)
3. Equestrian Facilities (No.)*
4. Historic Structures (No.)*
5. Playgrounds/Tot Lots (No.)
6. Senior Citizens & Comm. Centers (No.)*
7. Other (Specify)*

PARK NAME Veterans Park

ADDITIONAL FACILITIES

INSTRUCTIONS

This inventory sheet should be completed for each park, recreation and open space area within your jurisdiction.

TYPE OF AREA — Please choose the category or categories which best describe the service area of the park listed: a.) neighborhood, b.) community, c.) county/regional, d.) state/interstate.

Outdoor Sports and Games

Ice Skating Areas (Outdoor) — Outdoor skating area, including lakes and ponds that are naturally frozen.

Ice Skating Rinks — Outdoor or partially enclosed skating areas that are artificially frozen.

Open Playfields — Fields that are not set up for any one particular sport, but which may be used for more than one sport in any given season.

Oriented Facilities (FW refers to fresh water; SW refers to salt water.)

Motorboating — Total acreage available for any type of powerboat use.

Source Oriented Facilities

Camping Tent Sites — Campsites available for tenting use only.

Camping Trailer/Multi-use Sites — Campsites for camping vehicles as well as tent trailers and tents.

Trails - Hiking/CC Skiing (Cross-Country Skiing)

Special Facilities

Amphitheaters — Includes all designated outdoor concert/theater locations.

Equestrian Centers — Includes horse facilities ranging from riding or boarding stables to designated horse show grounds.

Historic Structures — Total number of historic structures on site.

Senior Citizen or Community Centers — Buildings or outdoor areas used for senior citizen or community recreational activities.

Other — Please list other special facilities such as fairgrounds, 4-H centers, and zoos.

RECREATION AND OPEN SPACE SITE INVENTORY

See Instructions on Reverse

ID # 1111

Co/Mun. 1111

PARK OR LAND NAME Emmet Park TOTAL ACREAGE 1
 STREET Emmet Place YEAR ESTABLISHED approx. 1968
 MUNICIPALITY Waldwick TYPE OF AREA* Park
 COUNTY Bergen
 GREEN ACRES FUNDS ☐ ACQ. ☐ DEVEL. ☐ BOTH PROJECT NO. _____
 FEDERAL FUNDS ☐ CD ☐ L&WCF ☐ HUD ☐ OTHER FED. PROJ. NO. _____
 WATER BODIES WITHIN PARK _____
 WATER BODIES ADJACENT TO PARK _____
 PERSON COMPLETING FORM Gary Kratz PHONE NO. 652-5070

OUTDOOR SPORTS AND GAMES

	TOTAL NO. LIGHTED	TOTAL NO. UNLIGHTED
1. Baseball/Softball Fields		1
2. Basketball Courts		1
3. Bocce/Shuffleboard Courts		
4. Exercise/Crosscountry Courses		
5. Football Fields		
6. Golf Courses (9/18 Hole)		
7. Golf Courses (C-N-P/Min.)		
8. Handball/Paddleball Courts		
9. Hockey Courts (Street)		
10. Ice Skating (Outdoor) Acres*		
11. Ice Skating Rinks*		
12. Open Play Fields*		
13. Running Tracks		
14. Snow Skiing Slopes		
15. Soccer Fields		
16. Tennis Courts		
17. Volleyball Courts		
18. Youth Baseball Fields		

WATER ORIENTED FACILITIES

1. Boat Access Sites (No.)	
2. Boat Launch Ramps FW (No.)	
3. Boat Launch Ramps SW (No.)	
4. Fishing Piers FW (No.)	
5. Fishing Piers/Jetties (No.)	
6. Fishing Shoreline FW (Ft.)	
7. Fishing Shoreline SW (Ft.)	
8. Marina Slips FW (No.)	
9. Marina Slips SW (No.)	
10. Motorboating FW (Acres)*	

11. Boating (Non-motorized) FW (Acres)

12. Spray Pools (No.)

13. Swimming Bathhouses (No.)

14. Swimming Beaches FW (Lin. ft.)

15. Swimming Beaches SW (Lin. ft.)

16. Swimming Pools (Above Ground) (No.)

17. Swimming Pools (In Ground) (No.)

RESOURCE ORIENTED FACILITIES

1. Camping Cabins/Lean-tos (No.)	
2. Camping Tent Sites (No.)*	
3. Camping Trailer/Multiuse Sites (No.)*	
4. Hunting (Acres)	
5. Nature Centers (No.)	
6. Natural Areas/Wildlife Refuges (Acres)	
7. Picnic Areas - Single Family (No.)	
8. Picnic Areas - Group (No.)	
9. Trails - Bicycle/Running (Miles)	
11. Trails - Hiking/CC Skiing (Miles)*	
12. Trails - Horse (Miles)	
13. Trails - Motorized (Miles)	

SPECIAL FACILITIES

1. Amphitheaters (No.)*	
2. Arboretums/Botanical Gardens (No.)	
3. Equestrian Facilities (No.)*	
4. Historic Structures (No.)*	
5. Playgrounds/Tot Lots (No.)	1
6. Senior Citizens & Comm. Centers (No.)*	
7. Other (Specify)*	

PARK NAME Emmet Park

ADDITIONAL FACILITIES

INSTRUCTIONS

This inventory sheet should be completed for each park, recreation and open space area within your jurisdiction.

TYPE OF AREA — Please choose the category or categories which best describe the service area of the park listed: a.) neighborhood, b.) community, c.) county/regional, d.) state/interstate.

Outdoor Sports and Games

- Ice Skating Areas (Outdoor) — Outdoor skating area, including lakes and ponds that are naturally frozen.
- Ice Skating Rinks — Outdoor or partially enclosed skating areas that are artificially frozen.
- Open Playfields — Fields that are not set up for any one particular sport, but which may be used for more than one sport in any given season.

Oriented Facilities

(FW refers to fresh water; SW refers to salt water.)

- Motorboating — Total acreage available for any type of powerboat use.

Source Oriented Facilities

- Camping Tent Sites — Campsites available for tenting use only.
- Camping Trailer/Multi-use Sites — Campsites for camping vehicles as well as tent trailers and tents.
- Trails - Hiking/CC Skiing (Cross-Country Skiing)

Special Facilities

- Amphitheaters — Includes all designated outdoor concert/theater locations.
- Equestrian Centers — Includes horse facilities ranging from riding or boarding stables to designated horse show grounds.
- Historic Structures — Total number of historic structures on site.
- Senior Citizen or Community Centers — Buildings or outdoor areas used for senior citizen or community recreational activities.
- Other — Please list other special facilities such as fairgrounds, 4-H centers, and zoos.

RECREATION AND OPEN SPACE SITE INVENTORY

See Instructions on Reverse

ID # Co/Mun.

PARK OR LAND NAME Municipal Pool TOTAL ACREAGE 3
 STREET Hopper Ave & W. Prospect St. YEAR ESTABLISHED approx. 1937
 MUNICIPALITY Waldwick TYPE OF AREA* Pool
 COUNTY Bergen
 GREEN ACRES FUNDS ☐ ACQ. ☐ DEVEL. ☐ BOTH PROJECT NO.
 FEDERAL FUNDS ☐ CD ☐ L&WCF ☐ HUD ☐ OTHER FED. PROJ. NO.
 WATER BODIES WITHIN PARK swimming pool
 WATER BODIES ADJACENT TO PARK Hohokus brook
 PERSON COMPLETING FORM Gary Kratz PHONE NO. 652-5070

OUTDOOR SPORTS AND GAMES

	TOTAL NO. LIGHTED	TOTAL NO. UNLIGHTED
1. Baseball/Softball Fields		
2. Basketball Courts		
3. Bocce/Shuffleboard Courts		
4. Exercise/Crosscountry Courses		
5. Football Fields		
6. Golf Courses (9/18 Hole)		
7. Golf Courses (C-N-P/Min.)		
8. Handball/Paddleball Courts		
9. Hockey Courts (Street)		
10. Ice Skating (Outdoor) Acres*		
11. Ice Skating Rinks*		
12. Open Play Fields*		
13. Running Tracks		
14. Snow Skiing Slopes		
15. Soccer Fields		
16. Tennis Courts		
17. Volleyball Courts	1	
18. Youth Baseball Fields		

WATER ORIENTED FACILITIES

1. Boat Access Sites (No.)	
2. Boat Launch Ramps FW (No.)	
3. Boat Launch Ramps SW (No.)	
4. Fishing Piers FW (No.)	
5. Fishing Piers/Jetties (No.)	
6. Fishing Shoreline FW (Ft.)	
7. Fishing Shoreline SW (Ft.)	
8. Marina Slips FW (No.)	
9. Marina Slips SW (No.)	
10. Motorboating FW (Acres)*	

11. Boating (Non-motorized) FW (Acres)

12. Spray Pools (No.)

13. Swimming Bathhouses (No.)

14. Swimming Beaches FW (Lin. ft.)

15. Swimming Beaches SW (Lin. ft.)

16. Swimming Pools (Above Ground) (No.)

17. Swimming Pools (In Ground) (No.)

2

RESOURCE ORIENTED FACILITIES

1. Camping Cabins/Lean-tos (No.)

2. Camping Tent Sites (No.)*

3. Camping Trailer/Multiuse Sites (No.)*

4. Hunting (Acres)

5. Nature Centers (No.)

6. Natural Areas/Wildlife Refuges (Acres)

7. Picnic Areas - Single Family (No.)

yes

8. Picnic Areas - Group (No.)

yes

9. Trails - Bicycle/Running (Miles)

11. Trails - Hiking/CC Skiing (Miles)*

12. Trails - Horse (Miles)

13. Trails - Motorized (Miles)

SPECIAL FACILITIES

1. Amphitheaters (No.)*

2. Arboreturns/Botanical Gardens (No.)

3. Equestrian Facilities (No.)*

4. Historic Structures (No.)*

5. Playgrounds/Tot Lots (No.)

1

6. Senior Citizens & Comm. Centers (No.)*

7. Other (Specify)*

PARK NAME Municipal Pool

ADDITIONAL FACILITIES

INSTRUCTIONS

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- Other — Please list other special facilities such as fairgrounds, 4-H centers, and zoos.

GREEN ACRES PROGRAM

RECREATION AND OPEN SPACE SITE INVENTORY

See Instructions on Reverse

ID # Co/Mun.

PARK OR LAND NAME Ted Bell Park TOTAL ACREAGE .2
 STREET Nordham/Center Sts. YEAR ESTABLISHED 1986
 MUNICIPALITY Waldwick TYPE OF AREA* Park
 COUNTY Bergen
 GREEN ACRES FUNDS ☐ ACQ. ☐ DEVEL ☐ BOTH PROJECT NO.
 FEDERAL FUNDS ☐ CD ☐ L&WCF ☐ HUD ☐ OTHER FED. PROJ. NO.
 WATER BODIES WITHIN PARK
 WATER BODIES ADJACENT TO PARK
 PERSON COMPLETING FORM Gary Kratz PHONE NO. 652-5070

OUTDOOR SPORTS AND GAMES

	TOTAL NO. LIGHTED	TOTAL NO. UNLIGHTED
1. Baseball/Softball Fields		
2. Basketball Courts		
3. Bocce/Shuffleboard Courts		
4. Exercise/Crosscountry Courses		
5. Football Fields		
6. Golf Courses (9/18 Hole)		
7. Golf Courses (C-N-P/Min.)		
8. Handball/Paddleball Courts		
9. Hockey Courts (Street)		
10. Ice Skating (Outdoor) Acres*		
11. Ice Skating Rinks*		
12. Open Play Fields*		
13. Running Tracks		
14. Snow Skiing Slopes		
15. Soccer Fields		
16. Tennis Courts		
17. Volleyball Courts		
18. Youth Baseball Fields		

WATER ORIENTED FACILITIES

1. Boat Access Sites (No.)	
2. Boat Launch Ramps FW (No.)	
3. Boat Launch Ramps SW (No.)	
4. Fishing Piers FW (No.)	
5. Fishing Piers/Jetties (No.)	
6. Fishing Shoreline FW (Ft.)	
7. Fishing Shoreline SW (Ft.)	
8. Marina Slips FW (No.)	
9. Marina Slips SW (No.)	
10. Motorboating FW (Acres)*	

11. Boating (Non-motorized) FW (Acres)

12. Spray Pools (No.)

13. Swimming Bathhouses (No.)

14. Swimming Beaches FW (Lin. ft.)

15. Swimming Beaches SW (Lin. ft.)

16. Swimming Pools (Above Ground) (No.)

17. Swimming Pools (In Ground) (No.)

RESOURCE ORIENTED FACILITIES

1. Camping Cabins/Lean-tos (No.)

2. Camping Tent Sites (No.)*

3. Camping Trailer/Multiuse Sites (No.)*

4. Hunting (Acres)

5. Nature Centers (No.)

6. Natural Areas/Wildlife Refuges (Acres)

7. Picnic Areas - Single Family (No.)

8. Picnic Areas - Group (No.)

9. Trails - Bicycle/Running (Miles)

11. Trails - Hiking/CC Skiing (Miles)*

12. Trails - Horse (Miles)

13. Trails - Motorized (Miles)

SPECIAL FACILITIES

1. Amphitheaters (No.)*

2. Arboreta/Botanical Gardens (No.)

3. Equestrian Facilities (No.)*

4. Historic Structures (No.)*

5. Playgrounds/Tot Lots (No.)

6. Senior Citizens & Comm. Centers (No.)*

7. Other (Specify)*

PARK NAME Ted Bell Park

ADDITIONAL FACILITIES

INSTRUCTIONS

The inventory sheet should be completed for each park, recreation and open space area within your jurisdiction.

TYPE OF AREA — Please choose the category or categories which best describe the service area of the park listed: a.) neighborhood, b.) community, c.) county/regional, d.) state/interstate.

Outdoor Sports and Games

- Ice Skating Areas (Outdoor) — Outdoor skating area, including lakes and ponds that are naturally frozen.
- Ice Skating Rinks — Outdoor or partially enclosed skating areas that are artificially frozen.
- Open Playfields — Fields that are not set up for any one particular sport, but which may be used for more than one sport in any given season.

Oriented Facilities

(FW refers to fresh water; SW refers to salt water.)

- Motorboating — Total acreage available for any type of powerboat use.

Source Oriented Facilities

- Camping Tent Sites — Campsites available for tenting use only.
- Camping Trailer/Multi-use Sites — Campsites for camping vehicles as well as tent trailers and tents.
- Trails - Hiking/CC Skiing (Cross-Country Skiing)

Special Facilities

- Amphitheaters — Includes all designated outdoor concert/theater locations.
- Equestrian Centers — Includes horse facilities ranging from riding or boarding stables to designated horse show grounds.
- Historic Structures — Total number of historic structures on site.
- Senior Citizen or Community Centers — Buildings or outdoor areas used for senior citizen or community recreational activities.
- Other — Please list other special facilities such as fairgrounds, 4-H centers, and zoos.

RECREATION AND OPEN SPACE SITE INVENTORY

See Instructions on Reverse

ID #	_____
Co/Mun.	_____

PARK OR LAND NAME Brookview Park TOTAL ACREAGE 12
 STREET off Malcolm St. YEAR ESTABLISHED 1971
 MUNICIPALITY Waldwick TYPE OF AREA* Open space
 COUNTY Bergen
 GREEN ACRES FUNDS ☒ ACQ. ☐ DEVEL. ☐ BOTH PROJECT NO. 0264-812
 FEDERAL FUNDS ☐ CD ☐ L&WCF ☐ HUD ☐ OTHER FED. PROJ. NO. _____
 WATER BODIES WITHIN PARK _____
 WATER BODIES ADJACENT TO PARK _____
 PERSON COMPLETING FORM _____ PHONE NO. _____

OUTDOOR SPORTS AND GAMES

	TOTAL NO.	TOTAL NO.
	LIGHTED	UNLIGHTED
1. Baseball/Softball Fields		
2. Basketball Courts		
3. Bocce/Shuffleboard Courts		
4. Exercise/Crosscountry Courses		
5. Football Fields		
6. Golf Courses (9/18 Hole)		
7. Golf Courses (C-N-P/Min.)		
8. Handball/Paddleball Courts		
9. Hockey Courts (Street)		
10. Ice Skating (Outdoor) Acres*		
11. Ice Skating Rinks*		
12. Open Play Fields*		
13. Running Tracks		
14. Snow Skiing Slopes		
15. Soccer Fields		
16. Tennis Courts		
17. Volleyball Courts		
18. Youth Baseball Fields		

WATER ORIENTED FACILITIES

1. Boat Access Sites (No.)	
2. Boat Launch Ramps FW (No.)	
3. Boat Launch Ramps SW (No.)	
4. Fishing Piers FW (No.)	
5. Fishing Piers/Jetties (No.)	
6. Fishing Shoreline FW (Ft.)	
7. Fishing Shoreline SW (Ft.)	
8. Marina Slips FW (No.)	
9. Marina Slips SW (No.)	
10. Motorboating FW (Acres)*	

11. Boating (Non-motorized) FW (Acres)

12. Spray Pools (No.)

13. Swimming Bathhouses (No.)

14. Swimming Beaches FW (Lin. ft.)

15. Swimming Beaches SW (Lin. ft.)

16. Swimming Pools (Above Ground) (No.)

17. Swimming Pools (In Ground) (No.)

RESOURCE ORIENTED FACILITIES

1. Camping Cabins/Lean-tos (No.)

2. Camping Tent Sites (No.)*

3. Camping Trailer/Multiuse Sites (No.)*

4. Hunting (Acres)

5. Nature Centers (No.)

6. Natural Areas/Wildlife Refuges (Acres)

12

7. Picnic Areas - Single Family (No.)

8. Picnic Areas - Group (No.)

9. Trails - Bicycle/Running (Miles)

11. Trails - Hiking/CC Skiing (Miles)*

12. Trails - Horse (Miles)

13. Trails - Motorized (Miles)

SPECIAL FACILITIES

1. Amphitheaters (No.)*

2. Arboreta/Botanical Gardens (No.)

3. Equestrian Facilities (No.)*

4. Historic Structures (No.)*

5. Playgrounds/Tot Lots (No.)

6. Senior Citizens & Comm. Centers (No.)*

7. Other (Specify)*

PARK NAME Brookview Park

ADDITIONAL FACILITIES

INSTRUCTIONS

The inventory sheet should be completed for each park, recreation and open space area within your jurisdiction.

TYPE OF AREA — Please choose the category or categories which best describe the service area of the park listed: a.) neighborhood, b.) community, c.) county/regional, d.) state/interstate.

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- Ice Skating Areas (Outdoor) — Outdoor skating area, including lakes and ponds that are naturally frozen.
- Ice Skating Rinks — Outdoor or partially enclosed skating areas that are artificially frozen.
- Open Playfields — Fields that are not set up for any one particular sport, but which may be used for more than one sport in any given season.

Oriented Facilities (FW refers to fresh water; SW refers to salt water.)

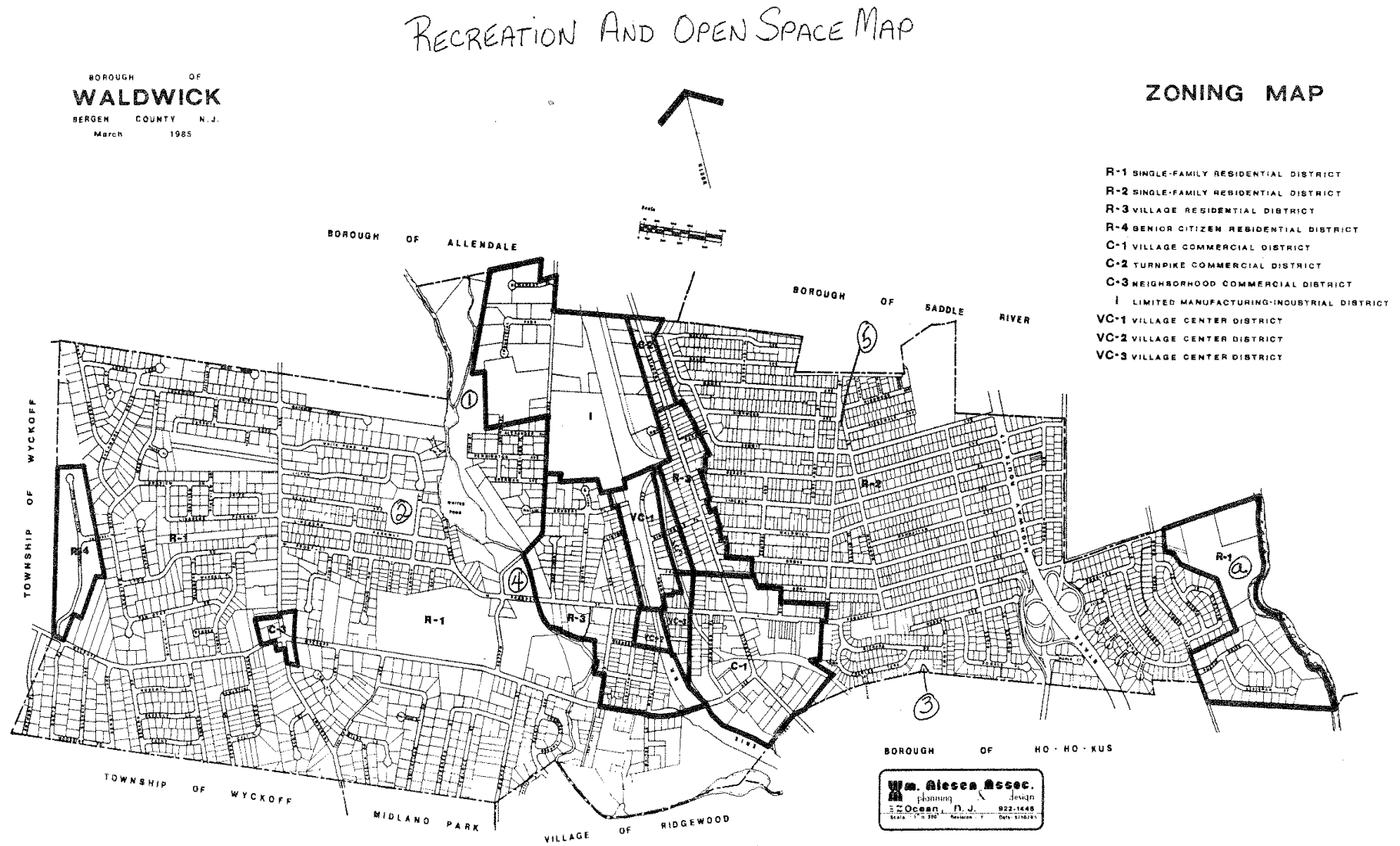
- Motorboating — Total acreage available for any type of powerboat use.

Source Oriented Facilities

- Camping Tent Sites — Campsites available for tenting use only.
- Camping Trailer/Multi-use Sites — Campsites for camping vehicles as well as tent trailers and tents.
- Trails - Hiking/CC Skiing (Cross-Country Skiing)

Special Facilities

- Amphitheaters — Includes all designated outdoor concert/theater locations.
- Equestrian Centers — Includes horse facilities ranging from riding or boarding stables to designated horse show grounds.
- Historic Structures — Total number of historic structures on site.
- Senior Citizen or Community Centers — Buildings or outdoor areas used for senior citizen or community recreational activities.
- Other — Please list other special facilities such as fairgrounds, 4-H centers, and zoos.



Parkland in Waldwick Borough (ROSI)

Block	Lot	Park Name	Location	Class	Owner	Acres (Tax Data)	Acres (GIS)	Acres (ROSI)	ROSI Key
27	1	Ted Bell Park	NORDHAM ST	15C	BOROUGH OF WALDWICK	0.06	0.09	0.20	5
18.04	20	Emmet Park	PLAY AREA EMMET PL	15C	BOROUGH OF WALDWICK	1.12	0.92	1.00	3
73	3.03	Brookview Park	37-39 MALCOLM STREET	15C	BOROUGH OF WALDWICK	12.01	12.36	12.00	A
132	16	Municipal Pool	POOL&BLDG HOPPER AV	15C	BOROUGH OF WALDWICK	3.00	2.55	3.00	4
148	1	Veterans Park	VET PARK LINDBGH PKY	15C	BOROUGH OF WALDWICK	3.70	3.72	3.70	2
154	34	Borough Park	217 PINE STREET	15C	BOROUGH OF WALDWICK	38.05	30.04	38.05	1
						Total, ROSI:		57.95	
136	6.02	(acquired 2024)	197 WYCKOFF AVENUE 2X	15C	BOROUGH OF WALDWICK	2.00	1.84	to be added to ROSI	
136	6.08	(acquired 2024)	9 BRADY STREET	15C	BOROUGH OF WALDWICK	1.00	0.98	to be added to ROSI	
					Total, to be added to ROSI:		2.82		
					Total, Parkland in Waldwick Borough:		60.77		

Public Land, Waldwick Borough

Block	Lot	Location	Class	Owner	Acres (Tax Data)	Acres (GIS)	Facility
3	1	SUMMIT AVENUE	15C	BOROUGH OF WALDWICK	0.10	0.11	
6	70.01	MOORE AVE.REAR	15C	BOROUGH OF WALDWICK	-	0.03	VACANT LAND
17	60.02	63 FRANKLIN TURNPIKE	15C	BOROUGH OF WALDWICK	1.03	0.24	DRAINAGE
17	62.02	DORA AVENUE	15C	BOROUGH OF WALDWICK	0.36	0.35	MUNICIPAL BLDG.
17	63	15 EAST PROSPECT STREET	15C	BOROUGH OF WALDWICK	0.81	0.90	MUNICIPAL BLDG.
19	44	LIBRARY PROSPECT STREET	15C	BOROUGH OF WALDWICK	0.50	0.48	LIBRARY
22	1	27 CENTRE STREET	15C	BOROUGH OF WALDWICK	0.11	0.09	VACANT LAND
29	17	ASTOR PLACE	15C	BOROUGH OF WALDWICK	0.26	0.30	
42	43	EAST PROSPECT STREET	15C	BOROUGH OF WALDWICK	0.05	0.05	
64	1	BERGEN AVENUE	15C	BOROUGH OF WALDWICK	0.01	0.01	
64	35	LINCOLN PLACE	15C	BOROUGH OF WALDWICK	0.01	0.01	
65	1	LINCOLN PLACE	15C	BOROUGH OF WALDWICK	0.01	0.01	
66	25	MANHATTAN AVENUE	15C	BOROUGH OF WALDWICK	0.01	0.01	
72.04	56.02	MACLAREN COURT REAR	15C	BOROUGH OF WALDWICK	0.06	0.07	
73	3.04	WEST SADDLE RIVER ROAD	15C	BOROUGH OF WALDWICK	0.06	0.09	
73	10.02	MALCOLM ST. WATER DEPT.	15C	BOROUGH OF WALDWICK	1.61	1.80	
111	27.01	LAND PROSPECT ST	15C	BOROUGH OF WALDWICK	0.02	0.02	
116	29	HARRISON AVENUE	15C	BOROUGH OF WALDWICK	0.25	0.24	
119	1.05	WYCKOFF AVE	15C	BOROUGH OF WALDWICK	0.84	0.87	FIREHOUSE NO.2
153	15	GATEWAY COURT REAR	15C	BOROUGH OF WALDWICK	2.59	2.44	
153.04	21.01	LAND DRAINAGE DITCH	15C	BOROUGH OF WALDWICK	0.12	0.11	
154	33.01	LAND DRAINAGE DITCH	15C	BOROUGH OF WALDWICK	0.18	0.19	
154	42	INDUSTRIAL PARK	15C	BOROUGH OF WALDWICK	1.25	1.24	
166	6	MARY LANE	15C	BOROUGH OF WALDWICK	0.13	0.12	
				Total, Public Land:	10.37	9.81	

Education (Public and Private), Utilities, Clubs, and Recreation Facilities

Block	Lot	Location	Class	Owner	Acres (Tax Data)	Acres (GIS)	Facility
77	1	155 SUMMIT AVENUE	15A	BOARD OF EDUCATION	13.34	13.77	Traphagen Elementary School
128	37.01	WYCKOFF & HOPPER AVES.	15A	BOARD OF EDUCATION	4.30	4.45	Ball field
136	7	WYCKOFF AVE	15A	BOARD OF EDUCATION	23.19	23.17	Waldwick High School
153	1	CRESCENT AVENUE	15A	BOARD OF EDUCATION	12.70	13.45	Crescent Elementary School
				Total, Board of Education:	53.53	54.82	
128	36.01	107 WYCKOFF AVENUE	15B	PRIVATE	4.45	4.49	Forum School
128	49	111 WYCKOFF AVENUE	15B	PRIVATE	0.34	0.35	
128	37.02	100 WEST PROSPECT STREET	15B	PRIVATE	4.01	4.06	Village School for Children
128	40	33 HOPPER AVENUE	15B	PRIVATE	0.16	0.19	
118	1.02	DOW AVENUE	15F	NORTHWEST BERGEN CO UTIL. AUTH	20.30	19.33	
118	1.06	34 WYCKOFF AVENUE	15F	NORTHWEST BERGEN CO UTIL. AUTH	0.21	0.21	
118	2	WYCKOFF AVENUE	15F	NORTHWEST BERGEN CO UTIL. AUTH	0.11	0.09	
				Total, County Utilities:	20.61	19.63	
18.01	9	33 FRANKLIN TURNPIKE	4A	PUBLIC SERVICE ELECTRIC & GAS	1.69	1.46	utility
109.01	5	FRANKLIN TURNPIKE	1	PUBLIC SERVICE ELECTRIC & GAS	0.47	0.48	utility
111	27	WEST PROSPECT STREET	4A	PUBLIC SERVICE ELECTRIC & GAS	0.40	0.44	utility
115	26	HARRISON AVENUE	1	PUBLIC SERVICE ELECTRIC & GAS	0.43	0.41	utility
116	36	64 HARRISON AVENUE	1	PUBLIC SERVICE ELECTRIC & GAS	0.95	0.92	utility
133	6	5 BOHNERT PLACE	1	PUBLIC SERVICE ELECTRIC & GAS	0.13	0.13	utility
133	17	101 HOPPER AVENUE	4B	PUBLIC SERVICE ELECTRIC & GAS	16.80	17.45	utility
				Total, PSEG:	20.87	21.29	
73	1	WEST SADDLE RIVER ROAD	1	PRIVATE	2.85	2.85	Highlands Community Association
108	13	46 FRANKLIN TURNPIKE	4A	PRIVATE	0.55	0.52	American Legion
114	7	7 HEWSON AVENUE	15F	PRIVATE	0.14	0.15	Museum
131	20	1 SMITH STREET	15F	PRIVATE	0.38	0.36	Knights of Columbus
				Total, Clubs/Associations:	3.92	3.88	
133	21	155 HOPPER AVENUE	4A	PRIVATE	2.63	2.48	Waldwick Sports Complex
154	35.01	132-136 HOPPER AVENUE	4A	PRIVATE	7.80	5.39	
154	36	140 HOPPER AVENUE	4B	PRIVATE	2.44	2.43	
154	46	12 INDUSTRIAL PARK	1	PRIVATE	1.67	1.62	
				Total, Private Recreation:	14.54	11.91	

APPENDIX D

Public Participation

69 Public Participation

- Public Announcement for Borough Council and Planning Board Meetings
- Borough Council Meeting, December 10, 2024:
Agenda, Minutes, and Presentation
- Planning Board meeting, February 5, 2025:
Agenda, Minutes, and Resolution

*Items in *italics* are not yet available

Public Announcement for Borough Council and Planning Board Meetings

The Planning Board was established to perform the duties of a municipal Planning Board as outlined in the Municipal Land Use Law. The Planning Board consists of nine (9) members from the following four (4) classes. All members and alternate members of the Planning Board, except for Class II members shall be municipal residents. (Added 8-22-00 by Ord. No. 14-00)

The Waldwick Planning Board's statutory responsibilities are as follows:

- Prepare, adopt and periodically re-examine a Master Plan for the development of the Borough
- Review Subdivision and Site Plan Applications
- Maintain files on municipal Master Plans and development regulations

All meetings of the Planning Board are open to the public, except such Executive Sessions authorized pursuant to State law. All meetings are held at 7:30 pm in the Council Chambers of the Waldwick Administration Building located at 63 Franklin Turnpike, Waldwick, New Jersey. Regular Meetings are held on the first Wednesday of each month.

If you are interested and wish to be considered for one of our Boards, Commissions, or Committees, please download the [Citizen Leadership Application](#) and submit to the Municipal Clerk Kelley Halewicz at khalewicz@waldwicknj.org

Members

Tom Giordano - Class I, Mayor
Adele Badalamenti - Class IV, Chair
Paul Schatz - Class IV, Vice Chair
Joseph Mysliwicz - Class II
Paul Posillico - Class IV
Joseph Oravetz - Class IV
Mark Ramundo - Class III
Stan Kowalski - Class IV
John Vervoort - Class IV
John Cabibo - Alternate #1
Cory Panfile - Alternate #2

Professionals

Joyce Sinclair - Secretary
Clifford Singer - Attorney
Boswell Engineering - Engineer
Paul Phillips & Paul Grygiel - Planner

Open Space & Recreation Plan:

The Open Space & Recreation Plan will be reviewed by the Mayor and Council at the December 10th meeting along with a public hearing. It will then be reviewed by the Planning Board along with another public hearing on February 5th before adopting it into the Master Plan.

- [Download the DRAFT Open Space & Recreation Plan Here](#)

Contact Information

Zoning Official

Joseph Mysliwicz
jmysliwicz@waldwicknj.org
201-652-5300 ext. 233

Secretary

Joyce Sinclair
jsinclair@waldwicknj.org
201-652-5300 ext. 223

**AGENDA FOR THE REGULAR MEETING
OF THE MAYOR & COUNCIL OF THE BOROUGH OF WALDWICK
TUESDAY, DECEMBER 10, 2024 AT 7:30 PM
IN THE ADMINISTRATION BUILDING COUNCIL CHAMBERS
63 FRANKLIN TURNPIKE, WALDWICK**

To view meeting live - <https://www.youtube.com/channel/UCg4tHscliffyJFkQ6tfMmUA/streams>

I. CALL TO ORDER

II. STATEMENT OF COMPLIANCE - This meeting is being held in conformance with the Sunshine Law. Notice of time, date and place has been furnished to The Bergen Record and The Ridgewood News. Notice has also been posted on the bulletin board of the Administrative Building.

III. ROLL CALL

Mayor Giordano ____, Mr. Brennecke ____, Ms. Cericola ____, Mr. Martinello ____,
Mr. Ramundo ____, Mr. Ritchie ____, Mrs. Weber ____.

Also present: Borough Administrator Steven J. Neale, Borough Clerk Kelley Halewicz and Borough Attorney Craig Bossong.

IV. PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE HONORING VETERANS & PRAYER

V. PROCLAMATIONS & PRESENTATIONS

- a. Waldwick Open Space and Recreation Plan Presentation and Public Hearing with The Land Conservancy of NJ

VI. MAYOR’S REPORT AND REPORTS OF COMMITTEES

- a. Mayor’s Report - Mayor Giordano
- b. Financial & Administrative Committee - Mr. Ritchie
- c. Fire & Police Protection Committee - Mr. Brennecke
- d. Public Safety Committee - Ms. Cericola
- e. Recreational & Health Committee - Mr. Martinello
- f. Public Works Committee - Mr. Ramundo
- g. Buildings & Grounds Committee - Mrs. Weber

VII. DEPARTMENT HEAD REPORTS

VIII. CONSENT AGENDA RESOLUTIONS

- 2024-303 Approval of Consent Agenda
- 2024-304 Approval of Minutes - Regular & Closed Session Meetings November 26, 2024
- 2024-305 Approval of Support for a Constitutional Amendment to Increase the Veterans Property Tax Deduction from \$250 to \$2,500 Over the Course of Four Year

- 2024-306 Authorizing Partial Release of Developer’s Agreement for D&R Waldwick LLC (Waldwick Station)
- 2024-307 Authorize Emergency Resolution, N.J.S.A. 40A:4-46
- 2024-308 Award Fair and Open Contact to Alpine Painting & Sandblasting Contractors for Ground Storage Tanks 1 & 2 Improvements, \$525,950.00
- 2024-309 Authorize Special Council Meeting – Monday, December 23, 2024
- 2024-310 Authorize Special Budget Meetings – various
- 2024-311 Cancellation of Appropriated Reserve Balances in Current Fund
- 2024-312 Approval of Budget Appropriation Transfers
- 2024-313 Payment of Vouchers

IX. PUBLIC HEARING & ADOPTION OF ORDINANCE(S)

- a. Proposed Re-Developer Presentation
- b. Ordinance No. 2024-#33 - ORDINANCE OF THE BOROUGH OF WALDWICK, ADOPTING THE HARRISON AVENUE REDEVELOPMENT PLAN PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, ET SEQ., FOR PROPERTY LOCATED AT 37-49 HARRISON AVENUE AND 13 WEST PROSPECT STREET AS IDENTIFIED AS BLOCK 107, LOTS 1 ,3, 5, 7, 8, 9, 10 and 11

X. INTRODUCTION OF ORDINANCE(S)

XI. UNFINISHED BUSINESS

XII. NEW BUSINESS

XIII. PUBLIC COMMENT

XIV. CLOSED SESSION - Any matter permitted to be discussed in Closed Session pursuant N.J.S.A. 10:4-12

- 2024-314 Authorized Closed Session
Contract negotiations

XV. ADJOURNMENT

KELLEY HALEWICZ, RMC/CMC
MUNICIPAL CLERK

*****THE COUNCIL REORGANIZATION MEETING IS JANUARY 7, 2025 AT 7:00 PM *****

Borough Council Meeting, December 10, 2024: Minutes

REGULAR MEETING MINUTES: 1

DECEMBER 10, 2024

**MINUTES FOR THE REGULAR MEETING
OF THE MAYOR & COUNCIL OF THE BOROUGH OF WALDWICK
HELD ON TUESDAY, DECEMBER 10, 2024 AT 7:30 PM**

Mayor Giordano called the meeting to order and read the Statement of Compliance.

Mayor Giordano asked for a roll call. Present on roll call: Mayor Giordano, Mr. Brennecke, Ms. Cericola, Mr. Martinello, Mr. Ramundo, Mr. Ritchie and Mrs. Weber.

Also present: Steven J. Neale, Borough Administrator; Kelley Halewicz, Municipal Clerk and Craig Bossong, Municipal Attorney.

Mayor Giordano asked everyone to join in the Pledge of Allegiance, remain standing for a moment of silence honoring our Veterans and to remain standing for the prayer.

MAYOR'S REPORT AND REPORTS OF COMMITTEES

Mayor's Report. Mayor Giordano thanked Kelley and Tatiana as well as the Council Members for attending the Christmas Tree Lighting. Kelley and Tatiana then went to Bergen County to decorate the tree the county provides the Borough as part of their Winter Wonderland. This year the theme was trains which fell in line with the cover of our 2025 calendar. Andrea Mistretta provided the cover artworks for the 2025 calendar. Also, the Lions Club and Fire Department will have their traditional Santa events this weekend.

Financial & Administrative Committee. Mr. Ritchie has no report.

Fire & Police Protection Committee. Mr. Brennecke attended the Christmas Tree Lighting. Santa on truck last week, with mixed reviews. Operation Santa is underway, and the fire house is open now, please visit our website for details.

Public Safety Committee. Ms. Cericola reported that WALVAC responded to 48 calls in November, two being Mutual Aid. Ashley Statuto responded to the most calls at 24, April Trainor responded to the second most calls at 19 and Adrian Comayagua in third at 14 calls. The majority of runs were on Saturdays and Sundays. A unit arrived on scene in under 5 minutes for 75% of all calls in November. WALVAC also provided Standby Assistance to Ramsey VAC at the Don Bosco Playoff Game on 11/22.

Ms. Cericola attended the WAFA meeting last night and the current chair, Deb DellaVecchia, was elected to serve as chair for next year. They discussed budgets and plans for next year. They're seeking a new intern as their prior intern did a fantastic job but is getting ready for college and future plans. If anyone knows of anyone that would like the position, please reach out to me. WAFA also expressed interest in being involved in the Borough Park rehabilitation project to try to make the park ADA accessible during the design phase. Additionally, WAFA is attempting to work with the Board of Education to ensure the parking lots are ADA accessible.

Recreational & Health Committee. Mr. Martinello reported that winter sports are underway, but you can still sign up for wrestling and basketball. Baseball registration will open just after the holidays. The Mayor's 4th Annual House Decorating Contest will take place on December 17. The Menorah Lighting is December 22 at 4:30 pm in front of the Library. The American Legion is accepting Toys for Tots. Bring your new unwrapped toy to the Legion Hall no later than December 13.

Borough Council Meeting, December 10, 2024: Minutes

REGULAR MEETING MINUTES: 2

DECEMBER 10, 2024

Mr. Martinello attended the Board of Health meeting. COVID and flu are down but RSV is on the rise in hospitals. Child Health Clinics are held on the third Thursday of each month.

Public Works Committee. Mr. Ramundo reported that a new fire hydrant was installed on Lockwood Avenue to help with the brown water issue in that area. There was a sanitary sewer clog on East Prospect on Sunday, which the DPW cleared up. Staging work being done for the water repair at the corner of Crescent and Wyckoff Avenue.

Mr. Ramundo thanked the DPW for cleanup and set up for the Christmas Tree Lighting as well as Tatiana and Kelley and the Council for such a great program Friday night.

Buildings & Grounds Committee. Mrs. Weber thanked everyone for the wonderful tree lighting. Also, thanks to Tatiana and Kelley for a great event. The residents really enjoyed it, and she greatly appreciated it.

DEPARTMENT HEAD REPORTS

Administrator. Mr. Neale thanked Tatiana and Kelley for a fantastic job with the Christmas Tree lighting. The Grinch was great. In a few minutes, we will have a presentation by The Land Conservancy of NJ on our Open Space and Recreational Plan.

Municipal Clerk. Mrs. Halewicz thanked the Mayor and Council for their support of this event as well as the DPW, PD, WALVAC, Fire Dept., CERT and our sponsors for a successful event.

Mrs. Halewicz reminded everyone to sign up for Constant Contact our new platform for weekly Community News and Updates as well as our Monthly newsletter. Nixle will continue to be used by the PD for their emergency notifications.

Mrs. Halewicz Season's Greetings to all!

Attorney. Mr. Bossong will have one item for the Closed Session with no action to be taken.

PROCLAMATIONS & PRESENTATIONS

- a. Waldwick Open Space and Recreation Plan Presentation and Public Hearing with The Land Conservancy of NJ.

Barbara Davis, Vice President, Programs at The Land Conservancy of NJ provided the background of how we got here, starting with the kickoff meeting in February as well as site visits in April, from which a draft was prepared. After this meeting, the Planning Board meeting will take place on February 5, 2025, where the plan will be presented and possible adoption of the Plan as an element of the Master Plan and submit to Green Acres.

Ms. Davis explained that the Borough needed to create an Open Space Plan to identify locally important lands for conservation and protection, creating the Open Space Plan provided 10 points toward Sustainable Jersey certification and by completing the Open Space Plan, the Borough qualified for Green Acres funding; a 50% matching grant fund through NJDEP Green Acres program. These funds can be used for preserving lands identified in the Borough's Open Space Plan. The 2024 Open Space Goals are to provide parks and recreational areas within a 10-minute walk of every resident; offer a variety of outdoor venues to support recreational pursuits for

Borough Council Meeting, December 10, 2024: Minutes

REGULAR MEETING MINUTES: 3

DECEMBER 10, 2024

residents of all ages and abilities; safeguard a resilient landscape and integrate cultural heritage to ensure a sense of place.

Ms. Davis provided this history of the Borough's Open Space Program which dates back to 1976 when the Borough was awarded \$39,600 grant from Green Acres for Brookview Park. Because the Borough accepted Green Acres monies, all parks are available to outside groups.

Waldwick Borough has an overburden community, and that corner of the community is just beyond the 10-minute walk to recreation. It doesn't have the same access as all the other parts of town. If the borough were to acquire land in this area, there would be enhanced funding through the State of NJ for that purpose as this is a priority for the State.

The Borough has received \$1,978,760 from Bergen County to preserve historic sites and undertake recreation projects in the Borough. The Borough's Open Space Trust fund has \$1,538,088 to finance our open space and recreation program; with an estimated \$82,075 collected in 2024. The Borough has 6 parks, totaling 61 acres.

Ms. Davis provided the following recommendations and explained each point: improve and update parks and recreational spaces; acquire land to expand parks and create new recreational spaces; connect people to parks; apply to Green Acres grant program; preserve historic places and steward public lands to ensure resiliency.

Green Acres funding comes with strings like all other grants. The Borough acquired Wagner property. The Borough would qualify for 50% grant to cover the costs, including 50% of the soft costs to acquire this property. This is a reimbursement type grant; apply now as it is due February 5, 2025, Land Conservancy will help in that application to apply for reimbursement. The ROSI would need to be updated. The borough has one and it is from 1989. It includes all parks and the Rifle range. Ms. Davis would recommend that the Borough appeals to Green Acres for the range to be removed from the list as it is not really a park. The Wagner property would be added. It is restricted to any other use but parks and recreation. That shouldn't be a problem, the Borough has a ROSI and is already doing that. Wagner was purchased with open space dollars. It has to be scheduled, which means if I live in Randolph, I could call the municipality to request use of the property. The Borough would have first priority. This is not unusual or unreasonable, but you have to be aware of it. If you put it on a ROSI and if there is a structure or infrastructure that's does not support parks and recreation and doesn't support outdoor recreation, do not include it on the ROSI.

Mr. Neale commented that he did take Barbara around to our parks so they could see for themselves what we had. He shared our goals of updating our parks. We want to set ourselves up to apply for Green Acres funding if that is the direction the Council wishes to go in to recoup some of these costs.

Council Comments

Mr. Ritchie thanked Barbara for her presentation. If the borough were to take Green Acres monies for the Wagner property, could we resell it or are we prohibited.

Ms. Davis responded that you used open space monies to purchase the property and if you used Green Acres money, you could not resell it. But you actually used capital dollars, there is no restriction as to the use of this property. You could keep it, subdivide it or sell it off, there are no restrictions. The intention was to use this property for open space.

Borough Council Meeting, December 10, 2024: Minutes

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You could choose to sit tight. This was a big investment. Do not apply to Green Acres this year. Take the time to plan it out. Let your planner and engineer look at it.

If we take green acres money for any improvement – no.

Mr. Martinello asked about the parks on ROSI, and once they are included, they are available for use by other towns. Is that only if we take Green Acres monies?

Ms. Davis responded that because the Borough used Green Acres monies in 1976, all parks listed on the ROSI are open to all residents of the State of New Jersey. The Borough has had a ROSI since 1989, it is not currently an issue in Walldwick.

Mrs. Weber asked if there is a length of time to apply for Green Acres reimbursement. Also, what do we do about the structures on that property? Remove them from the overall acreage?

Ms. Davis responded that towns go back and seek reimbursement years later. Green Acres has the money now, so you should think about it. If you plan on using the structures to support outdoor recreation, you can leave them in. If the barn is going to store equipment to help maintain the field, keep it on. If the house is going to be a community center, indoor recreation, you should talk to the State whether to have on or off. Ms. Davis cannot emphasize enough to have your engineer look at the property to make sure that there are no water or sewer infrastructure issues or old easements.

Mr. Martinello asked about existing Borough ordinances. The Borough has a park that only allows children under 12 to use it. Would Green Acres override that.

Ms. Davis explained it depends on the ordinance. The Borough can dictate the use of park. In your list of uses, it must allow for the scheduling for people outside of the community. It has to be allowed and scheduled. I am sure that it already is part of this.

Mr. Ramundo asked if the structure on the property is subdivided, does that prorate the dollars available.

Ms. Davis responded that if you paid \$500,000, and the house is worth \$100,000 it would affect the amount available, but she will confirm with their Land Preservation Specialist on that and let Steve know tomorrow.

Public Hearing – Walldwick Open Space and Recreation Plan

John Vervoort asked about recommending the Pistol Range be removed.

Ms. Davis responded that the Pistol range is currently part of the same lot as Borough Park and the entire lot is included on the ROSI. Because the Pistol Range is not outdoor recreational use, the Borough should apply to Green Acres for it be removed from the ROSI.

CONSENT AGENDA RESOLUTIONS

RESOLUTION NO. 2024-303

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 with the addition of 2024-315:

- 2024-303 Approval of Consent Agenda
- 2024-304 Approval of Minutes - Regular & Closed Session Meetings November 26, 2024
- 2024-305 Approval of Support for a Constitutional Amendment to Increase the Veterans Property Tax Deduction from \$250 to \$2,500 Over the Course of Four Year
- 2024-306 Authorizing Partial Release of Developer’s Agreement for D&R Waldwick LLC (Waldwick Station)
- 2024-307 Authorize Emergency Resolution, N.J.S.A. 40A:4-46
- 2024-308 Award Fair and Open Contact to Alpine Painting & Sandblasting Contractors for Ground Storage Tanks 1 & 2 Improvements, \$525,950.00
- 2024-309 Authorize Special Council Meeting – Monday, December 23, 2024
- 2024-310 Authorize Special Budget Meetings – various
- 2024-311 Cancellation of Appropriated Reserve Balances in Current Fund
- 2024-312 Approval of Budget Appropriation Transfers
- 2024-313 Payment of Vouchers
- 2024-315 Authorize Amendment to Resolution 2024-240 - Cancellation and Refund of Taxes, Block 73.07/Lot 5

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Brennecke			X			
Cericola			X			
Martinello			X			
Ramundo	X		X			
Ritchie			X			
Weber		X	X			
Mayor Giordano						

PUBLIC HEARING & ADOPTION OF ORDINANCE(S) – None.

Mayor Giordano left the dais at 8:04 pm.

Mr. Bossong commented that this is the public hearing on the redevelopment plan. At the December 4 Planning Board meeting the Board issued a letter from their Counsel that Mr. Bossong would like to address and then a presentation by the potential redeveloper to address some concerns brought up at that meeting. The Planning Board did find that the proposed redevelopment is consistent with the Master Plan, which is the main part of their review. Mr. Bossong provided a timeline that started in 2022.

- a. Proposed Re-Developer Presentation
Bruce Whittaker of McDonnell & Whittaker, Robert Zampolin, Architect, Zampolin & Associates, Harrison Avenue Redeveloper LLC and Richard Radici of DMR Construction presented their concept to redevelop the Harrison Avenue parcels included in Ordinance No. 2024-#33 and 13 West Prospect Street.

Borough Council Meeting, December 10, 2024: Minutes

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Council comment

Council Members asked about the height of the project and at what point does it not become feasible to proceed? How does a change in the number of units affect the COAH units? How did you come up with 14ft on the first floor and 10ft on subsequent floors. What is the total height of the proposed plan.

Responses came from architect and proposed contractor that the project does not become feasible if you take away any units, it's just not profitable. A change in units affects the number of COAH units. The 14ft for the first floor is required under law. There is a set back on the upper floors that could have terraces. Total height is 48 ft but there is a set back so it will not look so massive and there is a set back on the first floor to allow for walkway.

Mr. Ritchie commented on the timeline of events for this redevelopment which started with his 2021 campaign with Councilwoman Cericola, where they were knocking on doors and hearing feedback that we need to redevelop, we need to revitalize the downtown. That became the core of their campaign. Started to discuss with individual Council Members this need. Three months into his first term, March/April 2022 the Council discussed redevelopment and appointed the Redevelopment Counsel. Our responsibility is to designate areas in need of redevelopment and work with redevelopers, recruit them. We do not own these properties; we do not spend tax dollars on buying these properties. We do not build on these properties. We certainly do not have the money to do those things.

Our planner performed a study. The Planning Board held hearings. The Council designated 'Rocket property' as an area in need of redevelopment. There was overwhelming support from the residents of this area that they even wanted to expand it and have their properties included. There is a real hunger in that area to see revitalization.

By June 2023, we had not received any proposals, and he began to lose faith that there was no interest in redeveloping in Waldwick. At that time, we met with our Borough Administrator Patrick Wherry and agreed to try to recruit some redevelopers into this area. As a Council, they passed a resolution to put an RFP together for this and received one proposal. The design was massive and not what we were looking for as it would totally transform this town, which is not what the Council wanted. The plan was rejected.

In November of 2023, we began to talk about the possibility that there is something fundamentally wrong with the Rocket property that we designated. Maybe we need to expand the area in need to include Rite Aid and Harrison Avenue property.

Finally in March of 2024, we received two more proposals. One was for Rocket again for high density housing from end to end, 5/6 stories high. We were not looking for this type of project and it was rejected. Then we received a proposal for the Harrison property and looked like it was getting closer to what we wanted to see but it's not hitting retail on the first floor on Prospect Street. It is the hallmark of what we want to achieve but still not exactly what we were looking for. That was rejected as well and sent back.

In September 2024, the Council received and reviewed revised plans for Harrison Avenue. There was a majority consensus, not unanimous that we liked this concept. It checked all the boxes. In October 2024, the Redevelopment Plan for Harrison Avenue was introduced and submitted to the Planning Board for review with unanimous consent from the Council.

The Planning Board held hearings in November and December. Three years, four proposals, two to three hearings and closed session meetings. We worked very hard on this. The proposals we are getting did not meet with the vision and are far more outlandish. This plan dwarfs with regards to height and density and is more in line with what we want to see.

Borough Council Meeting, December 10, 2024: Minutes

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Mr. Ritchie addressed the comments from the Planning Board and thanked the members for their effort. No matter what board you are on it is a thankless job and thank everyone. He expressed concerns about the way Planning Board proceedings were managed by Planning Board Attorney. At the start of the first meeting, Council members asked to stand, acknowledge who they were and threatened to have to leave because it was an unscheduled visit from Council members. Intimidation at best, illegal at worst. The Planning Board tried to discuss the plans but had a lack of information as to what we were trying to achieve, the history, and adjourned that meeting without public comment, despite there being a large turnout. They planned their second meeting as work session with no public comment and then took a vote at the end of that meeting to turn this down with restrictions. Not sure if that violates the OPMA, but it felt like it. The residents did not have much say in what the Planning Board was considering.

The Planning Board addressed the height. He expressed sympathy for the Planning Board's point of view. We had grand visions with two stories all the way through town, Nantucket like feel with little shops and restaurants. Just absolute quaint beauty. We quickly found out that is not the type of proposal that was coming in. That is not the type of redevelopment coming in and they were too big. What we have here is beautiful the middle ground. If we vote this down, we will be left with a vacant lot for ten years.

Mr. Ritchie commented on members of the Council having too much of a personal interest. He believes that is directed at him. He does have a personal interest; it is the interest of Waldwick. The residents of Waldwick deserve more than vacant lots, rundown properties and unsafe and not a prosper downtown. We deserve to have a thriving downtown. For those that think it is too fast, too passionate, too hard. This is one, one thousandth of the energy that could be put into projects like this. In the next three years, I will do what I can to do the business of the Borough.

With regards to the Rite Aid property, he sympathizes with the Planning Board. We should be looking at this from a holistic point of view and he tried to get the Council members to see that. It should include the Rite Aid property, which could be turned into a community center/senior center. Retail all the way down the street. Take the streetscape in turn that into a greenery and memorial. We need to keep the parking lot. If we vote this down, we will be left where we are for the next 10 years. I understand there are concerns on the height. We should not have to go out to other towns to enjoy ourselves, we should be able to do this in Waldwick.

This is also about revenue. He has never seen a tighter budget. There is nothing to cut. We have no tax revenue, and we are not investing in our infrastructure. We need to come up with ways to create more tax revenue. This will spur a domino effect to revitalize the downtown. By passing this tonight, we maintain control over this area. We have been hit hard with a COAH mandate from the state, 180 new units. If we vote this down tonight, it falls in the court's hands. The courts do not care what the residents think, what the Planning Board thinks or what the Council thinks. We will end up with a 10-story building from one corner to the other. Town deserves better. It puts us on the right path and helps our budget. We want to hear from you.

Ms. Cericola thanked the group for their presentation. This project is gorgeous. As Mike mentioned, we have worked on this project for three years. The Council sent RFPs, designated two areas as Redevelopment Zones, held multiple Planning Board hearings, and had countless Closed Sessions on the matter. This Council rejected multiple plans from developers because the proposed density was too high, too large, or did not prioritize retail space along Prospect. We have seen what other development options exist, and they are all far worse. There has been a majority consensus from this Council for this exact plan all along, and this Council voted unanimously to support and send this Redevelopment Plan to the Planning Board. I urge everyone to vote with the same consensus.

Borough Council Meeting, December 10, 2024: Minutes

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This is a beautiful plan that solves multiple problems for the Borough as It contributes to the need to Revitalize our downtown. It initiates progress towards a fully rebuilt, safe and prosperous downtown. It helps to narrow our budget deficits by adding much needed tax revenue, without putting a greater burden on the current residents. It solves the need to find a place to start adding the COAH units we were just mandated to add.

By passing this, we maintain control over what type of development is built in that area. Voting this plan down at the eleventh hour will potentially set up a battle in the courts, and the courts will control what is built in this area. The courts do not care what the residents or the Council in Waldwick want built on these properties, and we risk having a 10-story building spanning the entire block of Prospect and the entire block of Harrison, with 90% COAH units, effectively a housing project.

Ms. Cericola urged everyone to vote for the plan we have been working on and do what is best for the Borough. It's time to give Waldwick a facelift. The people have been asking for a more vibrant downtown area year after year and this will finally help create that vision. For too long, we have sat on the sidelines and have not made any updates to our downtown area. Let us take action and breathe new life into our downtown and create a place where businesses want to invest, families want to settle, and residents can gather to enjoy local restaurants, shops and recreation. When we hesitate on responsible redevelopment, we risk falling behind and losing out on the potential for growth and prosperity. Let us do what's right for Waldwick. Thank you.

Public comment

Blane Bradley spoke to the issue of being in support of this proposal as a beacon of economic opportunity.

Al Cordon spoke to the issue of people speaking into microphones so that everyone could hear them. He asked where the cars would be parked. The architect responded that this plan calls for 87 total spaces, 42 of which are on the interior of the site.

Nadia Lupino spoke to the issue of being in support of this proposal which will show a sense of pride and sense of community that is lacking.

Randy Revely spoke to the issue of being a builder and owner of properties in the area. He believes this will transform Waldwick and supportive of such a plan.

Jen Ritchie spoke to the issue of being in support of this project as we need to redevelop to make it a lucrative downtown for ourselves and our kids. Why not be comparable to Ridgewood and Ho-Ho-Kus. Make it prosperous.

Frank Magurno spoke to the issue of being in support of this proposal and the best thing that could ever happen to us. When I pass there, there are empty lots and look like a junkyard. It could bring money into the town.

Jaime Gilfedder spoke to the issue of being in support of this proposal to develop something like this to improve the walkability of this town.

Nicole St-Onge spoke to the issue of being in support of this proposal as Waldwick is a really great place to live. We could have the ability to have what is in Boulder Run and this is a steppingstone of even more to come.

Borough Council Meeting, December 10, 2024: Minutes

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Eric Wall spoke to the issue of revitalizing this area is great. There are just streets and a main street. If we are bringing in more people, would there be additional officers hired. Also, if we have more people, we have a great educational system in Walldwick, how do we handle more teachers and additional students.

Mr. Martinello responded that there would be a need for additional police officers. Also, with this type of development, we are looking at 6 children.

Rocco Lupino spoke to the issue of being in support of this proposal as it creates a buzz in the community, possibly drawing patrons from other towns.

Christine Figliuolo spoke to the issue of being in support of this project 100% as a long-time resident and Chamber of Commerce member. This will revitalize our town; help keep taxes down and we won't need to go to other towns for entertainment.

Richard Cericola spoke to the issue of being in support of this proposal as this is the dream team. He has worked in this industry for 35 years and these are the people we want to handle this project.

Josh Sheriff spoke to the issue of being in support of this proposal as he has been hoping that Walldwick would do something like this for a long time. He is impressed with the design and believes it is beautiful. He is super excited about it.

Mary Beth Nappi spoke to the issue of being in support of this proposal as a Chamber of Commerce member. This would be a really nice downtown area for local people.

Jim Schultz expressed some concerns with regards to parking on the street, pilot program, environmental study, the cost to do it and not happy with the 50ft height.

Jason Hummel spoke to the issue of being in support of the proposal as something like this is what Walldwick needs. We drive to other places to enjoy ourselves and this is just the springboard into other projects.

Robert Rose spoke to the issue of looking at the building being four levels and does the Fire department have the proper equipment. The Walldwick Station had to be reduced to meet the needs of emergency services.

Alex Quintanilla spoke to the issue of being in support of this proposal and was super happy to see it completed. Also thank you for the hard work.

John Murphy spoke to the issue of being a 50-year resident, in support of this proposal. Loves the town but it is time for a change to meet the needs of the community.

- b. Ordinance No. 2024-#33 - ORDINANCE OF THE BOROUGH OF WALDWICK, ADOPTING THE HARRISON AVENUE REDEVELOPMENT PLAN PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, ET SEQ., FOR PROPERTY LOCATED AT 37-49 HARRISON AVENUE AND 13 WEST PROSPECT STREET AS IDENTIFIED AS BLOCK 107, LOTS 1 ,3, 5, 7, 8, 9, 10 and 11

Mr. Bossong closed the Public comment. Ordinance No. 2024-#33 was advertised and on second reading is adopted. This ordinance will go into effect immediately after approval and publication according to law.

Borough Council Meeting, December 10, 2024: Minutes
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DECEMBER 10, 2024

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Brennecke			X			
Cericola		X	X			
Martinello			X			
Ramundo			X			
Ritchie	X		X			
Weber			X			
Mayor Giordano						

Mayor Giordano back on the dais at 9:55 pm.

INTRODUCTION OF ORDINANCE(S) – None.

UNFINISHED BUSINESS – None.

NEW BUSINESS – None.

PUBLIC COMMENT – None.

CLOSED SESSION - Any matter permitted to be discussed in Closed Session pursuant N.J.S.A. 10:4-12

RESOLUTION NO. 2024-314

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.

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DECEMBER 10, 2024

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Brennecke			X			
Cericola		X	X			
Martinello			X			
Ramundo			X			
Ritchie	X		X			
Weber			X			
Mayor Giordano						

The Council convened into Closed Session at 9:56 pm. At 10:10 pm the Mayor and Council came back on the record of the Regular Meeting. Present on roll call: Mayor Giordano, Mr. Brennecke, Ms. Cericola, Mr. Martinello, Mr. Ramundo, Mr. Ritchie and Mrs. Weber.

ADJOURNMENT

There being no further business to come before the Mayor and Council at its Regular Meeting on MOTION by Mr. Ramundo, seconded by Mrs. Weber and on roll call carried the meeting adjourned at 10:12 pm.

Adopted: January 7, 2025

KELLEY HALEWICZ, RMC/CMC
MUNICIPAL CLERK

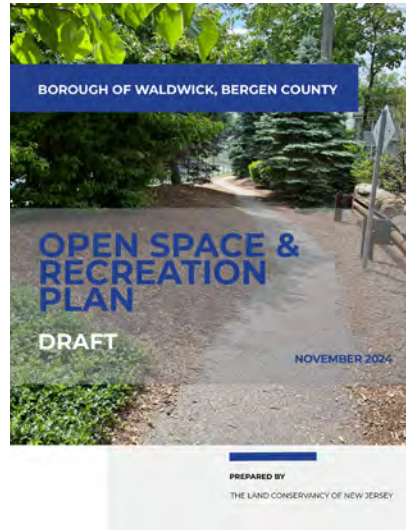


2024




OPEN SPACE AND RECREATION PLAN

Public Meeting

December 10, 2024 - Borough Council
February 5, 2025 - Planning Board



WHY CREATE AN OPEN SPACE PLAN?

-  The Plan identifies locally important lands for conservation and protection.
-  Creating an Open Space Plan yields 10 points toward Sustainable Jersey Certification.
-  Completing an Open Space Plan qualifies Waldwick for Green Acres funding.



GREEN ACRES GUIDELINES

Completing an Open Space Plan makes local governments eligible for 50% matching grant funding through NJDEP Green Acres:
<https://www.nj.gov/dep/greenacres>

Matching funds can be used for preserving lands identified in a municipality's Open Space Plan.

2024 OPEN SPACE GOALS

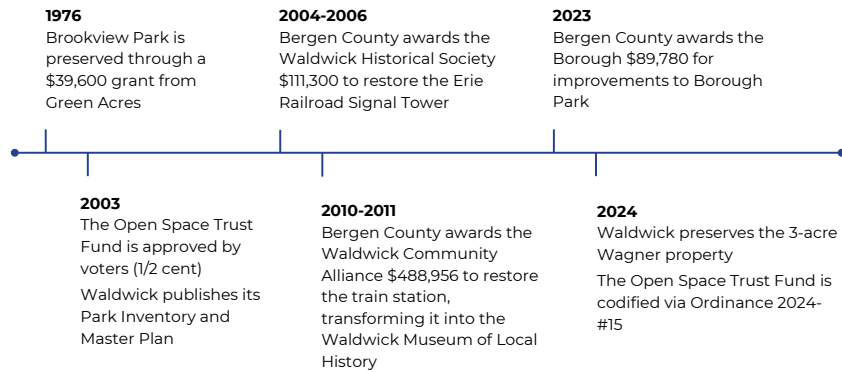
PROVIDE PARKS AND RECREATIONAL AREAS WITHIN A 10-MINUTE WALK OF EVERY RESIDENT

OFFER A VARIETY OF OUTDOOR VENUES TO SUPPORT RECREATIONAL PURSUITS FOR RESIDENTS OF ALL AGES AND ABILITIES

SAFEGUARD A RESILIENT LANDSCAPE

INTEGRATE CULTURAL HERITAGE TO ENSURE THAT SENSE OF PLACE

HISTORY OF THE OPEN SPACE PROGRAM




OPEN SPACE FUNDING



Waldwick's Open Space Trust Fund has collected
\$1,538,088
to finance its open space and recreation program.
An estimated
\$82,075
was collected in 2024.



Bergen County has awarded
\$1,978,760
to preserve historic sites and undertake recreation projects in Waldwick Borough.



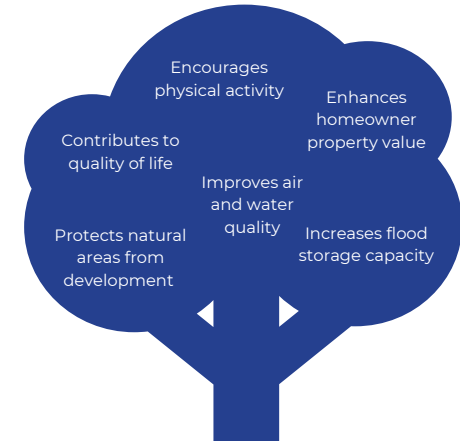
NJDEP GA has awarded
\$39,600
to fund the Borough's acquisition of Brookview Park.

AS OF 2024, WALDWICK IS HOME TO 6 PARKS, TOTALING 61 ACRES:

Ted Bell Park
Emmet Park
Brookview Park
Municipal Pool Site
Veterans Park
Borough Park
(& former Wagner property)



WHY OPEN SPACE?



RECOMMENDATIONS



Improving and updating parks and recreational spaces.



Applying to Green Acres grant program.



Acquiring land to expand parks and create new recreational spaces.



Preserving historic places.



Connecting parks and people.



Stewarding public lands to ensure resiliency.



Improving and updating parks and recreational spaces.

The adoption of this Open Space Plan will help Waldwick apply for Green Acres grants to expand and improve their park facilities.



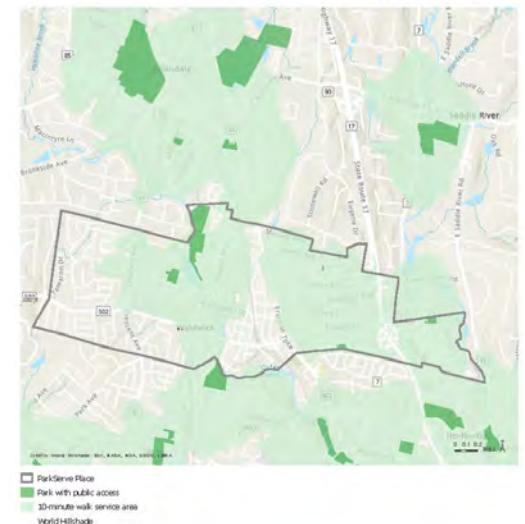
Acquiring land to expand parks and create new recreational spaces.

Waldwick can enhance its recreational offerings by redeveloping land into parks and open space. The plan provides recommendations for new parks and park expansions.
Blue = existing park; Yellow = recommended expansion



Connecting parks and people.

Trails provide public health benefits and connect people across the community. Paths, sidewalks and trails connect parks to local schools and underserved residential areas.



Borough Council Meeting, December 10, 2024: Presentation



Applying to Green Acres grant program.

Upon accepting state funding, Waldwick will update its Recreation and Open Space Inventory (ROSI) to ensure continued state funding for parks and open space.



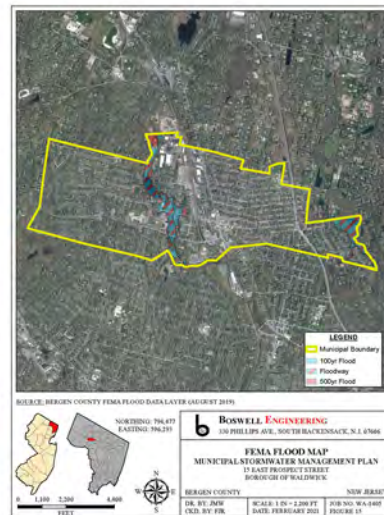
Preserving historic places.

In partnership with the Waldwick Community Alliance, continue the Borough's efforts to protect and restore its local historic landmarks.



Stewarding public lands to ensure resiliency.

Protecting forested land and planting trees along the riparian corridor will increase the land's natural capacity to store carbon and hold stormwater.



SCHEDULE:



Borough Council Meeting, February 5, 2025: Agenda

Borough Council Meeting, February 5, 2025: Minutes

Borough Council Meeting, February 5, 2025: Resolution

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