

**MINUTES FOR THE REGULAR MEETING
OF THE MAYOR & COUNCIL OF THE BOROUGH OF WALDWICK
HELD ON TUESDAY, JULY 14, 2026 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-Drake, Mr. Martinello, and Mr. Ritchie. Ms. Smith and Ms. Wingate were absent.

Also present: Tatiana Marquis, Borough Administrator; Kelley Halewicz, Municipal Clerk, Craig Bossong, Municipal Attorney and Redevelopment Attorney Anna Monforth.

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.

PROCLAMATIONS & PRESENTATIONS

a. Recognition of Special Olympics Athlete Emily Tamburro

Mayor Giordano recognized resident Emily Tamburro for earning a bronze medal at the United States Special Olympics National Games in Minneapolis, Minnesota.

Emily is a lifelong Waldwick resident, a graduate of Waldwick High School, and attended Bergen Community College, where she earned her bachelor's degree. She has participated in Special Olympics since the age of eight, competing in a variety of sports.

Most recently, she played tennis, earning gold medals in singles and doubles at the State Summer Games. Those victories earned her a spot on Team New Jersey, which represents the state at the National Games.

Mayor Giordano noted that Emily dedicated countless hours to training, traveling, and fundraising to prepare for the competition. Despite suffering a knee injury, she remained determined and competed with courage and perseverance. He congratulated Emily on her outstanding achievement and thanked her for representing Waldwick, New Jersey, and the United States with pride.

Mayor Giordano presented Emily with a Certificate of Recognition in honor of her achievement. He congratulated her on earning a bronze medal at the United States Special Olympics National Games, thanked her for making the Borough proud, and recognized her as a Waldwick hero.

MUNICIPAL BUDGET UPDATE

Mr. Martinello commented on cell phone leases that we asked the Administrator to provide an update on. Also, in the fall Lindsay is working on an online auction for all the DPW and Police vehicles the Borough replaced as part of the capital program.

Mrs. Marquis reported that we continue to monitor budget lines, but we are on budget so far. The only line that took a hit was snow removal, but it was a tough winter. We are monitoring police overtime with vacations. On the agenda this evening is a resolution to amend our contract with ERI for the mulch pit for an additional two years with increased revenue each year. We are already looking at our waste management bill as that contract is up next year.

Mrs. Marquis reported on the cell tower leases – DPW site and the Mulch pit. Peter Lupo recommends that the Borough bid out the two expired prime leases at the DPW site and the Mulch pit. Also, Hoplite will collect past due rent, send out default notices. Due to the market change, they no longer endorse the aggressive 2025 tower takeover approach and compelled rebidding of collocutor leases, status quo on the remaining leases.

MAYOR'S REPORT AND REPORTS OF COMMITTEES

Mayor's Report. Mayor Giordano attended the Police Academy graduation with a great turnout and the bike ride for Police Officer Christopher Goodell on his upcoming 12th anniversary.

Mayor Giordano stopped by the pool to say hello to the new pool manager. He learned there was a save last week and he will reach out to the lifeguard to recognize her at an upcoming meeting.

Financial & Administrative Committee. Mr. Martinello provided the following community update on development:

The purpose of this update is to provide residents with a clear, fact-based overview of the redevelopment history, the reasons development is being considered, the proposed PILOT structure, and the anticipated school impact. To be clear, there is nothing on the agenda tonight despite what some people were saying with regards to a schedule even before an agenda was released.

1. History

- The area was declared to be in need of redevelopment. Unanimous vote by council.
- A redevelopment plan was created for the area.
- Over time, multiple proposals were submitted for the area and rejected. Including Rocket property.
- Harrison Avenue Redevelopment LLC an affiliate of DMR purchased property along Harrison Avenue.
- A plan was eventually selected currently only for the Harrison Ave project that limited the size and density of development and included new retail space. Unanimous approval vote by council.
- The redevelopment plan was then sent to the planning board, and it was reviewed and accepted. Then it was approved unanimously by the council.
- Additionally, the Planning board approved the redevelopers site plan application.
- The council hired independent financial advisors and a specific redevelopment attorney to represent the borough.
- A redevelopment agreement was signed for the area which sets parameters for the construction, timeline etc.

2. Why Redevelopment?

- Address budget concerns and identify additional revenue sources.
- Our surplus is depleting faster than we could tax out of it.
- Increasing costs from the state benefits are hitting small towns very hard.
- Encourage business growth and local economic activity. Mention rite aid etc.
- Put underutilized land to more productive use.
- Help meet low-income housing requirements.

- Redevelopment plan gives the borough control over what is to be developed and where.

3. PILOT

- The PILOT proposal was received a few months ago.
- The Borough's financial advisors and legal counsel have been working with the redeveloper to evaluate the proposal.
- The agreement would establish the percentage of project revenue paid to the Borough in lieu of conventional tax payments.
- Under New Jersey's long-term tax exemption framework, PILOT payments are generally structured as an annual service charge rather than a traditional tax bill, and the county share of 5% is a statutory obligation under the long-term tax exemption law.
- Profit is capped at 12% by law.
- Also, over time there can be percentages of Conventional tax vs %of Revenue in which the borough gets the higher of the two.
- Additionally, there is a land tax credit. The land taxes can still be collected and included with regular tax collection.
- The abatement excludes the improved property from the general pool of funds used for Board of Education tax apportionment.
- The PILOT is expected to increase revenue to the Borough.
- The project is limited in density and number of units and includes retail space and low-income housing.
- The smaller scale and lower income potential reduce the developer's projected return. For example, the Station apartments no pilot, this development much larger and more units equal more revenue. The banks are more willing to lend on those circumstances.
- The project must remain financeable by a bank.
- The PILOT requires submission of audited financial statements on an annual basis.
- The redevelopment agreement includes safeguards for the Borough, including timelines, payment obligations, and other compliance requirements.

4. School Impact

- The school district is funded at 100% of its approved budget.
- Explain how school funding works using a simple example.
 - School Budget Tax Levy for past 3 years:
 - 2024/25 – 33.5 M
 - 2025/26 – 34.6 M
 - 2026/27 – 36.3 M
 - Add in State and federal aid and other income
 - 2024/25 -44.5 M
 - 2025/26 – 42.7 M
 - 2026/27 – 44.2 M
 - Take 36 Million for our example
 - Let's say there are 4,000 tax paying homes let's pretend all are the same
 - That's 9K per home
 - Let's estimate that is 65% of your total tax bill of around 14K. The balance of that is your county tax and your municipal tax.

- Now let's build 10 new homes forget pilot or redevelopment.
 - School does not get an additional 90k from those new homes.
 - Budget remains the same.
 - Instead of 9K per home its 36 M divided by 4010 homes making your total for each home 8,977 so maybe its 64%.
 - Your municipal and county taxes are unaffected so yes, your total tax goes down a bit. But every year taxes go up so it is generally buried in that number.
 - The dollars for the new homes are added to the pool available to the BOE calculation.
- Adding a new home does not automatically increase the total amount of funds going to the Board of Education.
- Instead, new taxable properties can affect how the existing school tax levy is spread across the tax base.
- The school budget is not directly proportional to the number of students.
- Enrollment has declined over the past three years, while the school budget has continued to increase.
 - Over the past 3 years 2024 - 1,563, 2025 – 1529, 2026 -1517. Out of those 252 are special education students which is the same for those 3 years.
- Discuss the Rutgers study on projected student generation compared with what was actually observed at the Station Apartments.
 - Rutgers calculation comes in about 20 potential students from this development.
 - However, we saw from Station apartments which is 120 units more than double the number of units...produced 9 current students.
- Cost per pupil is calculated by dividing all district costs by the number of students.
 - Per BOE Budget Projections
 - Total Cost per pupil 24K
 - Classroom instruction 15k
 - Classroom salaries and benefits 14K
 - For the costs to be impacted by classroom salaries if we take the high estimate of 20 kids. All of the kids would need to be in same grade or even 2 grades where we need to hire additional teachers. Instead the students are spread over 3 schools Crescent, Middle School and High School Over 13 grades.
 - We aren't building new buildings, hiring new principals, new coaches, new facilities. IMO it's the marginal costs where if you exclude hiring new teachers, we are talking maybe 1-3k per student.
- Marginal costs should be used to evaluate the true incremental cost of additional students.

5. Summary

- A lot of due diligence has gone into this so far, a lot of learning, a lot of reading.
- Our professionals and council have worked on negotiating a financial deal that benefits the borough. We aren't doing this on the back of napkin at the bar.
- Without a pilot the redeveloper will have to determine if the project is achievable in current plan, leave it vacant or submit back to borough for additional units.

- The redevelopment helps us meet our fair share housing needs which we worked hard to keep in compliance with. We prefer inclusionary affordable housing developments to a fully affordable development project like in Saddle River.
- A pilot could bring in more non-tax revenue to the borough than what we are currently collecting on those properties.
- When a full presentation is made for a public hearing, all residents are welcome to have questions and make their opinions known. I do ask that everyone come with an open mind and listen to all of the facts not just one-sided opinions on social media.
- In the end the full council will need to vote on the presented pilot application...we need to listen to the concerns and support of the pilot and make a decision that we think is best for the borough.

Fire & Police Protection Committee. Mr. Brennecke had no report this evening.

Public Safety Committee. Ms. Wingate was absent from meeting; no report.

Recreational & Health Committee. Ms. Smith was absent from meeting; no report.

Public Works Committee. Mr. Ritchie welcomed the community's involvement this evening.

Mr. Ritchie commented on the recent storms and what a great job DPW did cleaning up after them.

He agreed with Mr. Martinello's comments regarding redevelopment and noted that the process has been ongoing for the past five years. He appreciates the community's interest and welcomes both support and feedback. Mr. Ritchie also addressed comparisons on social media between Waldwick and other municipalities with PILOT programs, noting that Waldwick is not comparable to Hackensack due to its size. He suggested looking at communities such as Midland Park and Allendale when making comparisons.

Buildings & Grounds Committee. Ms. Cericola-Drake had no report.

Ms. Cericola-Drake expressed her support for redevelopment and revitalization. She recalled a previous Council meeting where many residents spoke in favor of redevelopment. She hopes the potential revenue generated will help offset the Borough budget and thanked Councilman Martinello for his thorough and informative remarks.

DEPARTMENT HEAD REPORTS

Administrator. Mrs. Marquis reported that the pool is having a fantastic season so far with the lifeguards and management team. There is a nice feeling at the pool, with the swim team doing well. It is a great place to come together to enjoy the facilities.

Municipal Clerk. Mrs. Halewicz had no report.

Attorney. Mr. Bossong had no report.

CONSENT AGENDA RESOLUTIONS**RESOLUTION NO. 2026-204****Approval of Consent Agenda**

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

2026-204 Approval of Consent Agenda

2026-205 Approval of Minutes - Regular Meeting & Closed Session Meeting, June 23, 2026

Policy Vote(s)

- a. Tracy Britton requests to use Pavilion B on Sunday, August 2, 2026, from 1:00 pm – 6:00 pm for a birthday with alcoholic beverages being served
- b. Yu & Associates requests to use Pavilion A on Saturday, August 8, 2026, from 2:00 pm – 8:00 pm for a picnic with alcoholic beverages being served
- c. Lisa Piccinini requests to use Pavilion A on Sunday, August 30, 2026, from 9:00 am – 7:00 pm for a birthday with alcoholic beverages being served
- d. Alyssa Fusco requests to use Pavilion B on Saturday, September 5, 2026, from 12:00 pm – dusk for a birthday party with alcoholic beverages being served
- e. Midland Park Community School requests to use the Waldwick Municipal Pool on Tuesdays starting July 7 for campers

2026-206 Change Order No. 1-Final and Current Estimate No. 4-Final to Sovereign Consulting Inc., for the Rehabilitation of the Malcom Street Pumping Station, \$51,277.01

2026-207 Award Fair & Open Contract to Axon Enterprise, Inc. for Police Integrated Equipment Suite, \$413,186.92

2026-208 Award Fair & Open Contract to D. S. Meyer Enterprises, LLC for 2026 CDBG Curb Ramp Improvements, \$88,017

2026-209 Authorize Amended Lease Agreement with Environmental Renewal, LLC, for the Lease/Operate Vegetative Waste Transfer Station

2026-210 Authorize Autocab License - All County Car & Limo

2026-211 Authorizing Premium of \$65,000 to Escheat from ATCF LI NJ, LLC to Borough of Waldwick for Tax Sale Certificate 20-0625

2026-212 Tax Overpayments - various

2026-213 Payment of Vouchers

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

PUBLIC HEARING & ADOPTION OF ORDINANCE(S)

Mayor Giordano asked the Clerk to read Ordinance No. 2026-#10 by title.

Ordinance No. 2026-#10 - AN ORDINANCE AMENDING ORDINANCE NO. 2022-#01 FIXING THE COMPENSATION, SALARIES AND WAGES OF OFFICIALS AND EMPLOYEES OF THE BOROUGH OF WALDWICK (POLICE)

Council comments. Mr. Martinello explained that this was a negotiated contract with the PBA.

Public comment. None.

Mayor Giordano closed the Public comment. Ordinance No. 2026-#10 was advertised and on second reading is adopted. This ordinance will go into effect immediately after approval and publication according to law.

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

RESOLUTION NO. 2026-214**Approval of Public Safety Salaries for the Years 2026 through 2030**

WHEREAS, the Borough of Waldwick and the PBA Local No. 217 have approved a collective bargaining agreement for the years 2026, 2027, 2028, 2029 and 2030; and,

WHEREAS, the collective bargaining agreement enacts the following salaries for the following employees for the years 2026, 2027, 2028, 2029 and 2030; and,

Borough of Waldwick
PBA Contract 2026-2030

	Step 01/01/26	01/01/26	06/01/26	01/01/27	01/01/28	01/01/29	01/01/30
Passaretti	Lt.	169,519	174,605	180,716	187,944	195,462	203,281
Moore	Lt.	169,519	174,605	180,716	187,944	195,462	203,281
Garcia	Sgt.	159,889	164,686	170,450	177,268	184,358	191,733
Sinclair	Sgt.	159,889	164,686	170,450	177,268	184,358	191,733
Loprinzi	Sgt.	159,889	164,686	170,450	177,268	184,358	191,733
Sanchez	Sgt.	149,530	154,016	170,450	177,268	184,358	191,733
Cron	Sgt.	144,350	148,681	170,450	177,268	184,358	191,733
Chaney	13	148,352	152,803	158,151	164,477	171,056	177,898

Sherman	11	128,811	132,675	147,735	164,477	171,056	177,898
Palaia	10	119,039	122,610	137,319	153,645	171,056	177,898
Zachman	8/9	101,817	104,872	116,485	131,978	148,524	166,182
Freeman	8/9	101,817	104,872	116,485	131,978	148,524	166,182
Wanamaker	8	101,817	104,872	116,485	131,978	148,524	166,182
Ritondale	8	101,817	104,872	116,485	131,978	148,524	166,182
VanDyke	8	101,817	104,872	116,485	131,978	148,524	166,182
Walsh	7/8	94,367	97,198	108,542	121,145	137,257	154,465
Palmieri	3/4	64,566	66,503	76,773	88,103	100,219	113,161
Bernhard	3	64,566	66,503	76,773	88,103	100,219	113,161
Jiminez	2	57,115	58,828	68,831	79,844	91,627	104,227

WHEREAS, all employee salaries listed do not include overtime, longevity, or stipends.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Waldwick, County of Bergen, State of New Jersey hereby confirms the PBA Local No. 217 salaries for the years 2026, 2027, 2028, 2029 and 2030.

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

INTRODUCTION OF ORDINANCE(S)

Mayor Giordano asked the Clerk to read Ordinance No. 2026-#11 by title.

Ordinance No. 2026-#11 - AN ORDINANCE AMENDING CHAPTER 63 PARK & RIDE LOT, SECTIONS 63-2 PARKING FEES, SECTION 63-3 RESTRICTIONS (B) AND (C) ABD 63-7 VIOLATIONS AND PENALTIES TO CLARIFY HOURS, OVERNIGHT PARKING REGULATIONS AND PENALTIES

Council Comments. Mr. Bossong explained that there were some changes that needed to be made regarding times for paid parking both in the lot and on the street.

Mayor Giordano stated that a motion is in order to move and pass the ordinance on first reading and that it be advertised in the official newspaper of the municipality as required by law, setting a public hearing for August 11, 2026, at 7:30 pm or as soon thereafter as the matter may be heard.

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

Mayor Giordano asked the Clerk to read Ordinance No. 2026-#12 by title.

Ordinance No. 2026-#12 - AN ORDINANCE AMENDING CHAPTER 48 FEES, SECTION 91-12.2(A) VEHICLES AND TRAFFIC - PAID PARKING FEES TO CLARIFY DAYS AND TIMES FOR FEES

Council Comments. None.

Mayor Giordano stated that a motion is in order to move and pass the ordinance on first reading and that it be advertised in the official newspaper of the municipality as required by law, setting a public hearing for August 11, 2026, at 7:30 pm or as soon thereafter as the matter may be heard.

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

UNFINISHED BUSINESS – None.

NEW BUSINESS – None.

PUBLIC COMMENT

Mayor Giordano asked if any member of the public wished to come forward and to discuss anything and if so, please state your name only for the record.

Mayor Giordano noted that all comments regarding redevelopment should be directed to Council President Martinello, as the Mayor will recuse himself from redevelopment matters but will remain seated at the dais.

Ray Cruz addressed concerns about Councilman Ritchie's comments on providing a financial analysis. Mr. Cruz asked whether the June 29 meeting between the Board of Education and the Borough took place. He also asked whether an agreement was reached to provide the Board of Education with funding. He also asked whether the Borough has taken any action regarding the sale of the water utility.

Mr. Cruz expressed concerns about the impact the proposed PILOT project could have on the Borough's surplus and the potential effect on future taxes.

Ms. Moses questioned why a developer should receive a PILOT agreement while residents continue to pay property taxes. She also asked why the Borough is voting on the proposed PILOT and noted the number of vacant businesses currently in town.

Ms. Corbett expressed concern about the lack of contingency planning for major events such as flooding or snowstorms. She asked how the annual revenue generated from the PILOT would be allocated within the Borough's budget. She also stated that just because neighboring municipalities have PILOT agreements does not mean Waldwick should adopt them.

Jackie Huster presented a scenario in which several children from the proposed PILOT development entered the same grade level at her child's school. She asked how the cost of hiring an additional teacher, if needed, would be funded.

Lisa Coban shared that, based on her experience with another school district with a PILOT program, she has concerns about implementing one in Waldwick. She has researched municipalities that dedicate PILOT revenue to public school capital improvements and suggested Waldwick consider a similar approach.

Scott Wiselle expressed concerns about the proposed redevelopment and potential tax breaks for the developer. He discussed the response to his OPRA request regarding the developer's upfront contribution and financing request. He reviewed how the revenue would be distributed between the Borough and the schools, questioned how taxes would not increase, and asked the governing body to provide the supporting numbers.

Dan Marro from the Board of Education clarified that the Board could apply for a waiver for insurance costs only, not staffing.

Magdalena Komendarczyk inquired about parking at the train station. She requested that an annual permit option be considered and shared ideas for how an annual pass could work.

Jeffrey Rogoff, a parking permit holder since 2005, said the change from annual permits has been an adjustment, and he now gets a ride to the train station. While he is not opposed to an increase in cost, he expressed concerns about the parking time limits and the revenue generated by the new system. He suggested a combination of permit parking and first-come, first-served spaces.

Patricia Hartick said she had never seen any of the redevelopment properties advertised for sale and questioned how potential buyers would have known they were available. She inquired about the benefits of a PILOT, requested more information on the percentage of revenue that would go to the Borough and the schools, and noted the importance of ensuring all permits are in order.

Bob Corederi thanked the Council for the discussion and said he appreciated the spirited debate. He stated that everyone seems to agree the downtown should be revitalized, whether through a PILOT or another approach. He also recognized Mr. Martinello for his presentation.

Pat Stevens said it was difficult to hear the meeting from the back of the room and asked that the microphones be checked. He then inquired about the length of the PILOT agreement, whether the payments are fixed, and how the program protects taxpayers.

Stacy Caraccio expressed concern about the developer's financial stability and the possibility of the project not moving forward, leaving the lot vacant. She also expressed concern about the future financial impact on the Borough and Board of Education.

Jim Shultz expressed concern about black plastic near the redevelopment property creating a safety issue for pedestrians and drivers. He also asked about the ordinance related to the Police Department, special service charges for body-worn camera footage requested through OPRA, and the financial analysis for the redevelopment project. He requested that community members, including teachers, be involved in discussions regarding the PILOT.

Laura Litchult asked about permits applied for and issued for the redevelopment project, as well as potential delays that could affect when the PILOT takes effect. She requested confirmation that development would not begin within the next month.

Pat Moore stated that a 30-year PILOT is too long and suggested 10 or 20 years. She asked whether the Council would still need to approve of what is being built if the PILOT does not move forward.

Sean Henry stated that he lives in a PILOT building in Hackensack and asked how a PILOT benefits the developer in the future.

Rich Hevrich expressed concern about emergency situations such as storms like Sandy, with the additional residents in the proposed building. He also asked whether a traffic study had been completed.

Eric Rubenstein asked whether the mulch in the pool parking lot would be moved soon. He also expressed the need for a pool snack stand and asked whether it could be used as a fundraising opportunity for the school system.

Chuck Wanamaker expressed concern about the proposed PILOT and requested that the Council act in the Borough's best interest.

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

No Closed Session.

ADJOURNMENT

There being no further business to come before the Mayor and Council at its Regular Meeting on MOTION by Ms. Cericola-Drake, seconded by Mr. Ritchie and on roll call carried the meeting adjourned at 10:40 pm.

Adopted: August 11, 2026

KELLEY HALEWICZ, RMC/CMC
MUNICIPAL CLERK