

**MINUTES FOR THE REGULAR MEETING
OF THE MAYOR & COUNCIL OF THE BOROUGH OF WALDWICK
HELD ON TUESDAY, AUGUST 11, 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, Ms. Cericola-Drake, Mr. Martinello via phone, Mr. Ritchie, Ms. Smith and Ms. Wingate.

Also present: Tatiana Marquis, 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.

PROCLAMATIONS & PRESENTATIONS

a. Lifeguard Recognitions

Mayor Giordano expressed his honor in recognizing Waldwick Pool lifeguards Isabella Scatino and Valerie Gonzalez for their successful rescues of swimmers in distress during the 2026 pool season. He also thanked Pool Manager Brian Doyle and Assistant Pool Managers Sarah Weinstein and Scott McGuire for their dedication and for making the Waldwick Pool a welcoming and enjoyable place for residents throughout the summer.

Mayor Giordano stated that on July 7, 2026, Isabella Scatino recognized a swimmer in distress and immediately entered the water, taking appropriate actions to ensure the swimmer's safety. He commended Isabella for her professionalism, training and quick response, noting that her actions reflected the high standards expected of Waldwick lifeguards and demonstrated responsibility, leadership, teamwork and a strong commitment to the community.

He also recognized the lifeguards who were on duty and assisted during the response: Riley Salerno, Barbara Winkler, Chris Quinn, Valerie Gonzalez, Andrew Krysa and Alex Winkler. Their teamwork and professionalism helped ensure the incident was handled safely and efficiently.

Isabella is in her third season as a lifeguard at Waldwick Pool and is a 2026 graduate of Waldwick High School. This fall, she will attend Nova Southeastern University in Fort Lauderdale. Mayor Giordano noted that Isabella was unable to attend the meeting as she was traveling to school and invited the lifeguards who assisted that day to come forward and be recognized.

Mayor Giordano then recognized Valerie Gonzalez for her actions on July 24, 2026, when she successfully responded to and rescued a swimmer in distress. He commended Valerie for recognizing the emergency, activating the emergency action plan and responding quickly and confidently to ensure the swimmer's safety.

He also recognized the lifeguards who assisted during that response: Khalid Pinto, Samantha De Leo, Alex Winkler, Maggie Seifert, Grace Sutliff, Eamon Sutura, Juliana Greenfield and Ashley Ajaj. Their teamwork and professionalism helped ensure the incident was handled safely and efficiently.

Valerie is currently a sophomore at Waldwick High School and participates in swimming, tennis and track. Mayor Giordano stated that she brings the same commitment, discipline and focus she demonstrates in school and athletics to her role as a lifeguard at the Waldwick Municipal Pool. Her awareness, quick decision-making and confidence under pressure during the rescue demonstrated the qualities expected of Waldwick lifeguards.

Mayor Giordano stated that Isabella, Valerie and the entire Waldwick lifeguard staff represent the qualities the Borough looks for in its lifeguards and that these incidents serve as an important reminder of the need for constant vigilance. He thanked the entire lifeguard crew for their continued commitment to keeping pool members safe and presented certificates of recognition.

b. Approval to Temporarily Fill Council Vacancy Until December 31, 2026

RESOLUTION NO. 2026-215

Approval to Temporarily Fill Council Vacancy Until December 31, 2026

WHEREAS, there is a vacancy on the Council due to the recent resignation of Councilman Andrew Brennecke; and,

WHEREAS, the Republican Municipal Committee has selected the following three (3) nominees:

JASON CHRZANOWSKI
SOPHIE LaBELL
JESSICA LUCIANO

NOW, THEREFORE, BE IT RESOLVED that the Municipal Council of the Borough of Waldwick select Jason Chrzanowski to temporarily fill the vacancy of Andrew Brennecke until December 31, 2026.

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

c. Municipal Budget Discussion

Mr. Martinello discussed the Police OT, upcoming cell tower lease and had Administrator provide where the Borough is budget wise at this time. Mrs. Marquis commented that at this point the Borough budget is at 58%. For those departments that are over that percentage, conversations have already started to freeze accounts and discuss purchases going forward.

MAYOR'S REPORT AND REPORTS OF COMMITTEES

Mayor's Report. Mayor Giordano has no report.

Financial & Administrative Committee. Mr. Martinello comments on the PILOT process

- The redevelopment plan was approved.
- This is a redevelopment plan, not a cul-de-sac proposal.
- All related votes to date have been unanimous.
- The documentation indicates approximately \$4.5 million to acquire the properties.
- The total project cost is approximately \$26 million.
- The developer is contributing approximately \$10 million in equity.
- The PILOT percentage is not 10%, as was mistakenly stated on Facebook. Even the application, which is not the final agreement, includes escalating percentages over the life of the program.
- The Waldwick station PILOT is not a direct comparison. The economics were different when the station was developed: interest rates were lower and construction material costs were lower. In addition, the developer did request a PILOT but did so too late for the council at that time to consider it.
- The entire current council has been involved in the negotiation process. To date, no council member has voted against the negotiations that have taken place.

2. Bank approvals

- One resident shared an OPRA-requested document with links to the PILOT application. In that document, the resident cited financing options from three banks. The only mention of a PILOT was not presented as a necessity, but as a detail of a "soft quote" from ConnectOne Bank. Columbia Bank and Ion Bank made no mention of a pilot."
- While that statement is not necessarily wrong, I believe it is vague enough to be misleading. It does not make clear that these were not commitments and not approvals.
- ConnectOne Bank: the referenced email clearly states that it was a soft quote.

"Definition of a Soft Quote in Financing

In financing, a soft quote is a non-binding, preliminary estimate of a potential transaction's cost or terms, often used in the early stages of a deal. It is not a firm commitment and is typically based on limited or assumed information rather than finalized financials or underwriting results [LinkedIn+1](#).

Key Characteristics

- Non-binding: Neither the lender nor the borrower is legally obligated to proceed at the quoted terms [ur1light.com+1](#).
- Preliminary: Based on initial data, assumptions, or rough calculations, not on complete due diligence [LinkedIn](#).
- Flexible: Prices or terms can change as more information is gathered and underwriting progresses [ur1light.com+1](#).

- Purpose: Used for initial budgeting, feasibility checks, and early discussions with potential lenders or service providers”
- Columbia Bank – “The following is an outline of preliminary terms and conditions for the above referenced loan request that Columbia Bank may consider. This proposal is for informational purposes only and does not represent a commitment to lend or imply that the Bank will issue a commitment letter. - Again, this expression of interest and loan application correspondence should not be construed as a commitment to lend or an approval.”
- ION Bank – “Thank you for considering Ion Bank for your commercial financing needs for your client. This is a proposal letter that outlines proposed terms of the commercial mortgage financing being considered. This letter is not a commitment on the part of the Bank to make the loan. Approval of the loan request and issuance of a formal commitment letter are subject to the Bank’s underwriting, due diligence and approval requirements including the satisfaction of any conditions as may be required by the Bank.”

3. PKF O’Connor Davies opinion

The post does not direct people to read the opinion from PKF O’Connor Davies, the CPA firm that reviewed the project feasibility which was also shared in the same link.

- “We have visited the subject site, conducted interviews with management, reviewed the costs of constructing and operating the project, reviewed current market rates for comparable projects in the surrounding area, analyzed the projections provided by management and prepared an analysis of the projected cash flow with and without a PILOT agreement.”
- “In our opinion, based on the information, observations, analysis and calculations described below – as well as our education, expertise, skill, training, experience and knowledge – we believe the Project requires a PILOT agreement and without an agreement the Project is not financially viable and fails to meet market investors’ expectations.”
- Based on the information provided for the Project the Project is expected to generate returns in years 10, 20, 30 and after a sale in year 31 are as follows under the two different taxing scenarios:

Tax Scenario	Internal Rate of Return ("IRR")			
	Year 10	Year 20	Year 30	Year 31 w/Sale
Ad Valorem Taxes	-24.48%	-3.96%	1.71%	6.19%
PILOT	-9.82%	3.49%	6.94%	9.31%

- Based on the above the Project has failed the feasibility testing and should not proceed without a financial agreement that includes a tax abatement with a PILOT agreement.
- This is a paid professional who is doing this assessment who has a CPA license. I find that CPA’s are generally unwilling to risk losing their professional license for a project. Our own Financial advisors have also reviewed the financials and made their assessment. They will be here on 8/25 to make a presentation which I encourage you all to ask them questions as well. But in

brief they have confirmed the project as currently constituted needs a pilot to be financial viable.

4. PILOTs and blighted areas

There has been discussion suggesting that the area is in high demand, that a PILOT should not be needed, and that PILOTs are only intended for blighted areas. That is not accurate.

- A PILOT can be used to support redevelopment and make a project financially feasible. We have multiple vacant properties that need redevelopment.
- Is Allendale blighted?
- Is Midland Park blighted?
- Several prior plans were rejected by the council because they were too large, too tall, or too dense. One example is the Rocket property, where the council believed the proposal was too dense and requested a reduced footprint, similar to what was done for the Harrison Avenue project. I will also note that none of the proposals called for a small cul-de-sac with five or six homes.

5. Next redevelopment project

The full council, Republicans and Democrats, expressed interest in moving forward. Several council meetings ago, there was a presentation and agreement to proceed with creating a redevelopment plan. Tonight, there is a resolution to send that plan to the Planning Board for review. Again, this was not a proposal for a small cul-de-sac with five or six homes. The entire current council was interested in moving forward.

6. Motivation

- Budget pressures
- Declining surplus
- No relief from state costs in sight
- No relief from state costs in sight
- What are the benefits to Waldwick
 - Improved development of the area of Harrison ave beautifying the area
 - Increased a modest amount of retail
 - Hopefully encourages further development of an underutilized area.
 - Increased nontax revenue to the Borough to offset potential further tax increases.
 - Infrastructure improvements to water and sewer mains in the area paid for by the developer.
 - Helps the Borough to meet its fair share housing requirements agreed to with the State of new jersey

Closing note on personal agenda

- I have no personal involvement. To suggest otherwise is unfair and insulting.
- Councilman Brennecke moved. He called me personally to let me know he was resigning because he would no longer be able to serve.

- A normal process was followed by the Republican committee to fill the unexpired term, just as was done when former Councilman Sciolaro resigned and his seat was filled by former Councilman Mark Ramundo. Nothing different has been done, yet there are assumptions that something unethical occurred.
- I read Facebook like anyone else. I see the comments, including comments from people I know and from children of people I know. If you know me do you believe I would purposely defraud the community? If you don't know me Ask people who do know me whether I am an ethical person and whether I would make a mockery of a public proceeding.

Fire & Police Protection Committee. Mayor Giordano reported that there have been 6 calls so far in August; 35 calls in July and 178 calls to date. Last Thursday the department held their monthly meeting with some drills. The department welcomes a junior member.

Mayor Giordano reported the Police department had a command staff meeting with the Superintendent of School where they discussed the crossing guards.

Public Safety Committee.

Ms. Wingate reported that WALVAC had a busy summer and was on standby for several events, including events outside of Waldwick. They have also been working to rebuild mutual aid with surrounding towns. She thanked WALVAC for their continued assistance to Waldwick and neighboring communities.

Loucas asked Ms. Wingate to remind residents and organizations that WALVAC is available to assist at events and encouraged anyone in need of assistance to reach out, but to give ample time as they are volunteers.

Ms. Wingate also reported that WALVAC has two cadets enrolled in EMT school. For the month of July, WALVAC responded to 34 calls, which saved \$44,000 to the Borough.

Recreational & Health Committee.

Ms. Smith reported that the Board of Health had to cancel its second quarter meeting due to several members being on vacation. She will attend the next meeting. She thanked Columbia Bank for sponsoring the Tim Gysin Concert at Borough Park and thanked Tim Gysin for his performance.

Public Works Committee.

Mr. Ritchie reported that a Special Meeting will be held on August 25 to introduce the PILOT. He informed residents in attendance that a presentation regarding the PILOT will take place at that meeting. He stated that the Council is working to make the best decision for the Borough and expressed his belief that redevelopment should take place on Harrison Avenue. He also discussed the financial aspects of the proposed development and the developers involved.

Buildings & Grounds Committee. Ms. Cericola-Drake reported a significant leak upstairs in the Administration Building. They suspect it is the HVAC and the DPW will come out and assess.

DEPARTMENT HEAD REPORTS

Administrator. Mrs. Marquis spoke about the letter sent to residents regarding lead service line materials. She explained that the notice is required by the EPA and that, under the New Jersey Safe Drinking Water Act, all water systems are required to replace lead service lines by 2031. The Borough is required to notify residents annually of their service line material and provide information on how homeowners can determine the material of their line. Residents with any questions were encouraged to contact the Water Department.

Municipal Clerk. Mrs. Halewicz had no report.

Attorney. Mr. Bossong had no report but noted one item for Closed Session which will take twenty to thirty minutes.

CONSENT AGENDA RESOLUTIONS**RESOLUTION NO. 2026-216****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:

2026-216 Approval of Consent Agenda

2026-217 Approval of Minutes - Regular Meeting, July 14, 2026

Policy Vote(s)

- a. Warriors Futbol Club request to use Veterans Park field for U8 Team Practices from August 24 - November 22, Monday through Thursday 4:00 pm - 6:00 pm
 - b. Diana Terrana requests to use Pavilion B on August 15, 2026, from 10:00 am - 8:00 pm for a birthday party with alcoholic beverages being served
 - c. Elizabeth Fallon requests to use Pavilion B on August 29, 2026, from 12:00 pm - 7:00 pm for a birthday party with alcoholic beverages being served
 - d. Kayla Gunderson requests to hold a Block Party on September 5, 2026, from 1:00 pm - 8:00 pm with Lincoln Place to be closed between 95 Lincoln Place and Ridge Street with alcoholic beverages being served
 - e. Jessica Zambrano requests to use Pavilion A on October 3, 2026, from 11:00 am - 5:00 pm for a birthday party with alcoholic beverages being served
 - f. Melissa Librizzi requests to hold a Block Party on October 3, 2026, from 12:00 pm - 9:00 pm with Breatly Crescent to be closed between Salrit Avenue and Salrit Avenue with alcoholic beverages being served
 - g. Gina Alioto request to hold a Block Party on October 3, 2026, from 10:00 am - 9:00 pm with Evergreen Street to be closed between Hemlock Street and Floral Lane with Monroe Street open to Hemlock Street with alcoholic beverages being served
 - h. Grad Ball 2027 request to hold a Clothing Drive fundraiser on September 19, 2026, from 9:00 am - 1:00 pm in the Waldwick Pool parking lot
- 2026-218 Resolution of the Borough of Waldwick Referring the Proposed Redevelopment Plan for the Redevelopment Area Designated as Block 116, Lots 9, 16 and 18 to the Borough of Waldwick Planning Board and Directing the Planning Board to Take Certain Actions Pursuant to N.J.S.A. 40a:12a-7(E)

- 2026-219 Award of Fair and Open Contract to P.M. Construction Corp. for 2026 Road Rehabilitation Project for Duncan Street & Malcolm Street, \$136,140.46
- 2026-220 Change Order No. 1 and Progress Payment No. 1 to Severe Structures, LLC for Waldwick Home Improvement Program, 83 Manhattan Avenue, \$21,950.00
- 2026-221 Award Non-Fair and Open Professional Services Contract to Wilentz, Goldman & Spitzer, P.A. for Redevelopment Counsel
- 2026-222 Award a Non-Fair and Open Professional Services Contract to ATech Services for Telephone Maintenance Services
- 2026-223 Award Non-Fair and Open Professional Services Contract to Boswell Engineering for Improvements to Well #5 and Franklin Avenue Booster Station, \$59,400.00
- 2026-224 Authorize Borough Auction
- 2026-225 Authorize Waiver of Permit Fees for the Demolition of 197 Wyckoff Avenue
- 2026-226 Authorize Autocab License - N Style LLC
- 2026-227 Authorize Special Meeting, Tuesday, August 25, 2026, 7:30 pm
- 2026-228 Authorize Special Meeting, Tuesday, September 8, 2026, 7:30 pm
- 2026-229 Reappointment of Special Law Enforcement Officer III in the Police Department - Mario Cartas
- 2026-230 Reappointment of Special Law Enforcement Officer III in the Police Department - Michael Christiansen
- 2026-231 Payment of Vouchers

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

PUBLIC HEARING & ADOPTION 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, 63-3 RESTRICTIONS (B) AND (C) AND 63-7 VIOLATIONS AND PENALTIES TO CLARIFY HOURS, OVERNIGHT PARKING REGULATIONS AND PENALTIES

Council comments. Mrs. Marquis noted this is a follow-up to the previous meeting where the times have been adjusted for parking payments on the street side parking around the train station on both sides and the parking lot.

Public comment. None.

Mayor Giordano closed the Public comment. Ordinance No. 2026-#11 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
VACANCY						
Cericola-Drake	X		X			
Martinello			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.

Public comment. None.

Mayor Giordano closed the Public comment. Ordinance No. 2026-#12 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
VACANCY						
Cericola-Drake			X			
Martinello			X			
Ritchie	X		X			
Smith			X			
Wingate		X	X			
Mayor Giordano						

INTRODUCTION OF ORDINANCE(S)

Mayor Giordano asked the Clerk to read Ordinance No. 2026-#13 by title.

Ordinance No. 2026-#13 - AN ORDINANCE AMENDING CHAPTER 48 FEES, SECTION 56A-27 LAND USE PROCEDURES, SUBSECTION ESCROW DEPOSITS REQUIRED FOR APPLICATIONS AND SECTION 80 SOIL REMOVAL FEES, SUBSECTION B(3) SOIL MOVING FEE, ESCROW TO ADJUST RATES FOR PROFESSIONALS

Council Comments. Mrs. Marquis discussed land use fees, noting that professional fees have not been increased in some time. She explained that the costs associated with applications have increased and that some applications require a significant amount of time from the planner, attorney and engineer. She stated that rather than requiring applicants to continually replenish their escrow accounts, the fees should be collected in advance to allow professional costs to be paid in a timely manner.

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 September 15, 2026, at 7:30 pm or as soon thereafter as the matter may be heard.

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

UNFINISHED BUSINESS - None.

NEW BUSINESS - Mayor Giordano addressed previous questions from residents regarding the placement of the Pride Flag. He explained that he had been in discussions with the Board of Education and its President regarding the matter. It was agreed that the Pride Flag will remain at the High School, with the Board of Education and Mayor and Council participating in updating its design. A future flag raising ceremony will also be planned. He noted that the Governing Body will be meeting with the new Superintendent soon.

PUBLIC COMMENT

Tom Jaeger has concerns about the underground utilities on Lee Court in connection to the Wyckoff Avenue Drainage Improvements.

Dolores Canelli expressed concern regarding student safety during school drop off and pick-up times with vehicles idling along Wyckoff Avenue. She also expressed concern regarding increased traffic in the area of The Bristal during events. Mayor Giordano believes he can address that with The Bristal.

Pat Moore Theis questioned whether any members of the Governing Body have personal relationships with DMR Architects or any of its partners.

Jim Shultz requested that an internal rate of return be provided for the August 25 meeting rather than a modified internal rate of return. He also requested that members of the Governing Body complete conflict of interest forms for future contracts.

Sharon Sutliff inquired if there is a plan in place to ensure there are enough lifeguards on duty to keep the pool open as lifeguards begin returning to school.

Ester Moralia expressed concern about the overgrown weeds along the sidewalk near Bagel Nosh extending down to the intersection of Harrison Avenue. She also expressed concern about traffic safety in the area of Harrison Avenue and West Prospect Street.

Jeff Rogoff expressed concern that the Board of Education will not receive funds under a traditional PILOT. He also questioned whether the developer on Harrison Avenue would continue with the project if a PILOT is not approved.

Carol Hill questioned the plan if the PILOT is not approved.

Joan Fytelson is concerned with the number of tractor trailers in connection to the construction at the fields at Waldwick High School. She noted damage on Oak Street due to the circumstance.

Ray Cruz requested that an agreement go with PILOT vote to ensure that the Board of Ed would be financed. He inquired when the Phoenix Advisors presentation will take place and when the Governing Body will vote on the PILOT.

Andrew Frey is concerned about the potential impacts on schools and taxpayers due to a PILOT program.

Pam Miller has concerns about the number of people coming into due to the PILOT and the impact on the schools, traffic and safety.

Pat Moore Theis asked why the Council is not considering the public's opinions and requests an extension of a week or two for them to consider.

Tammy Moses had questions regarding the PILOT.

Jim Shultz would like to see the new member on the Council vote for the PILOT.

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

RESOLUTION NO. 2026-232

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.

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

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: September 15, 2026

KELLEY HALEWICZ, RMC/CMC
MUNICIPAL CLERK