

**WALDWICK ZONING BOARD OF ADJUSTMENT
FORMAL SESSION
June 24, 2026**

The Formal Session of the Waldwick Zoning Board of Adjustment was held on Wednesday, June 24, 2026 at 8:00 p.m. and was called to order by Rich Cericola, Vice Chairman, who made the announcement of adequate notice of all meetings.

ROLL CALL:

Mr. Nieman	absent	Mr. Cericola	present
Mr. Walsh	present	Ms. Luppino	absent
Mr. Wekarski	absent	Mr. Centineo	present
Mr. Sanzo	present	Mr. Hartmann	present
Mr. Myerjack	present		

Also Present:

Sal Princiotta, Board Attorney for Cliff Singer
Joyce Sinclair, Board Secretary
Joe Mysliwiec, Zoning Officer

GREETINGS TO THE PUBLIC:

No one appeared.

APPROVAL OF MINUTES:

A motion was made by Mr. Sanzo and seconded by Mr. Walsh for the approval of the Minutes of May 27, 2026. The Minutes were approved as submitted.

RESOLUTIONS:

TARABOCCHIA	129 Longview Drive
26-Q	Block 163.16, Lot 11
Bruce Whitaker, Esq.	Addition
	RESOLUTION

A motion for approval of the Resolution was made by Mr. Walsh and seconded by Mr. Sanzo. A unanimous vote was taken. The Resolution was approved.

CALLARI	23 Cambra Road
26-P	Block 163, Lot 23
	Rear Deck and Sun Room
	RESOLUTION

A motion for approval of the Resolution was made by Mr. Walsh and seconded by Mr. Centineo. A vote was taken. Mr. Sanzo abstained. The Resolution was approved.

APPLICATIONS:

COAN
26-T
Ed Sherman, Architect

5 Highwood Avenue
Block 7, lot 90
Addition, Add-a-level, Carport
NEW APPLICATION
Hearing Date: July 22, 2026

Announcement was made that this Application will be heard at the July 22nd meeting with no further notifications being made.

MERSCH
26-U
Ed Sherman, Architect

26 Roberta Lane
Block 162.05, Lot 1
Attached Garage, Sunroom, Portico
NEW APPLICATION
Hearing Date: July 22, 2026

Announcement was made that this Applications will be heard at the July 22nd meeting with no further notifications being made.

REED
26-V
Ed Sherman, Architect

54 Evergreen Street
Block 134.03, Lot 4
Addition, Add-a-level, Portico
NEW APPLICATION
Hearing Date: July 22, 2026

Announcement was made that this Application will be heard at the July 22nd meeting with no further notifications being made.

1 SMITH STREET KOC LLC
26-0 & SM-2
Jennifer Berardo, Esq.

1 Smith Street
Block 131, Lot 20
Three-story, Two-family dwelling
Use Variance & Soil Moving Permit
CONTINUED ON July 22, 2026

Announcement was made that this Application will be continued at the July 22nd meeting with no further notifications being made. An extension of time has been granted by the Applicant.

PETRUCCELLI
26-S

2 Smith Street
Block 132, Lot 1.01
Fence
NEW APPLICATION

Frank Petruccelli appeared before the Board. The following exhibits were marked:

- A-1 Application
- A-2 Survey
- A-3 Survey with Fence

- A-4 Denial Form
- A-5 Zoning Review Form
- A-6 Six Photos
- A-7 Building Plan

Mr. Petruccelli noted that the site is on a corner lot and as such only a 4 ft. fence is allowed. He would like to put up a 6 ft. fence for privacy and security purposes for his one year old son. They currently have a chain link fence that does not offer privacy or security. The proposed fence would offer no obstruction of view of incoming traffic.

Mr. Mysliwiec noted that on corner property there are two requirements. Due to the orientation of the house behind it, which fronts W. Prospect Street, it changes the ruling to 4 ft.

Mr. Walsh expressed concern with visibility, however, appreciates the Applicant's need for security and privacy for his family.

Mr. Myerjack questioned the impact the fence would have on the neighbor backing out of his driveway. Mr. Petruccelli noted that he has spoken to his neighbor of his plan and his neighbor supports it.

There was no one in the audience to address this application.

The Board was in favor of this application. A motion for approval was made by Mr. Sanzo and seconded by Mr. Walsh. A unanimous vote was taken. The Application was approved.

NEW BUSINESS:

-Mary Berlinger, Roberta Lane resident, appeared before the Board requesting procedural information on testifying before the Board on an Application to be heard at the next meeting.

OLD BUSINESS:

None

ADJOURNMENT:

A motion was made for adjournment at 8:34 pm by Mr. Sanzo and seconded by Mr. Walsh.

Joyce C. Sinclair
Secretary