

**AGENDA FOR THE REGULAR MEETING
OF THE MAYOR & COUNCIL OF THE BOROUGH OF WALDWICK
TUESDAY, SEPTEMBER 15, 2026 AT 7:30 PM
IN THE ADMINISTRATION BUILDING COUNCIL CHAMBERS
63 FRANKLIN TURNPIKE, WALDWICK**

To view live or after meeting - <https://www.youtube.com/@boroughofwaldwick2372/streams>

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Phone conference ID: 454 767 939#

I. CALL TO ORDER

- II. STATEMENT OF COMPLIANCE** - The notice requirements of the Open Public Meetings Act have been satisfied with respect to this meeting. Specifically, the time, date, and location were included in the annual notice of meetings adopted by the Municipal Council of the Borough of Waldwick, posted in the Administration Building, 63 Franklin Turnpike, Waldwick, NJ 07463 by the Municipal Clerk's Office, sent to The Bergen Record.

Additionally, to the extent known, in accordance with the Open Public Meetings Act, the agenda for this meeting and whether formal action will be taken was posted in Administration Building, and as per P.L. 2025, c. 72, was also posted on our official Borough website www.waldwicknj.gov/meetingdashboard.

III. ROLL CALL

Mayor Giordano ____, Ms. Cericola-Drake ____, Mr. Chrzanowski ____, Mr. Martinello ____, Mr. Ritchie ____, Ms. Smith ____, Ms. Wingate ____.

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

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

V. PROCLAMATIONS & PRESENTATIONS

- a. Municipal Budget Discussion

VI. MAYOR'S REPORT AND REPORTS OF COMMITTEES

- a. Mayor's Report - Mayor Giordano
b. Financial & Administrative Committee - Mr. Martinello
c. Fire & Police Protection Committee - Ms. Smith

- d. Public Safety Committee - Mr. Chrzanowski
- e. Recreational & Health Committee - Ms. Wingate
- f. Public Works Committee - Mr. Ritchie
- g. Buildings & Grounds Committee - Ms. Cericola-Drake

VII. DEPARTMENT HEAD REPORTS

VIII. CONSENT AGENDA RESOLUTIONS

2026-232 Approval of Consent Agenda

2026-233 Approval of Minutes - August 11, 2026 Regular Meeting & Closed Session Meeting and August 25, 2025 Special Meeting

Policy Vote(s)

- a. Marie Zaukas requests to hold a Block Party on September 18, 2026, from 4:00 pm - 9:00 pm with Rustic Drive to be closed between Ackerman Street and Ackerman Street with alcoholic beverages being served
 - b. Cory Melchior requests to hold a Block Party on October 31, 2026, from 10:00 am - 9:00 pm with Harrison Avenue to be closed between Walter Nightengale and Frederick Street
 - c. Waldwick Chamber of Commerce request permission to hold the 19th Annual Waldwick Chamber of Commerce 5K Run on Sunday, May 2, 2027 from 7:00 am - 11:30 am
 - d. Waldwick Chamber of Commerce request to hang the W5K banner on the fence located at the end of East Prospect Street beginning April 1, 2027 as well as mounting a 3' x 5' American Flag over Hopper Avenue bridge across from the Borough pool beginning April 30, 2027 to be removed after May 3, 2027
 - e. Waldwick Chamber of Commerce requests assistance of the Police, DPW, CERT, and Fire Department with the Chamber of Commerce 5K Run & 1 Mile Walk on Sunday, May 2, 2027
 - f. The Village School requests use of the Municipal Pool Parking lot for overflow parking on the following dates in 2026: September 24, October 9, October 24, November 25 and December 17
 - g. Appointment of Trevor Sandberg as Junior Member of the Waldwick Fire Volunteer Department
 - h. Appointment of David Kiernan as Senior Member of the Waldwick Volunteer Fire Department
- 2026-234 Resolution Expressing Strong Support for all Law Enforcement Officers and Endorsing New Jersey Assembly Resolution No. 149
- 2026-235 Resolution Combining Several Authorizations of Bonds into a Single Issue and Prescribing the Details and Bond Form Thereof for \$11,294,000 General Improvement Bonds Dated October 1, 2026
- 2026-236 Resolution Authorizing the Publication, Printing and Distribution of a Notice of Sale and the Publication of a Summary Notice of Sale and Prescribing the Forms Thereof for \$11,294,000 General Improvement Bonds, Dated October 1, 2026, Approving the Preparation, Distribution and Execution of a Preliminary and a Final Official Statement for Such Bonds, Undertaking to Provide Continuing Disclosure of Financial Information, Covenanting to Comply with the Internal Revenue Code of 1986, as Amended, and Authorizing Various Matters in Connection with Electronic Bidding for the Bonds
- 2026-237 Authorize Advertisement and Receipt of Bids for Well 5/Booster Station Electrical Upgrades
- 2026-238 Authorize Contract Extension with Tamaron Association for Snow Plowing, 2027-2029
- 2026-239 Authorize Special Meeting, Tuesday, October 6, 2026, 7:30 pm

- 2026-240 Approval of 2027 Floating Holiday
- 2026-241 Appointment of Part Time Clerk 1 - Samantha Guardino
- 2026-242 Authorize Emergency Appropriation - Fire Truck Repair Pursuant to N.J.S.A. 40A:4-48
- 2026-243 Payment of Vouchers

IX. PUBLIC HEARING & ADOPTION OF ORDINANCE(S)

- a. 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

X. INTRODUCTION OF ORDINANCE(S)

- a. Ordinance No. 2026-#15 - ORDINANCE ADOPTING THE BLOCK 116, LOTS 9, 16 & 18 REDEVELOPMENT PLAN
- b. Ordinance No. 2026-#16 - AN ORDINANCE AUTHORIZING THE BOROUGH OF WALDWICK TO ENTER INTO A LEASE AGREEMENT WITH THE WALDWICK HIGH SCHOOL GRADUATION BALL, INC. FOR USE OF THE OLD DPW COMPLEX

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

XV. ADJOURNMENT

KELLEY HALEWICZ, RMC/CMC
MUNICIPAL CLERK

**FORMAL ACTION MAY OR MAY NOT BE TAKEN DURING THIS MEETING.
AGENDA SUBJECT TO CHANGE WITHOUT NOTICE.**

*****NEXT COUNCIL REGULAR MEETING IS TUESDAY, OCTOBER 20, 2026, 7:30 PM *****

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

**RESOLUTION NO. 2026-232
(Page 1 of 2)**

Approval of Consent Agenda

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

2026-232 Approval of Consent Agenda

2026-233 Approval of Minutes - August 11, 2026 Regular Meeting & Closed Session Meeting and August 25, 2025 Special Meeting

Policy Vote(s)

- a. Marie Zaukas requests to hold a Block Party on September 18, 2026, from 4:00 pm - 9:00 pm with Rustic Drive to be closed between Ackerman Street and Ackerman Street with alcoholic beverages being served
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 - e. Waldwick Chamber of Commerce requests assistance of the Police, DPW, CERT, and Fire Department with the Chamber of Commerce 5K Run & 1 Mile Walk on Sunday, May 2, 2027
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 - g. Appointment of Trevor Sandberg as Junior Member of the Waldwick Fire Volunteer Department
 - h. Appointment of David Kiernan as Senior Member of the Waldwick Volunteer Fire Department
- 2026-234 Resolution Expressing Strong Support for all Law Enforcement Officers and Endorsing New Jersey Assembly Resolution No. 149
- 2026-235 Resolution Combining Several Authorizations of Bonds into a Single Issue and Prescribing the Details and Bond Form Thereof for \$11,294,000 General Improvement Bonds Dated October 1, 2026
- 2026-236 Resolution Authorizing the Publication, Printing and Distribution of a Notice of Sale and the Publication of a Summary Notice of Sale and Prescribing the Forms Thereof for \$11,294,000 General Improvement Bonds, Dated October 1, 2026, Approving the Preparation, Distribution and Execution of a Preliminary and a Final Official Statement for Such Bonds, Undertaking to Provide Continuing Disclosure of Financial Information, Covenanting to Comply with the Internal Revenue Code of 1986, as Amended, and Authorizing Various Matters in Connection with Electronic Bidding for the Bonds
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- 2026-243 Payment of Vouchers

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

**RESOLUTION NO. 2026-232
(Page 2 of 2)**

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution
was adopted by the Mayor and Council
of the Borough of Waldwick at its Regular
Meeting of September 15, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

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

Reso book, Adm, CFO

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

RESOLUTION NO. 2026-233

Approval of Minutes - August 11, 2026 Regular Meeting & Closed Session Meeting and August 25, 2026 Special Meeting

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

August 11, 2026 Regular Meeting
August 11, 2026 Closed Session Meeting
August 25, 2026 Special Meeting

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of September 15, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

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

Reso book

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

**RESOLUTION NO. 2026-234
(Page 1 of 2)**

Resolution Expressing Strong Support for all Law Enforcement Officers and Endorsing New Jersey Assembly Resolution No. 149

WHEREAS, law enforcement officers across the State of New Jersey and within the Borough of Waldwick dedicate their lives to protecting the public, preserving the peace, and upholding the law; and,

WHEREAS, these brave men and women routinely face unpredictable and dangerous situations in the line of duty, putting their personal safety at risk to ensure the security of our neighborhoods, schools, and business districts; and,

WHEREAS, the Borough of Waldwick recognizes that a safe community is the foundation of local prosperity and quality of life, a reality made possible through the professionalism, vigilance, and compassion of our law enforcement professionals; and,

WHEREAS, New Jersey Assembly Resolution No. 149 (AR149) formally declares support for all law enforcement officers throughout the State and explicitly urges each county and municipality to issue similar expressions of solidarity and support; and,

WHEREAS, the Mayor and Council of the Borough of Waldwick strongly concur with the sentiments of AR149 and believe it is vital to publicly reaffirm their commitment to the law enforcement personnel who serve with honor and distinction.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Waldwick, County of Bergen, State of New Jersey, that it hereby voices its full and unwavering support for all law enforcement officers locally and statewide, thanking them for their dedicated public service; and,

BE IT FURTHER RESOLVED that the Borough of Waldwick formally endorses New Jersey Assembly Resolution No. 149 and joins the call to action for all local governing bodies to recognize the invaluable contributions of their police departments; and,

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Prime Sponsor of AR149, the Legislative representatives of New Jersey's 39th Legislative District, all Municipal Clerks in New Jersey, the New Jersey League of Municipalities and the Borough of Waldwick Police Department.

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

**RESOLUTION NO. 2026-234
(Page 2 of 2)**

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution
was adopted by the Mayor and Council
of the Borough of Waldwick at its Regular
Meeting of September 15, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

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

Reso book, PD

Council Member _____ introduced and moved
the adoption of the following resolution and Council Member
_____ seconded the motion:

RESOLUTION COMBINING SEVERAL AUTHORIZATIONS OF
BONDS INTO A SINGLE ISSUE AND PRESCRIBING
THE DETAILS AND BOND FORM THEREOF FOR
\$11,294,000 GENERAL IMPROVEMENT BONDS
DATED OCTOBER 1, 2026

WHEREAS, the bond ordinances hereinafter described have
been duly adopted and it is necessary to provide for the
issuance of the bonds authorized by such bond ordinances; NOW,
THEREFORE,

BE IT RESOLVED by the Borough Council of the Borough of
Waldwick, in the County of Bergen, New Jersey (the "Borough"),
as follows:

Section 1. There shall be issued at this time \$1,273,578
of the bonds authorized pursuant to Bond Ordinance No. 2021-05
adopted by the Borough Council of the Borough on April 27, 2021.
The bonds are issued to finance the rehabilitation of Frederick
Street (from Harrison Avenue to Hewson Avenue); expansion of the
Administration Building parking lot, including related

improvements; undertaking of the following improvements to public buildings: various security improvements at the Administration Building and upgrading of building insulation at the Police Department; acquisition of various new information technology and telecommunications equipment for the use of various Borough departments, offices and agencies; acquisition of computer servers for the use of various Borough departments, offices and agencies; resurfacing or reconstruction of various Borough roads; undertaking of stormwater drainage improvements at Yvonne Street; undertaking of ADA ramp upgrades at various locations; acquisition of a pickup truck, a roll off truck and a salt spreader for a roll-off truck for the use of the Department of Public Works ("DPW"); acquisition of air packs and cylinders, turnout gear and personal protective equipment, personal bailout system equipment, a gas meter calibration unit, rescue jack system upgrade, fire hose and appliances and air bag system equipment for the use of the Fire Department; acquisition of tasers and related equipment and a speed and message sign trailer for the use of the Police Department; and rehabilitation of Ted Bell Park, all in, by and for the Borough. The average period of usefulness of the several purposes to be financed by such bond ordinance is a period of 11.21 years computed from the date of such bonds.

Section 2. There shall be issued at this time \$1,308,928 of the bonds authorized pursuant to Bond Ordinance No. 2022-09 adopted by the Borough Council of the Borough on April 12, 2022. The bonds are issued to finance the undertaking of repairs to Whites Pond Dam and installation of a community garden at Harrison Avenue (at intersection of Hewson Avenue); rehabilitation of East Prospect Street (from Franklin Turnpike to Route 17 intersection); rehabilitation of Harrison Street (from West Prospect Street to Hewson Avenue); undertaking of the conversion of a portion of a storage room to office space at the Administration Building and HVAC improvements at various public buildings; resurfacing or reconstruction of various Borough roads; undertaking of ADA ramp upgrades at various locations; acquisition of a loader with attachments for the use of the DPW; and acquisition of air packs and cylinders, turnout gear and personal protective equipment, a command vehicle, a forcible entry training door and pagers for the use of the Fire Department, all in, by and for the Borough. The average period of usefulness of the several purposes to be financed by such bond ordinance is a period of 12.20 years computed from the date of such bonds.

Section 3. There shall be issued at this time \$2,918,168 of the bonds authorized pursuant to Bond Ordinance No. 2023-08 adopted by the Borough Council of the Borough on April 11, 2023,

as amended by Bond Ordinance No. 2024-#22 adopted by the Borough Council of the Borough on August 13, 2024. The bonds are issued to finance the rehabilitation of Hudson Avenue (west of Route 17); rehabilitation of Bohnert Place; construction of a bridge and the making of related improvements at Brookview Park; construction of an EV charging station at the parking lot for the Administration Building and the Public Safety Building; renovation of the restrooms and kitchen at the Volunteer Ambulance Corps Building; resurfacing or reconstruction of various Borough roads; undertaking of ADA ramp upgrades at various locations; replacement of thermoplastic striping at various locations; undertaking of the replacement of pumps and related improvements at the Malcolm Street Sanitary Sewer Pump Station and lighting and other improvements at Borough Park, and acquisition of a sewer jet vacuum machine and a platform for a roll-off truck for the use of the DPW; acquisition of a new ladder fire truck, including original apparatus and equipment; acquisition of turnout gear and personal protective equipment for the use of the Fire Department; acquisition of air packs and cylinders, fire truck knox boxes and pagers for the use of the Fire Department; and acquisition of SUVs for the use of the Police Department, all in, by and for the Borough. The average period of usefulness of the several purposes to be financed by

such bond ordinance is a period of 10.54 years computed from the date of such bonds.

Section 4. There shall be issued at this time \$2,342,280 of the bonds authorized pursuant to Bond Ordinance No. 2024-#02 adopted by the Borough Council of the Borough on March 12, 2024. The bonds are issued to finance the acquisition of real property (197 Wyckoff Avenue (Block 136, Lot 6.02) and 9 Brady Street (Block 136, Lot 6.08)), including existing structures, for open space and recreation purposes in, by and for the Borough. The period of usefulness of the purpose to be financed by such bond ordinance is a period of 40 years computed from the date of such bonds.

Section 5. There shall be issued at this time \$1,763,000 of the bonds authorized pursuant to Bond Ordinance No. 2024-#06 adopted by the Borough Council of the Borough on April 9, 2024. The bonds are issued to finance the rehabilitation of Harrison Avenue (from West Prospect Street to Wyckoff Avenue); rehabilitation of Schuler Avenue; acquisition of new information technology and telecommunications equipment for the use of various Borough departments, offices and agencies; supplemental funding for the renovation of the restrooms and kitchen at the Volunteer Ambulance Corps Building; undertaking of sprinkler system upgrades at the Administration and Public Safety Buildings and replacement of the garage door at the DPW

Building; resurfacing or reconstruction of various Borough roads; undertaking of ADA ramp upgrades at various locations; acquisition of traffic devices for the use of the DPW; replacement of thermoplastic striping at various locations; undertaking of the following improvements to public property: stormwater drainage repairs, and installation of stormwater grates, at various locations, tree removal and replacement at Borough Park and Veterans Park and upgrading of outdoor overhead lights at the Administration and Public Safety Buildings; funding the General Fund's portion of the cost of the acquisition of a mini-excavator with attachments for the use of the DPW (to be jointly used by the Water Department); acquisition of a roll off truck with plow (with a gross vehicle weight rating in excess of 15,000 pounds) for the use of the DPW; acquisition of ventilation fans for the use of the Fire Department; acquisition of pagers for the use of the Volunteer Ambulance Corps; acquisition of body camera system information technology equipment, body armor, equipment for police vehicles and weapons for the use of the Police Department; and undertaking of various improvements to the Police Pistol Range, all in, by and for the Borough. The average period of usefulness of the several purposes to be financed by such bond ordinance is a period of 11.30 years computed from the date of such bonds.

Section 6. There shall be issued at this time \$1,688,046 of the bonds authorized pursuant to Bond Ordinance No. 2025-#03 adopted by the Borough Council of the Borough on April 15, 2025. The bonds are issued to finance the supplemental funding for the rehabilitation of Schuler Avenue; undertaking of sprinkler system upgrades at the Administration and Public Safety Buildings and HVAC upgrades at various public buildings; installation of a key fob access system at the Volunteer Ambulance Corps Building; undertaking of various playground improvements at Lions Park; acquisition of new information technology and telecommunications equipment for the use of various Borough departments, offices and agencies; rehabilitation and restoration of the historic Railroad Signal Tower; acquisition of pool furniture for use at the Waldwick Municipal Pool; resurfacing or reconstruction of various Borough roads; acquisition of a pickup truck and a tractor for sidewalk snow removal for the use of the DPW; undertaking of ADA ramp upgrades at various locations; acquisition of traffic devices for the use of the DPW; replacement of thermoplastic striping at various locations; undertaking of the following improvements to public property: stormwater drainage repairs, and installation of stormwater grates, at various locations, tree removal and replacement at various parks; and acquisition of a ride-on leaf blower and a vehicle undercarriage cleaning machine for the use

of the DPW; acquisition of turnout gear, personal protective equipment, fire truck knox boxes, fire suppression equipment and computer equipment for the use of the Fire Department; acquisition of computer systems and equipment for the use of the Police Department; acquisition of license plate reader equipment for the use of the Police Department; and undertaking of various improvements to the Police Pistol Range, all in, by and for the Borough. The average period of usefulness of the several purposes to be financed by such bond ordinance is a period of 11.19 years computed from the date of such bonds.

Section 7. The bonds authorized by said six bond ordinances described in Sections 1 through 6, inclusive, of this resolution shall be issued as a single issue of bonds, aggregating \$11,294,000 and consisting of an issue of bonds in the denomination of \$5,000 each or any integral multiple thereof, numbered in the order of their maturity. In the event that the purchaser of the bonds elects to take bonds in the last maturity that are not in multiples of \$5,000, or if there are any such bonds herein, such bonds shall be in the denomination of \$1,000 or any integral multiple thereof, numbered upwards from the last numbered \$5,000 bond. The average period of usefulness within which the bonds authorized by said six bond ordinances mature, according to the respective reasonable lives of the purposes to be financed, as determined in such bond

ordinances taking into consideration the respective amounts of bonds authorized for the purposes to be financed as set forth in each of the bond ordinances hereinbefore set forth, is a period of 17.13 years computed from the date of such bonds. Said issue shall be payable in annual installments on October 1 in each year and, subject to adjustment as authorized by Section 12 of this resolution, in the amounts as follows:

- \$ 434,000 in the year 2027,
- \$ 450,000 in each of the years 2028 and 2029,
- \$ 455,000 in the year 2030,
- \$ 860,000 in each of the years 2031 and 2032, and
- \$ 865,000 in each of the years 2033 to 2041, inclusive.

Said bonds shall be designated "General Improvement Bonds". A portion of the indebtedness evidenced by each such bond shall be deemed to have been incurred for the purpose described in each bond ordinance authorizing bonds of the same maturity, and such portion of such indebtedness shall be in the same proportion to the principal amount of such bonds as the total amount of bonds of like maturity to be issued pursuant to such bond ordinance bears to the aggregate amount of bonds of like maturity to be issued pursuant to the six such bond ordinances.

Section 8. All of said bonds shall be dated October 1, 2026, and shall bear interest from their date until their respective maturities at the rates per annum named in the proposal accepted. Such rates of interest shall be determined at the time said bonds are sold. Such interest shall be payable

on each April 1 and October 1, commencing April 1, 2027 (each, an "Interest Payment Date"), in each year until maturity or prior redemption.

Section 9. The bonds maturing on or before October 1, 2033 are not subject to redemption prior to their stated maturities. The bonds maturing on or after October 1, 2034 are subject to redemption at the option of the Borough prior to maturity, in whole on any date or in part on any Interest Payment Date, on or after October 1, 2033, upon notice as hereinafter set forth at the redemption price of 100% of the principal amount being redeemed, plus accrued interest to the date fixed for redemption.

If the Borough determines to optionally redeem a portion of the bonds prior to maturity, such bonds so redeemed shall be in such maturities as determined by the Borough, and within any maturity, by lot; *provided, however,* that the portion of any bond to be redeemed shall be in the principal amount of \$5,000 or some multiple thereof and that, in selecting bonds for redemption, the Bond Registrar/Paying Agent (as hereinafter defined) shall treat each bond as representing that number of bonds that is obtained by dividing the principal amount of such bond by \$5,000.

Section 10. Notice of redemption shall be given by first class mail in a sealed envelope with postage prepaid to the

registered owners of the bonds at their respective addresses as they last appear on the registration books kept for that purpose by the Bond Registrar/Paying Agent at least thirty (30) but not more than sixty (60) days before the date fixed for redemption. Such mailing is not a condition precedent to redemption, and the failure to mail or to receive any redemption notice will not affect the validity of the redemption proceedings. If any bond subject to redemption is a part of a greater principal amount of the bonds not to be redeemed, such entire amount shall be surrendered to the Bond Registrar/Paying Agent and, for that portion of the bond not to be redeemed, a new bond shall be issued in the name of the registered owner in an amount equal to the principal amount of the bond surrendered less the amount to be redeemed.

Section 11. The bonds will be issued in fully registered form by means of a book-entry system with no physical distribution of bond certificates made to the public. One bond certificate for each maturity will be issued to The Depository Trust Company, Brooklyn, New York ("DTC"), and immobilized in its custody. The book-entry system will evidence ownership of the bonds in principal amounts of \$5,000 or integral multiples thereof (except for one odd piece in excess of \$5,000), with transfers of beneficial ownership effected on the records of DTC and its participants pursuant to the rules and procedures

established by DTC. Interest on the bonds will be payable at the times stated in Section 8 of this resolution, and principal of the bonds will be paid annually on October 1 as set forth in the maturity schedule hereinbefore stated, in immediately available funds to DTC or its nominee as registered owner of the bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of such participants and other nominees of beneficial owners. Interest will be payable to owners of bonds shown on the records of DTC as of the fifteenth day of the month preceding the month in which such Interest Payment Date occurs. The Borough will not be responsible or liable for maintaining, supervising or reviewing the records maintained by DTC, its participants or persons acting through such participants.

In the event that (a) DTC determines not to continue to act as securities depository for the bonds, or (b) the Borough determines that continuation of the book-entry system of evidence and transfer of ownership of the bonds would adversely affect the interests of the beneficial owners of the bonds, the Borough will discontinue the book-entry system with DTC. If the Borough fails to identify another qualified securities depository to replace DTC, the Borough will authenticate and deliver replacement bonds in the form of fully registered certificates.

The principal of and interest on the bonds shall be payable in any coin or currency of the United States of America that is legal tender for the payment of public and private debts on the respective dates of payment thereof.

Section 12. The Chief Financial Officer, pursuant to N.J.S.A. 40A:2-34, is hereby authorized to sell and award the bonds in accordance with the terms of the notice of sale (the "Notice of Sale"), such terms to be determined by a resolution of the Borough Council to be hereafter adopted. The Chief Financial Officer shall report in writing to the Borough Council at the next meeting after the sale of the bonds as to the principal amount, interest rates and maturities of the bonds sold, the price obtained and the name of the purchaser. In accordance with N.J.S.A. 40A:2-26(g), there is hereby delegated to the Chief Financial Officer the authority to adjust the aggregate amount of and the maturity schedule for the bonds at the times and in the amounts as provided in the Notice of Sale. There is hereby further delegated to the Chief Financial Officer the authority to postpone the public sale of the bonds without re-advertisement in accordance with the provisions of the Notice of Sale. The public sale of the bonds may not be postponed more than sixty (60) days without re-advertisement.

Section 13. All of said bonds shall be signed by the Mayor by manual or facsimile signature and by the Chief Financial

Officer by manual or facsimile signature, and the corporate seal of the Borough shall be imprinted, affixed or reproduced thereon and such seal shall be attested by the Municipal Clerk or Deputy Municipal Clerk by manual signature. The bonds will be authenticated by the manual signature of the Bond Registrar/Paying Agent.

Section 14. Each of said bonds shall be issued in substantially the following form:

[Form of Bond]

Unless this certificate is presented by an authorized representative of The Depository Trust Company, a New York corporation ("DTC"), to the issuer or its agent for registration of transfer, exchange or payment, and any certificate issued is registered in the name of Cede & Co. or such other name as requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

No. R-__

\$_____

UNITED STATES OF AMERICA
STATE OF NEW JERSEY
COUNTY OF BERGEN
BOROUGH OF WALDWICK
GENERAL IMPROVEMENT BOND

INTEREST
RATE PER

<u>ANNUM</u>	<u>MATURITY DATE</u>	<u>DATED DATE</u>	<u>CUSIP</u>
_____%	OCTOBER 1, 20__	OCTOBER 1, 2026	931371__

REGISTERED OWNER: CEDE & CO.

PRINCIPAL SUM: -----DOLLARS

The Borough of Waldwick, a municipal corporation of the State of New Jersey, located in the County of Bergen (hereinafter referred to as the "Borough"), for value received, hereby acknowledges itself indebted and promises to pay to the REGISTERED OWNER named above, on the MATURITY DATE specified above, upon surrender hereof, the PRINCIPAL SUM stated above and to pay to the REGISTERED OWNER hereof interest thereon from the DATED DATE of this Bond until it shall mature at the INTEREST

RATE PER ANNUM specified above, payable on each April 1 and October 1, commencing April 1, 2027 (each, an "Interest Payment Date"), of each year until maturity or prior redemption. The principal hereof is payable at the office of the Chief Financial Officer, Administration Building, 63 Franklin Turnpike, Waldwick, New Jersey 07463 (the "Bond Registrar/Paying Agent"). The interest so payable on any such Interest Payment Date will be paid to the person in whose name this Bond is registered on the record date for such interest, which shall be the fifteenth day of the month preceding the month in which such Interest Payment Date occurs. Both the principal of and interest on this Bond shall be paid in any coin or currency of the United States of America that is legal tender for the payment of public and private debts on the respective dates of payment thereof.

This Bond is one of an issue of Bonds of like date and tenor, except as to number, denomination, interest rate and maturity, issued pursuant to the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes, as amended) and pursuant to six bond ordinances adopted by the Borough Council of the Borough on April 27, 2021 (Ord. No. 2021-05), April 12, 2022 (Ord. No. 2022-09), April 11, 2023 (Ord. No. 2023-08, as amended by Ord. No. 2024-#22 adopted on August 13, 2024), March 12, 2024 (Ord. No. 2024-#02), April 9, 2024 (Ord. No. 2024-#06) and April

15, 2025 (Ord. No. 2025-#03) and resolutions adopted by the Borough Council of the Borough on September 15, 2026.

The Bonds maturing on or before October 1, 2033 are not subject to redemption prior to their stated maturities. The Bonds maturing on or after October 1, 2034 are subject to redemption at the option of the Borough prior to maturity, in whole on any date or in part on any Interest Payment Date, on or after October 1, 2033, upon notice as hereinafter set forth at the redemption price of 100% of the principal amount being redeemed, plus accrued interest to the date fixed for redemption.

If the Borough determines to optionally redeem a portion of the Bonds prior to maturity, such Bonds so redeemed shall be in such maturities as determined by the Borough, and within any maturity, by lot; *provided, however,* that the portion of any Bond to be redeemed shall be in the principal amount of \$5,000 or some multiple thereof and that, in selecting Bonds for redemption, the Bond Registrar/Paying Agent shall treat each Bond as representing that number of Bonds that is obtained by dividing the principal amount of such Bond by \$5,000.

Notice of redemption shall be given by first class mail in a sealed envelope with postage prepaid to the registered owners of the Bonds at their respective addresses as they last appear on the registration books kept for that purpose by the Bond

Registrar/Paying Agent at least thirty (30) but not more than sixty (60) days before the date fixed for redemption. Such mailing is not a condition precedent to redemption, and the failure to mail or to receive any redemption notice will not affect the validity of the redemption proceedings. If any Bond subject to redemption is a part of a greater principal amount of the Bonds not to be redeemed, such entire amount shall be surrendered to the Bond Registrar/Paying Agent and, for that portion of the Bond not to be redeemed, a new Bond shall be issued in the name of the registered owner in an amount equal to the principal amount of the Bond surrendered less the amount to be redeemed.

The Bond Registrar/Paying Agent shall keep at its office the books of the Borough for the registration of transfer of Bonds. The transfer of this Bond may be registered only upon such books and as otherwise provided in the hereinabove mentioned resolutions upon the surrender hereof to the Bond Registrar/Paying Agent together with an assignment duly executed by the registered owner hereof or his attorney or legal representative in such form as shall be satisfactory to the Bond Registrar/Paying Agent. Upon any such registration of transfer, the Bond Registrar/Paying Agent shall deliver in exchange for this Bond a new bond or bonds, registered in the name of the transferee, of authorized denomination, in an aggregate

principal amount equal to the unredeemed principal amount of this Bond, of the same maturity and bearing interest at the same rate.

It is hereby certified and recited that all conditions, acts and things required by the Constitution or statutes of the State of New Jersey to exist, be performed or happen precedent to or in the issuance of this Bond exist, have been performed and have happened, and that this Bond, together with all other indebtedness of the Borough, is within every debt and other limit prescribed by the Constitution or statutes of said State.

The full faith and credit of the Borough are hereby pledged irrevocably to the punctual payment of the principal of and interest on this Bond in accordance with its terms.

This Bond shall not be valid or become obligatory for any purpose until the Certification of Authentication hereon shall have been signed by the Bond Registrar/Paying Agent.

IN WITNESS WHEREOF, the Borough has caused this Bond to be signed by its Mayor by manual or facsimile signature and by its Chief Financial Officer by manual or facsimile signature and its seal to be impressed, affixed or reproduced hereon, and said seal to be attested by its Municipal Clerk by manual signature, and this Bond to be dated October 1, 2026.

[SEAL]

(manual or facsimile signature)
Mayor

ATTEST:

(manual signature)
Municipal Clerk

(manual or facsimile signature)
Chief Financial Officer

AUTHENTICATION DATE: OCTOBER 8, 2026

CERTIFICATION OF AUTHENTICATION

This Bond is one of the Bonds described in the within-mentioned resolutions, and is one of the General Improvement Bonds dated October 1, 2026 of the Borough of Waldwick, in the County of Bergen, State of New Jersey.

Chief Financial Officer,
as Bond Registrar/Paying Agent

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto _____, the within Bond, and irrevocably appoints _____, attorney-in-fact, to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

NOTICE: The signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without any alteration whatsoever.

Signature Guaranteed:

[End of Form of Bond]

Section 15. Bonds may, upon surrender thereof at the office of the Bond Registrar/Paying Agent together with an assignment duly executed by the registered owner or his attorney or legal representative in such form as shall be satisfactory to the Bond Registrar/Paying Agent, at the option of the registered owner thereof, be exchanged for an equal aggregate principal amount of bonds of the same maturity, of any denomination or denominations authorized by this resolution and bearing interest at the same rate.

The transfer of any bond may be registered only upon the registration books of the Borough upon the surrender thereof to the Bond Registrar/Paying Agent together with an assignment duly executed by the registered owner or his attorney or legal representative in such form as shall be satisfactory to the Bond Registrar/Paying Agent. Upon any such registration of transfer, the Bond Registrar/Paying Agent shall authenticate and deliver in exchange for such bond a new bond or bonds, registered in the name of the transferee, of any denomination or denominations authorized by this resolution, in an aggregate principal amount equal to the unredeemed principal amount of such bond so surrendered, of the same maturity and bearing interest at the same rate.

In all cases in which bonds shall be exchanged or the transfer of bonds shall be registered hereunder, the Bond

Registrar/Paying Agent shall authenticate and deliver at the earliest practicable time bonds in accordance with the provisions of this resolution. All bonds surrendered in any such exchange or registration of transfer shall forthwith be canceled by the Bond Registrar/Paying Agent. The Borough or the Bond Registrar/Paying Agent may make a charge for shipping and out-of-pocket costs for every such exchange or registration of transfer of bonds sufficient to reimburse it for any tax or other governmental charge required to be paid with respect to such exchange or registration of transfer, but no other charge shall be made for exchanging or registering the transfer of bonds under this resolution.

As to any bond, the person in whose name the same shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal of any such bond and the interest on any such bond shall be made only to or upon the order of the registered owner thereof or his legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such bond, including interest thereon, to the extent of the sum or sums so paid.

The Borough shall appoint such registrars, transfer agents, depositories or other agents and make such other arrangements as may be necessary for the registration, registration of transfer

and exchange of bonds within a reasonable time according to the then commercial standards for the timely payment of principal and interest with respect to the bonds. The Chief Financial Officer is hereby appointed registrar and paying agent for the bonds (the "Bond Registrar/Paying Agent") subject to the right of the Borough Council to appoint another Bond Registrar/Paying Agent, and, as such, shall keep at the Administration Building, 63 Franklin Turnpike, Waldwick, New Jersey 07463, the books of the Borough for the registration, registration of transfer, exchange and payment of the bonds.

Section 16. The Mayor, the Chief Financial Officer and the Municipal Clerk are hereby authorized and directed to cause said bonds to be prepared and to execute and deliver said bonds upon payment of the purchase price therefor.

Section 17. This resolution shall take effect immediately upon its adoption.

The foregoing resolution was adopted by the following roll
call vote:

I hereby certify that the above Resolution
was adopted by the Mayor and Council
of the Borough of Waldwick at its Regular
Meeting of September 15, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

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

* * * * *

Council Member _____ introduced and
moved the adoption of the following resolution and Council
Member _____ seconded the motion:

RESOLUTION AUTHORIZING THE PUBLICATION,
PRINTING AND DISTRIBUTION OF A NOTICE OF
SALE AND THE PUBLICATION OF A SUMMARY NOTICE
OF SALE AND PRESCRIBING THE FORMS THEREOF
FOR \$11,294,000 GENERAL IMPROVEMENT BONDS,
DATED OCTOBER 1, 2026, APPROVING THE
PREPARATION, DISTRIBUTION AND EXECUTION OF A
PRELIMINARY AND A FINAL OFFICIAL STATEMENT
FOR SUCH BONDS, UNDERTAKING TO PROVIDE
CONTINUING DISCLOSURE OF FINANCIAL
INFORMATION, COVENANTING TO COMPLY WITH THE
INTERNAL REVENUE CODE OF 1986, AS AMENDED,
AND AUTHORIZING VARIOUS MATTERS IN
CONNECTION WITH ELECTRONIC BIDDING FOR THE
BONDS

WHEREAS, the Borough Council of the Borough of
Waldwick, in the County of Bergen, New Jersey (the "Borough"),
desires to make further provision for the issuance of
\$11,294,000 General Improvement Bonds (the "Bonds"), which are
to be issued pursuant to bond ordinances heretofore adopted by
the Borough Council; NOW, THEREFORE,

BE IT RESOLVED by the Borough Council of the Borough
of Waldwick, in the County of Bergen, as follows:

Section 1. A Notice of Sale (the "Full Notice of Sale") shall be published and printed and posted with the Preliminary Official Statement (as hereinafter defined) for distribution in substantially the following form:

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of September 15, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

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

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

RESOLUTION NO. 2026-237

Authorize Advertisement and Receipt of Bids for Well 5/Booster Station Electrical Upgrades

BE IT RESOLVED that the Municipal Council of the Borough of Waldwick hereby authorize the advertisement and receipt of bids for Well 5/Booster Station Electrical Upgrades.

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of September 15, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

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

Reso book, Adm, DPW Superintendent, Clerk

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

RESOLUTION NO. 2026-238

Authorize Contract Extension with Tamaron Association for Snow Plowing, 2027-2029

WHEREAS, the Borough of Waldwick is required to provide municipal services to private communities in order to be in compliance with the Kelly Act [N.J.S.A. 40:67-23.3](#); and,

WHEREAS, the Borough of Waldwick and Tamaron Association have maintained a contract to reimburse for snowplowing expenses since 1987; and,

WHEREAS, The Borough of Waldwick and Tamaron Association have agreed to extend the contract for the years 2027, 2028, and 2029; and,

WHEREAS, the Borough of Waldwick will reimburse Tamaron Association \$5,000.00 in 2027; \$5,000.00 in 2028 and \$5,000.00 in 2029.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Waldwick authorize the Administration to execute a contract with Tamaron Association for snow plowing reimbursements for the years 2027, 2028, and 2029 in the amounts of \$5,00.00, \$5,000.00 and \$5,000.00.

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of September 15, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

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

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

RESOLUTION NO. 2026-239

Authorize Special Meeting on Tuesday, October 6, 2026, 7:30 pm

BE IT RESOLVED that the Municipal Council of the Borough of Waldwick hereby approves a Special Meeting on Tuesday, October 6, 2026, at 7:30 pm in the Administration Building, Council Chambers, 63 Franklin Turnpike for the purpose of Public Hearing & Adoption of Ordinance(s) - Ordinance No. 2026-#15 - ORDINANCE ADOPTING THE BLOCK 116, LOTS 9, 16 & 18 REDEVELOPMENT PLAN.

FORMAL ACTION MAY BE OR MAY NOT BE TAKEN DURING THIS MEETING.

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of September 15, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

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

Reso book, Clerk

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

RESOLUTION NO. 2026-240

Approval of 2027 Floating Holiday

WHEREAS, the Borough Personnel Policy and Procedures Manual and applicable collective bargaining agreements provide employees with one (1) floating holiday per year, to be chosen by the Mayor and Council and observed by all covered employees.

BE IT RESOLVED that the Mayor and Council of the Borough of Waldwick hereby establish Friday, July 2, 2027 as the 2027 Floating Holiday observed by all covered employees in the Borough.

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of September 15, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

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

Reso book, Adm, CA

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

RESOLUTION NO. 2026-241

Appointment of Part Time Clerk 1 - Samantha Guardino

BE IT RESOLVED that the Mayor and Council of the Borough of Waldwick hereby approve the conditional appointment pending background check of Samantha Guardino for the position of Part Time Clerk 1 beginning ~~XXX~~; and,

BE IT FURTHER RESOLVED that she shall serve at a salary of \$36,000.00 with an increase after probationary period commensurate with annual cost of living increase and effective every January thereafter.

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of September 15, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

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

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

RESOLUTION NO. 2026-242

Authorize Emergency Appropriation - Fire Truck 632 Repair Pursuant to N.J.S.A. 40A:4-48

WHEREAS, an emergency has arisen with respect to the emergency repair of the Borough's Fire Truck 632 in the Current Operating Fund, and no adequate provision was made in the 2026 budget for the aforesaid purpose, and N.J.S.A. 40A:4-46 provides for the creation of an emergency appropriation for the purpose mentioned above, and,

WHEREAS, the total amount of the emergency appropriations created, including the appropriation to be created by this resolution is \$39,000 and three (3) percent of the total operating appropriations in the budget for 2026 is \$617,222 and,

WHEREAS, the foregoing appropriation together with prior appropriations does not exceed three (3) percent of the total operating appropriations (including utility operation appropriations) in the budget for 2026.

NOW, THEREFORE, BE IT RESOLVED, (by not less than 2/3 of all governing body members affirmatively concurring) that in accordance with N.J.S.A. 40A:4-48:

1. An emergency appropriation is hereby made for Vehicle Maintenance (Municipal Garage) – Other Expenses in the amount of \$39,000.
2. That said emergency appropriation shall be provided for in full in the 2027 budget, as is requested to be excluded from CAPS, pursuant to N.J.S.A. 40A4-53.3c(1).
3. That two (2) certified copies of this resolution be filed with the Director of the Division of Local Government Services.

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of September 15, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

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

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

RESOLUTION NO. 2026-243

Payment of Vouchers

Approved: _____
Thomas A. Giordano, Mayor

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of September 15, 2026.

Kelley Halewicz, RMC/CMC
Municipal Clerk

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

Reso book, CFO

PUBLIC HEARING OF AN ORDINANCE

Date: September 15, 2026

Clerk read the ordinance 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

Mayor asks if any Council Member wishes to comment on the ordinance.

Mayor closes Council comments and opens the public hearing to audience.

Mayor closes the public hearing after comments are heard.

Mayor asks for motion to pass the ordinance on second reading and that the Clerk be authorized to post notice as required by law.

Motion: _____

Seconded: _____

Roll Call:

Council Members:

Roll Call:

Cericola-Drake

Chrzanowski

Martinello

Ritchie

Smith

Wingate

Giordano

**NOTICE
BOROUGH OF WALDWICK
COUNTY OF BERGEN**

Please take notice that the foregoing Ordinance was introduced and passed on first reading by the Mayor and Council of the Borough of Waldwick, Bergen County, New Jersey, at the Regular Meeting of said Governing Body held on Tuesday, August 11, 2026 and will be further considered for final passage after a public hearing to be held on Tuesday, September 15, 2026 at 7:30 pm in the Council Chambers, Administration Building, 63 Franklin Turnpike, Waldwick, New Jersey, at which time and place those concerned or affected thereby may be heard.

Copies of the foregoing Ordinance are available to interested persons at the office of the Municipal Clerk and may be secured upon application to the Municipal Clerk during regular business hours.

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

BE IT ORDAINED that the Municipal Council of the Borough of Waldwick hereby amends Chapter 48 Fees, Section 56A-27 Land Use Procedures, Subsection G, Escrow Deposits Required for Applications and Section 80 Soil Removal Fees, Subsection B(3) Soil Moving Fee, Escrow, to Adjust Rates for Professionals. The changes to Code of the Borough of Waldwick below show deletions to the code in ~~striketrough~~ and additions in underline as follows:

§48:56A. Land use procedures.

48:56A-27. Land Use Procedures. **[Amended 4-23-96 by Ord. No. 5-96]**

G. Escrow deposits required for applications:

- a. Minor Site Plan - For development applications where the square footage of the building(s) is not greater than 3,000 square feet.

Engineering escrow	\$750 <u>1,000</u>
Legal escrow	\$400 <u>750</u>
Planner escrow	\$500 <u>750</u>

- b. Major Site Plan — For development applications where the square footage of the building(s) is in excess of 3,000 square feet.

Engineering escrow	\$3,500 <u>4,000</u>
Legal escrow	\$1,750 <u>2,500</u>
Planner escrow	\$1,750 <u>2,000</u>

- c. Minor Subdivision - For development of ~~less than five~~ no more than three lots.

Engineering escrow	\$1,000 <u>1,500</u>
Legal escrow	\$500 <u>1,000</u>
Planner escrow	\$500 <u>750</u>

- d. Major Subdivision - For development of more than ~~five~~ three lots.

Engineering escrow	\$4,000 <u>5,000</u>
Legal escrow	\$1,250 <u>2,000</u>
Planner escrow	\$2,000

- e. "d"/Use Variance. [Amended 9-25-01 by Ord. No. 11-01]

Engineering escrow	\$750 <u>1,000</u>
Legal escrow	\$400 <u>1,000</u>
<u>Planner escrow</u>	<u>\$1,000</u>

- f. ~~Hardship~~ "c"/Bulk variances. [Added 9-25-01 by Ord. No. 11-01]

Legal escrow	\$325 <u>500</u>
<u>Planner escrow</u>	<u>\$500</u>

§48:80. Soil removal fees. [Amended 7-22-97 by Ord. No. 16-97; 9-25-01 by Ord. No. 11-01; 3-22-05 by Ord. No. 4-05]

B. Soil-Moving fee:

- (3) Escrow. The applicant will be required to post at the time of ministerial permit application an escrow of ~~\$150~~ 600 to cover the costs associated with the review of the application by the Borough Engineer. For a major permit application this engineering escrow shall be ~~\$500~~ 1,200 and the legal escrow shall be ~~\$100~~ 200, posted at the time of the application. If the project requires additional funds to cover the review the applicant will be required to post sufficient balances to cover these additional costs.

Kelley Halewicz, RMC/CMC
Municipal Clerk

POSTED: August 12, 2026

INTRODUCTION OF ORDINANCE

Date: September 15, 2026

Mayor Giordano asked the Clerk to read Ordinance No. 2026-#15 by title:

Ordinance No. 2026-#15 - ORDINANCE ADOPTING THE BLOCK 116, LOTS 9, 16 & 18 REDEVELOPMENT PLAN

Mayor: A motion is in order to move and pass the ordinance on first reading, and that the Municipal Clerk be authorized to publish said Ordinance and Notice of Hearing in accordance with law, with the Public Hearing on said Ordinance to be held on Tuesday, October 6, 2026, 7:30 pm at a Special Meeting.

Motion: _____

Seconded: _____

Roll Call:

Cericola-Drake

Chrzanowski

Martinello

Ritchie

Smith

Wingate

Giordano

Ordinance No. 2026-#15 - ORDINANCE ADOPTING THE BLOCK 116, LOTS 9, 16 & 18 REDEVELOPMENT PLAN

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the "Redevelopment Law"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of rehabilitation or areas in need of redevelopment; and,

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

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

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

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

WHEREAS, by Resolution No. 2026-151 adopted on May 12, 2026, the Borough Council authorized the Borough planner, Paul Grygeil, AICP, PP of Phillips Preiss Grygiel Leheny Keller LLC (the "Borough Planner") to draft a redevelopment plan for the Property; and,

WHEREAS, in accordance with the Redevelopment Law, N.J.S.A. 40A:12A-7(e), by Resolution No. 2026-218 adopted on August 11, 2026, the Borough Council referred the Block 116, Lots 9, 16 & 18 Redevelopment Plan, dated August 2026 (the "Redevelopment Plan"), attached hereto as Exhibit A, to the Planning Board for review and recommendation to the proposed Redevelopment Plan; and,

WHEREAS, the Planning Board reviewed the proposed Redevelopment Plan and found the Redevelopment Plan and submitted its recommendations to the Borough Council; and,

WHEREAS, the Council having reviewed the comments of the Planning Board, and prior to final adoption of this Ordinance considered such comments and recommendations from the Planning Board at a duly noticed public hearing and afforded members of the public present an opportunity to be heard; and,

WHEREAS, the Borough Council, having considered the Redevelopment Plan, the Borough Planner's findings, the Planning Board's review and recommendations, and the testimony and comments presented at the public hearing, finds that approval of the Redevelopment Plan is in the public interest because it establishes a comprehensive and coordinated framework for the appropriate redevelopment of the Property; advances the purposes of the Redevelopment Law and municipal land-use planning; promotes the productive reuse of underutilized land through a development form compatible with the surrounding area; provides standards intended to guide orderly development, circulation, parking, landscaping, streetscape, building design, infrastructure, and public improvements; and implements the Borough Planner's determination that the Redevelopment Plan is consistent with and designed to effectuate the objectives of the Borough Master Plan, including the objectives of:

(i) encouraging compatible land use development while maintaining the residential character of the Borough;

(ii) reinforces the Borough's economic base and promotes policies to counter the loss of tax ratables;

(iii) enhances building and site aesthetics throughout the Borough and encourages consistent architectural themes within neighborhoods; and

(iv) promotes the Borough's New Jersey Transit rail station as an important asset to residents, businesses and economic growth;

and is consistent in height and character with the approved redevelopment in the larger redevelopment area which providing approximately six (6) affordable housing units to address a portion of the Borough's "unmet need" affordable housing obligation; and,

WHEREAS, the Borough Council wishes to adopt the Block 116, Lots 9, 16 & 18 Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Borough of Waldwick, in the County of Bergen, State of New Jersey, that:

1. The Borough Council hereby approves and adopts the Block 116, Lots 9, 16 & 18 Redevelopment Plan.

2. The Block 116, Lots 9, 16 & 18 Redevelopment Plan shall supersede existing zoning for the Redevelopment Area and the Borough Zoning Ordinance District Map is hereby, and shall be, amended to specifically designate the Block 116, Lots 9, 16 & 18 Redevelopment Plan Zoning District.

EXHIBIT A

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

**RESOLUTION NO. 2026-218
(Page 1 of 2)**

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)

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

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

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

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

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

WHEREAS, by Resolution No. 2026-151 adopted on May 12, 2026, the Borough Council authorized the Borough planner, Paul Grygeil, AICP, PP of Phillips Preiss Grygiel Leheny Keller LLC (the "Borough Planner") to draft a redevelopment plan for the Property; and,

WHEREAS, the Borough Planner prepared a Draft Redevelopment Plan for Block 116, Lots 9, 16 & 18. Borough of Waldwick dated June 2026 (the "Redevelopment Plan"), a copy of which is attached hereto as Exhibit A; and,

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

**RESOLUTION NO. 2026-218
(Page 2 of 2)**

WHEREAS, the Redevelopment Law, i.e. N.J.S.A. 40A:12A-7(e), requires that prior to adoption of any redevelopment plan by a local redevelopment entity, the governing body must transmit the redevelopment plan to the municipal planning board for its report and recommendations concerning the consistency between the redevelopment plan and the municipal master plan; and,

WHEREAS, the Municipal Land Use Law, N.J.S.A. 40:55D-26a, also requires that prior to the adoption of any and development regulation by the governing body, the land development regulations must be transmitted to the municipal planning board for its report and recommendations thereon; and,

WHEREAS, in accordance with N.J.S.A. 40A:12A-7(e) and N.J.S.A. 40:55D-26a, the Borough Council hereby refers the Redevelopment Plan to the Planning Board for its report and recommendations thereon.

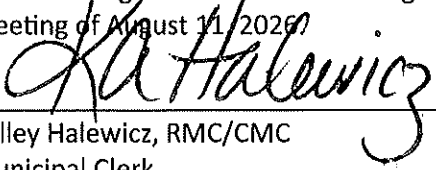
NOW, THEREFORE, BE IT RESOLVED BY THE BOROUGH OF WALDWICK COUNCIL OF THE BOROUGH OF WALDWICK, NEW JERSEY AS FOLLOWS:

1. Generally. The foregoing recitals are incorporated herein as if fully set forth at length.
2. Referral of Redevelopment Plan. The Borough hereby refers the proposed Redevelopment Plan to the Planning Board for review and recommendation in accordance with the requirements of N.J.S.A. 40A:12A-7(e). The Planning Board is authorized and directed to prepare a report of its recommendations to the proposed Redevelopment Plan within forty-five (45) days of the date hereof.
3. Severability. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.
4. Availability of the Resolution. A copy of this Resolution shall be available for public inspection at the offices of the Borough Clerk.
5. Effective Date. This Resolution shall take effect immediately.

Approved: _____

Tatiana Marquis, Borough Administrator

I hereby certify that the above Resolution was adopted by the Mayor and Council of the Borough of Waldwick at its Regular Meeting of August 11, 2026.


Kelley Halewicz, RMC/CMC
Municipal Clerk

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

BLOCK 116, LOTS 9, 16 & 18 REDEVELOPMENT PLAN

Borough of Waldwick, Bergen County, New Jersey

August 2026

Prepared for:

The Borough of Waldwick

Prepared by:

Phillips Preiss Grygiel Leheny Keller LLC
Planning and Real Estate Consultants
70 Hudson Street, Suite 5B
Hoboken, NJ 07030

The original of this report was signed and sealed in accordance with N.J.S.A. 13:41-1.2



Paul Grygiel, AICP, PP
New Jersey Professional Planner License #5518



Spach Trahan, AICP, PP
New Jersey Professional Planner License #6435

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I. INTRODUCTION

A. Purpose and Statutory Basis

This Redevelopment Plan has been prepared for a portion of a Redevelopment Area that includes Block 116, Lots 9, 16 and 18 within the Borough of Waldwick ("Borough"), which was designated pursuant to N.J.S.A. 40A:12A-5.

The Mayor and Council of the Borough of Waldwick adopted Resolution #2022-266 on August 16, 2022 directing the Planning Board to study the area consisting of Block 114, Lots 1, 7, 9, 11, 15, 16, 24, 25 and 26; Block 115, Lots 1, 2, 3, 4 and 26; and Block 116, Lots 1, 4, 9, 16, 18, 29 and 36 (the "Study Area") in order to determine whether it should be deemed a non-condemnation area in need of redevelopment in accordance with the criteria specified in the Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-5. The Planning Board subsequently directed its consulting planners, Phillips Preiss Grygiel Leheny Keller LLC, to conduct the study. The planners submitted their report, titled Area in Need of Redevelopment Investigation Portions of Blocks 114, 115 & 116 ("AINR report") to the Planning Board and a public hearing was held on April 24, 2023 by the Planning Board to determine whether it should recommend that the Study Area be designated a non-condemnation area in need of redevelopment pursuant to the LRHL at N.J.S.A. 40A:12A-6. The Planning Board recommended that the entire Study Area be designated as a non-condemnation area in need of redevelopment.

The Mayor and Council concurred with the Planning Board's recommendation and adopted Resolution # 2023-182 on May 9, 2023, declaring the Study Area as a non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5. The Borough Council then adopted Resolution # 2026-151 on May 12, 2026 which directed Phillips Preiss Grygiel Leheny Keller LLC to prepare a Redevelopment Plan for three of the lots in the Study Area: Block 116, Lots 9, 16 and 18 (the "Plan Area"). This Redevelopment Plan is authorized pursuant to the LRHL at N.J.S.A. 40A:12A-7, which provides that "no redevelopment projects shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinance of the municipal governing body upon its finding that the specifically delineated project area is located in an area in need of redevelopment or an area in need of rehabilitation, or in both, as appropriate."

B. Description of the Plan Area

The Plan Area consists of three tax lots in Block 116 with a combined area of approximately 1.34 acres, according to tax records. It has frontage on two streets: Hewson Avenue and Walter Nightengale Place. Existing development in the Plan Area includes a mix of residential and commercial properties. The Plan Area is located in the central portion of the Borough of Waldwick, directly to the northeast of the NJ Transit passenger rail station. The location of the Plan Area within the Borough of Waldwick is shown on Figure 1. The Plan Area's tax lot designations are identified in Figure 2, and an aerial photograph is provided in Figure 3.



FIGURE 1: REDEVELOPMENT PLAN AREA LOCATION

Block 116, Lots 9, 16 & 18 | Redevelopment Plan
Borough of Waldwick, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2026

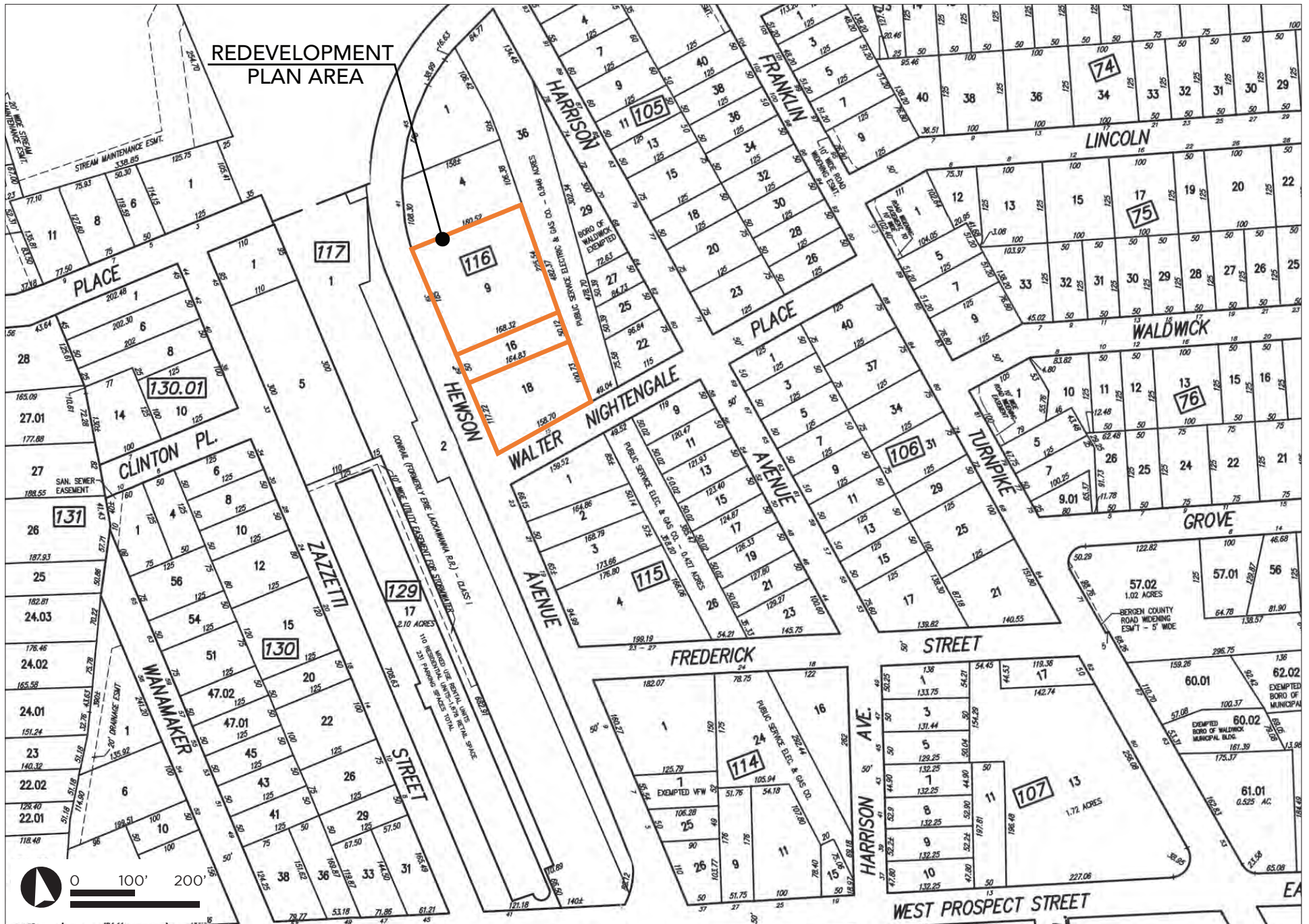


FIGURE 2: TAX MAP

Block 116, Lots 9, 16 & 18 | Redevelopment Plan
Borough of Waldwick, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2026

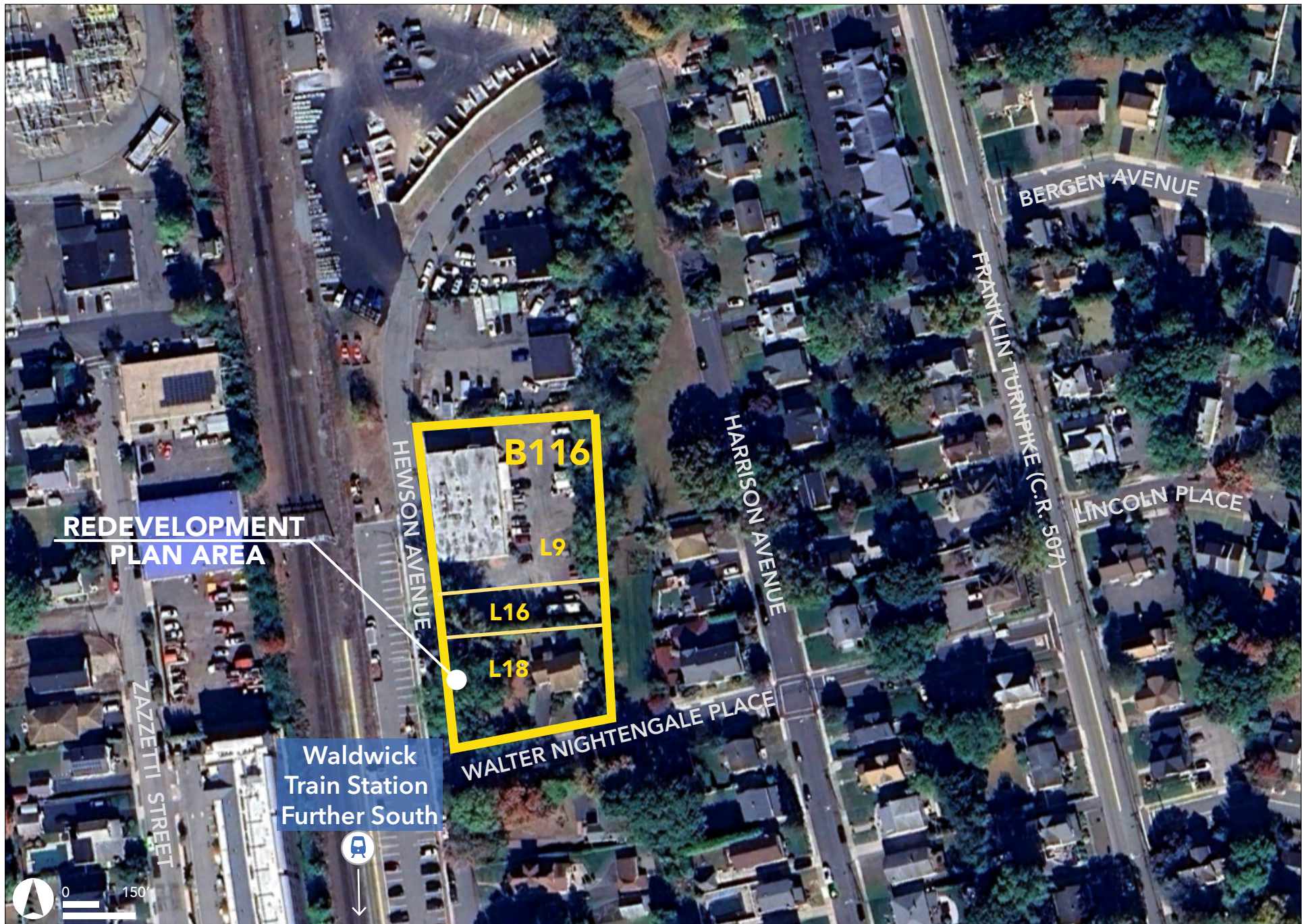


FIGURE 3: AERIAL CONTEXT

Block 116, Lots 9, 16 & 18 | Redevelopment Plan
Borough of Waldwick, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2026

II. GOALS OF THE REDEVELOPMENT PLAN AND RELATIONSHIP TO LOCAL OBJECTIVES

A. Redevelopment Plan Goals and Objectives

The specific goals and objectives of this Redevelopment Plan are as follows:

- To provide land uses that support Waldwick's central business district and take advantage of a transit-oriented location.
- To provide new housing that complies with code requirements.
- To help address the Borough's affordable housing obligations.

The land use plan outlined in the following section is intended to implement the above goals and objectives.

B. Redevelopment Plan Concept

The redevelopment plan provides a framework for transit-oriented development with a townhouse residential development that supports Waldwick's downtown and train station and takes advantage of its proximity to them. Development in the Plan Area will help diversify the Borough's housing stock by providing for new townhouse development that will also help address Waldwick's affordable housing obligations.

C. Relationship to Local Objectives

1. Borough of Waldwick Master Plan

The Borough of Waldwick completed its last comprehensive master plan in 1976. A reexamination of the 1976 Master Plan was undertaken in 1982, and subsequent master plan reexamination reports were prepared and adopted in 1988, 1995, 2003, 2013, and 2018.

The 2018 Master Plan Reexamination reiterated the goals and objectives from the 2013 Reexamination Report. The following goals and objectives from these documents are relevant to the Plan Area and its potential for redevelopment:

- Encourage compatible land use development while maintaining the residential character of the Borough.
- Reinforce the Borough's economic base and promote policies to counter the loss of tax ratables.
- Enhance building and site aesthetics throughout the Borough and encourage consistent architectural themes within neighborhoods.

- Promote the Borough's New Jersey Transit rail station as an important asset to residents, businesses, and economic growth.

The redevelopment planning process can allow a municipality to ensure new development is compatible with surrounding land uses and aesthetics through the ability to control design and exact off-site improvements. Redevelopment of the Plan Area would support the Borough's downtown and rail station by adding residents and economic activity to the area.

2. Borough of Waldwick Zoning Ordinance

The underlying zoning for the Redevelopment Plan Area is the VC-1 Village Center district and the AHO-1 Affordable Housing Overlay Zone-1. This Redevelopment Plan represents a new zoning plan for the Plan Area and supersedes the underlying zoning district provisions for the Plan Area unless otherwise specified as remaining applicable.

III. LAND USE AND DEVELOPMENT STANDARDS

This Redevelopment Plan shall supersede all provisions of the Zoning, Land Use and Development Code of Borough of Waldwick ("the Zoning Ordinance"), except where the provisions of the Zoning Ordinance are indicated as being applicable.

A. Definitions and Terminology

Throughout this Redevelopment Plan, a meaningful distinction is made in the regulations between "shall" and "should." "Shall," "must," or "is required to" means that a developer is required to comply with the specific regulation, without deviation. "Should" means that a developer is encouraged to comply with a specific regulation or guideline but is not required to do so. If the exact recommendation cannot be met, the Planning Board will entertain any modification that meets the underlying spirit and intent of the regulation and/or the Redevelopment Plan generally. The words "may" or "is permitted to" indicate where the redeveloper has the option of a particular approach.

Except as otherwise provided herein, words that appear in this Redevelopment Plan shall be interpreted in accordance with the "Definitions and Word Usage" section in the Borough's Zoning Ordinance as set forth in § 97-118. For clarity, the following critical definitions are reiterated or updated for the purpose of this Redevelopment Plan:

Building Height. The vertical distance measured from the elevation of the proposed average finished grade plane to the highest point of the building exclusive of chimneys and similar structures as identified in Ordinance § 97-122.1.

Elevation, Primary. The street-facing elevations, side elevations, and the primary pedestrian entrance of each townhouse cluster, even if this elevation is not oriented toward the street.

Elevation, Secondary. The rear elevation of each townhouse cluster, which shall face interior to the lot toward an internal parking and circulation area, and which typically includes garage doors.

Setback Line. A line drawn parallel to a property line and drawn through the point of a building nearest to the property line. The term "required setback" means a line that is established as a minimum distance from a property line and within which a building or part of a building, patio, deck or pool is not permitted to extend towards the street or lot line in order to provide the required yard. Entrance stoops shall not be considered patios. Setback lines shall be measured to the nearest portion of any building on the premises, notwithstanding the exceptions provided in Section III.B.4 of this Redevelopment Plan.

Yard, Front. An open, unoccupied space extending across the full width of the lot and lying between the street line and building setback line. The depth of the "front yard" shall be measured horizontally at right angles from the front property line along a public right-of-way, or radially on a

curved street, to the building line. A corner lot shall have multiple front yards for the purpose of determining required setbacks.

Yard, Rear. An open, unoccupied space extending the full width of the lot between the main building and the rear lot line. The depth of the "rear yard" shall be measured horizontally from the nearest part of the main building toward the nearest point of the rear lot line. In the case of a corner lot, the rear yard shall be measured along an interior lot line that does not connect to a front lot line, if applicable, and recognizing that a four-sided corner lot may not have a rear yard.

Yard, Side. An open, unoccupied space extending from the front yard to the rear yard between the main building and each side lot line. The width of the required "side yard" shall be measured horizontally at right angles from the nearest point on the side lot line toward the nearest part of the building. In the case of a corner lot, the side yard(s) shall be measured along interior lot lines that extend from the front lot line.

B. Use, Area, Yard, and Bulk Requirements

1. Permitted Principal Uses

The following principal uses are permitted within the Plan Area:

- Townhouses, single-family.
 - o A single-family dwelling unit built in a group of three or more attached units, in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separate from any other unit by one or more vertical common fire-resistant walls.
- Multiple principal buildings or groups of attached units are permitted on the same lot or tract.

2. Permitted Accessory Uses and Structures

The following accessory uses are permitted within the Plan Area:

- Amenity spaces, including:
 - o Private porches, terraces, patios, and balconies; residential storage.
 - o Open space, including passive and active recreational facilities, plazas, courtyards, picnic areas, dog runs, gazebos, pergolas, outdoor furniture, and similar.
- Parking, including:
 - o Driveways and garages associated with a dwelling unit, and surface parking lots.
 - o Electric Vehicle Service Equipment (EVSE) and Make-Ready parking spaces.
 - o Bicycle parking and storage.

- Mechanical rooms, HVAC units, transformers, generators, fencing, signage, and any use or structure that is customarily incidental and subordinate to a permitted principal use.

3. Area, Yard, and Bulk Requirements

Bulk requirements for the Plan Area shall be as set forth in the following table.

Standard	Requirement
Minimum Tract Area	1.25 acres (54,500 sq. ft.)
Minimum Lot Area (Fee Simple, if applicable)	880 sq. ft.
Minimum Building Setback	10 feet from any lot line
Minimum Separation Between Building Walls	17 feet
Maximum Building Height	4 stories / 50 feet
Maximum Building Coverage	48%
Maximum Improved Lot Coverage	82%
Maximum Attached Units in a Townhouse Building	8 units
Maximum Residential Density	24 units per acre

4. Exceptions to Setback Requirements

Architectural bays on the primary elevation of townhouse buildings shall be permitted to encroach up to three feet into street-facing setbacks or the minimum distance between buildings. The width of any one bay or connected series of bays shall not exceed 10 feet.

At an entryway, a canopy, an awning, a landing, or steps are permitted to encroach into a required front yard setback by up to three feet, so long as such feature is a maximum of four feet wide.

A decorative cornice may extend up to 18 inches out from the building wall without violating the required setback.

5. Affordable Housing

A minimum of 20 percent of all dwelling units within the Plan Area shall be set aside for very low-, low-, and moderate-income residents.

The regulations of the “Affordable Housing Controls” section in the Borough’s Zoning Ordinance as set forth in § 97-120 shall apply, along with the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.), and the affordable housing rules at N.J.A.C. 5:99.

In calculating the affordable housing obligation, the set aside requirements shall be rounded to the nearest whole number (i.e., if the percentage of units yields a number less than 0.5, then it is rounded down, and if it yields a number of 0.5 or above, then it rounds up to the next whole number).

C. Parking, Circulation, and Site Design

1. Parking

Number of Parking Spaces

The minimum number of total off-street parking spaces shall be subject to the requirements for townhouses as established in the New Jersey Residential Site Improvement Standards (NJ RSIS). The minimum parking requirement for three-bedroom townhouse units shall apply to any townhouse dwelling units containing greater than three bedrooms. The parking requirements shall account for parking for visitors.

Placement

Parking spaces, including parking in individual driveways, shall be prohibited between a building and the public right-of-way. Parking garages shall not be oriented to face directly toward a public street.

Dimensions

Each garage car space shall be counted as 1.0 off-street parking space regardless of the dimensions of the driveway. A driveway measuring at least 9 feet in width and 18 feet in length, where length is measured between the garage door and the internal drive aisle or the public right-of-way, whichever is applicable, shall be counted as 1.0 parking space. A driveway that has a minimum width of 20 feet and a minimum length of 18 feet shall count as 2.0 parking spaces. Parking spaces provided in a parking lot shall have minimum dimensions as specified in the NJ RSIS Full-size parking spaces in a parking lot shall be a minimum of 9 feet wide and 18 feet deep. Multifamily residential development shall comply with the Americans with Disabilities Act (ADA). Townhouse-style units shall provide one space per unit in a garage and a second space with a minimum depth of 18 feet in a driveway.

Electric Vehicle Service Equipment

Electric vehicle service equipment/chargers and Make-Ready spaces shall be provided in accordance with State law and Ordinance §97-123.7-F.

2. Driveways and Access

Access to internal drive aisles shall be provided from consolidated driveways; curb cuts to individual driveways or garages from the street shall be prohibited. Access driveways and internal drive aisles shall be provided in accordance with the New Jersey Residential Site Improvement Standards (RSIS).

3. Sidewalks and Walkways

Public Sidewalks

Sidewalks shall be provided along street frontages for safe and convenient access to and around the Plan Area. The sidewalks shall be properly sized and with slopes that meet all required municipal, state, and federal regulations.

Internal Walkways

Internal walkways that are private to the development shall be provided to connect the public sidewalk network to the entrances of each building or each dwelling unit, as applicable.

4. Landscaping

Landscaping shall be provided along the side and rear property lines of the tract, at the perimeter of drive aisles, and adjacent to building entrances. Plantings on the site shall include a mix of evergreen shrubs and flowering plantings, and may include ornamental grasses. Where insufficient space exists for plantings along a property line, opaque fencing may be provided.

Street trees are required in all front yard areas, provided at an average rate of one tree per 50 feet of street frontage, which accounts for lesser spacing around driveways.

D. Building Design Standards

1. Building Materials

Primary Elevations

Dominant materials. Primary elevations shall include a minimum of two tones of brick, stone, or cast masonry as the dominant exterior materials. These materials shall cover a minimum of 50 percent of the non-fenestration area on each primary elevation.

Subordinate materials. Primary elevations may include the following secondary materials, which shall cover a maximum of 30 percent of the non-fenestration area on each primary elevation:

- Fiber-cement panels or siding.
- Durable wood siding.
- Siding, provided as clapboard, lap, shingle, board and batten, or similar traditional design.
- Cement stucco.

Secondary Elevations

Secondary elevations shall provide a minimum of one tone of brick, stone, or cast masonry.

Secondary elevations may be comprised of any of the above-listed secondary materials applicable to primary elevations.

There are no coverage requirements for secondary elevations.

Prohibited Materials

Prohibited exterior building materials include EIFS stucco, aluminum panels¹, and veneers.

¹ Aluminum is permitted as trim around windows or on canopies, but not as a façade material.

2. Massing & Articulation

Vertical and Horizontal Articulation

Each attached townhouse unit shall have a distinct base, middle, and top, that are differentiated through material changes, horizontal courses, canopies, bays, rooflines, etc.

On ground-floor street-facing frontages, materials and architectural detailing should be used to provide visual interest at the building base, for example: highly textured materials, contrasting and visually heavier materials on ground floors compared to upper floors, canopies over entryways, bays, wall-mounted sconce lighting, and decorative tilework.

Buildings shall be broken down into a series of vertical elements, including bays, dormers, inset doorways and windows, etc.

Roofs, Terraces, and Balconies

Rooflines at the primary elevations shall provide a sloping design, such as gable, hip, gambrel, and mansard roofs. Habitable space may occupy the area within. Dormers are permitted and encouraged on sloped roofs.

Stair and elevator bulkheads and vestibules are prohibited on rooftops. Any rooftop mechanical units shall be accessed via a roof hatch and a drop-down stair within the building.

The roofline on the primary elevations shall be defined with a decorative cornice, which may extend up to 18 inches from the building wall.

Decks or terraces are prohibited above the fourth floor of a building.

A walk-out terrace or in-set balcony is permitted at the third floor or fourth floor of a dwelling, provided that such terrace or balcony be accessed from a habitable floor and be located on the secondary (rear) elevation of a building group. The maximum area of a walk-out terrace or balcony shall be 250 square feet. Any walk-out terrace or balcony shall be contained within the required building setbacks and coverage limitations for the site. A walk-out terrace or balcony shall be surrounded by a parapet wall for fall protection. Privacy walls are permitted between adjoining terraces up to a maximum height of six (6) feet, provided that they have the same dominant architectural treatment at the Secondary Elevation and use a compatible color scheme.

3. Transparency

All primary elevations shall be required to have fenestration in windows or doors occupying at least 15 percent of the ground floor façade area.

4. Ancillary Structures

Trash, Refuse, and Loading Areas

Trash and recycling collection areas shall be contained within a building or garage.

Mechanical Equipment

All mechanical equipment shall be located at the side or rear of a dwelling unit and shall be screened by fencing and/or year-round (evergreen) shrubs.

Fences and Walls

Fence and wall requirements set forth at Ordinance §97-123.3 shall apply so long as these standards do not conflict with the requirements herein.

Lighting

Site lighting and building-mounted lighting shall comply with the standards set forth in Ordinance §97-121.21.

Signage

A maximum of one monument sign is permitted per development tract, located at a driveway entrance or on the street-facing corner of a corner lot.

Signage requirements set forth at Ordinance §97-123.9 shall apply so long as these standards do not conflict with the requirements herein.

5. Fire Suppression

Fire suppression shall be provided pursuant to N.J.S.A. 52:27D-123.20, and the regulations promulgated thereunder.

IV. REDEVELOPMENT ACTIONS

A. Outline of Proposed Actions

1. Demolition and Site Work

Construction of new structures and other improvements will take place as proposed in this Redevelopment Plan. Other actions that may need to be undertaken to implement the Redevelopment Plan include: the clearance of dilapidated, deteriorated, obsolete or underutilized structures or uses; installation of utility infrastructure necessary to service and support new development; and creation and/or vacation of other easements as may be necessary for redevelopment.

2. New Construction and Environmental Remediation

Construction of new structures and other improvements will take place as proposed in Chapter III of this Redevelopment Plan. Environmental remediation will take place as necessary to effectuate the plan. Infrastructure will be constructed as determined by the Borough's professional consultants for the project. The redeveloper(s) must adhere to the overall parameters for development presented in Chapter III of this Redevelopment Plan. The redeveloper will be required to enter into a redeveloper's agreement with the Borough of Waldwick that stipulates the precise nature and extent of the improvements to be made and their timing and phasing as permitted therein.

B. Easements

No building shall be constructed over a public easement in the Plan Area without prior written approval of the Borough of Waldwick.

C. Properties to be Acquired

As this is a non-condemnation redevelopment area, no properties will be acquired by eminent domain by the Borough of Waldwick to complete the redevelopment project.

D. Relocation

Implementation of this Redevelopment Plan is not anticipated to require the involuntary displacement and/or relocation of residents or businesses within the Plan Area. In the event the relocation of residents and/or businesses in the Plan Area is necessary, the redeveloper shall comply with all applicable laws and regulations governing temporary and permanent relocation of residents.

E. Other Actions

In addition to the demolition and new construction described above, the Borough of Waldwick Council may undertake other actions to further the goals of this plan. These actions may include, but shall not be limited to, provisions for public infrastructure necessary to service and support new development.

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V. RELATIONSHIP TO LOCAL, REGIONAL, AND STATEWIDE PLANNING POLICIES

A. Borough of Waldwick Development Regulations

This Redevelopment Plan shall supersede all provisions of the Borough of Waldwick Zoning, Land Use and Development Code, except where the provisions of the Zoning, Land Use and Development Code are indicated as being applicable.

No “d” variance from the requirements herein in accordance with N.J.S.A. 40:55D-70 shall be cognizable by the Zoning Board of Adjustment. Adoption of this Redevelopment Plan by the Borough Council shall be further considered an amendment to the Borough of Waldwick Zoning Map.

B. Relationship to Master Plans of Adjacent Municipalities

The Borough of Waldwick is surrounded by five municipalities, including the Borough of Allendale, the Borough of Ho-Ho-Kus, the Borough of Midland Park, the Village of Ridgewood and the Township of Wyckoff. The Plan Area is well separated from the nearest municipalities to it, Allendale and Ho-Ho-Kus. Therefore, assessment of this Plan’s relationship to adjacent municipalities is not warranted.

C. Bergen County Master Plan

Bergen County adopted its new Master Plan in April 2023, its first comprehensive master planning effort since 1962. Significant regional changes have occurred in this 60-year period, and the County Master Plan accordingly addresses existing conditions, emerging trends, future visioning, goals and objectives, and best practices moving forward. The Master Plan covers numerous topical elements, which include, Arts, History and Historic Resources; Land Use and Housing; Economic Vitality; Environment and Natural Resources; Open Space, Agriculture, Parks, and Recreation; Public Facilities and Services; Transportation and Mobility; and Sustainability. Many, if not all these elements, have significant crossover with others, illustrating the need for coordination across the various planning sectors.

This Plan aims to coordinate future growth, development/redevelopment, and preservation of existing resources across all municipalities in the county, and encourages inter-municipal collaboration to achieve a “smarter, more efficient future.”

Much of the County Master Plan focuses on the ideas of diversity, access, and improved health outcomes, whether it be in land use and housing, open space/recreation, or transportation. It is a common theme throughout the various topical elements that there is no “one size fits all” solution,

which is an important message to remember as no municipality or its challenges are the same. The following goals and objectives of the Master Plan are relevant to this redevelopment plan.

Land Use & Housing

1. Become the model for smart growth and sustainable development both in New Jersey and in the region.
2. Encourage a wide variety of housing types, range of densities, and price points.
 - a. Encourage municipalities to welcome more mixed-use projects.
 - b. Help municipalities identify how to seamlessly integrate a more diverse housing stock into a community.

Economic Vitality

1. Maximize job creation and investment by facilitating economic development.
 - a. Revitalize downtown areas and make transit a priority.

This Redevelopment Plan is consistent with the Bergen County Master Plan, as it envisions the redevelopment of properties in downtown Waldwick close to a passenger railroad station with inclusionary multifamily residential development.

D. State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan (SDRP) was originally adopted in 1992. The purpose of the SDRP according to the State Planning Act at N.J.S.A. 52:18A-200(f) is to:

Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.

A revised version of the plan was adopted by the State Planning Commission in 2001. While required by the State Planning Act to be revised and re-adopted every three years, the SDRP was only readopted once during the 34 years following its original adoption. A new State Strategic Plan (SSP) was proposed in 2011 as the revision to the 2001 SDRP, but has not been advanced in recent years. The State Office of Planning Advocacy started the process of preparing a new State Plan in 2023. The State Planning Commission approved the Preliminary State Development and Redevelopment Plan on December 4, 2024, and after the completion of the Cross-Acceptance process (i.e., review of the plan at the county level), the new SDRP was adopted in December 2025.

This Redevelopment Plan is consistent with the SDRP, as it is located within PA1 -Metropolitan Planning Area. The goal of PA1 is to “provide for much of the state’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign

areas of sprawl; and protect the character of existing stable communities.” In particular, this Redevelopment Plan furthers the SDRP policy to “provide for much of the state’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities.”

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VI. GENERAL PROVISIONS

A. Amendment to the Borough Zoning Map

Adoption of the Redevelopment Plan shall constitute an amendment to the Borough Zoning Map.

B. Subdivision and Site Plan Review

Any construction, reconstruction or rehabilitation shall require the prior approval of the Waldwick Planning Board and shall be in accordance with the requirements of this Redevelopment Plan and the site plan requirements set forth in the Borough's Zoning, Land Use and Development Code. Where a provision of the Redevelopment Plan conflicts with a provision of the Zoning, Land Use and Development Code, the Redevelopment Plan shall control.

No construction or alteration to existing or proposed construction shall take place until a site plan reflecting such additional or revised construction has been submitted to, and approved by, the Planning Board. This pertains to revisions or additions prior to, during and after completion of the improvements.

C. Adverse Influences

No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

D. Deviation Requests

The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan, would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment to the intent and purpose of the Redevelopment Plan. Any deviation that would require a "d" variance in accordance with the Municipal Land Use Law, NJSA 40:55D-70d et seq., shall require an amendment to the Redevelopment Plan by the Borough Council. An

application for a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12a and b.

E. Non-Discrimination Provisions

No covenant, lease, conveyance or other instrument shall be affected or executed by the Borough Council of the Borough of Waldwick or by a developer or any of his successors or assignees, whereby land within the Plan Area is restricted by the Borough Council of the Borough of Waldwick, or the developer, upon the basis of race, creed, color, or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use of any part of the Plan Area on the basis of race, creed, color or national origin.

F. Severability

If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

G. Procedures for Amending the Plan

This Redevelopment Plan may be further amended from time to time upon compliance with the requirements of State law. Any party requesting a future amendment shall submit such request to the Council of the Borough of Waldwick and, unless the request is issued by an agency of the Borough, shall pay a fee of \$2,500. The Borough Council and/or Planning Board may require that the party requesting the amendment prepare a study of the impact of such amendments, which study shall be prepared by a professional planner licensed in the State of New Jersey, together with such other professionals licensed in the State of New Jersey (e.g., traffic engineer) as may be appropriate. In addition, the Borough Council in its sole discretion may require that the party requesting the amendment establish an escrow account with the Borough adequate to allow the Borough and/or Planning Board to use the services of a professional planner and other necessary professionals licensed in the State of New Jersey to identify, review and/or prepare proposed further amendments that might be needed, together with any and all necessary documentation related thereto.

VII. OTHER PROVISIONS

In accordance with N.J.S.A. 40A:12A-1 et seq., known as The Local Redevelopment and Housing Law, the following statements are made:

- The Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, population, off-street parking, the development of public electric vehicle charging infrastructure in appropriate locations, and other improvements. The Plan has laid out various requirements and strategies needed to be implemented in order to carry out the objectives of this Plan.
- The Redevelopment Plan lays out the proposed land uses and building requirements for the Plan Area.
- No involuntary displacement and/or relocation of residents in the Plan Area is anticipated on the part of the Borough of Waldwick. In the event the relocation of residents in the Plan Area is necessary, the redeveloper shall comply with all applicable laws and regulations governing temporary and permanent relocation of residents.
- There are no existing affordable housing units that are set aside for low- and moderate-income households in the Plan Area, and therefore none are proposed to be removed.
- This Redevelopment Plan is consistent with the site's designation in the Master Plan for the Borough of Waldwick. As indicated in Chapter V, this Redevelopment Plan is also consistent with the goals and objectives of the New Jersey State Development and Redevelopment Plan and the draft State Strategic Plan.
- This Redevelopment Plan provides proposed locations for electric vehicle charging infrastructure within the Plan Area in a manner that appropriately connects with an essential public charging network.
- If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

INTRODUCTION OF ORDINANCE

Date: September 15, 2026

Mayor Giordano asked the Clerk to read Ordinance No. 2026-#16 by title:

Ordinance No. 2026-#16 - AN ORDINANCE AUTHORIZING THE BOROUGH OF WALDWICK TO ENTER INTO A LEASE AGREEMENT WITH THE WALDWICK HIGH SCHOOL GRADUATION BALL, INC. FOR USE OF THE OLD DPW COMPLEX

Mayor: A motion is in order to move and pass the ordinance on first reading, and that the Municipal Clerk be authorized to publish said Ordinance and Notice of Hearing in accordance with law, with the Public Hearing on said Ordinance to be held at 7:30 pm or as soon thereafter as the matter may be heard on Tuesday, October 20, 2026.

Motion: _____

Seconded: _____

Roll Call:

Cericola-Drake

Chrzanowski

Martinello

Ritchie

Smith

Wingate

Giordano

Ordinance No. 2026-#16 - AN ORDINANCE AUTHORIZING THE BOROUGH OF WALDWICK TO ENTER INTO A LEASE AGREEMENT WITH THE WALDWICK HIGH SCHOOL GRADUATION BALL, INC. FOR USE OF THE OLD DPW COMPLEX

WHEREAS, the Borough of Waldwick is the owner of certain property designated as Lot 16 in Block 132 as shown on the Tax Map of the Borough of Waldwick and upon which lies a Borough structure commonly known as "The Old DPW Complex"; and,

WHEREAS, in 1991 the Borough of Waldwick entered into a Lease Agreement with Waldwick High School Graduation Ball, Inc. a non-profit corporation of the State of New Jersey; and,

WHEREAS, pursuant to the Lease Agreement, Waldwick High School Graduation Ball, Inc. utilizes The Old DPW Complex for the preparation and storage of materials for the Waldwick High School Graduation Ball; and,

WHEREAS, the Borough of Waldwick and Waldwick High School Graduation Ball Inc. wish to codify the Lease Agreement pursuant to the Local Lands and Buildings Law of the State of New Jersey (N.J.S.A. 40A:12-1 et seq.),

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Waldwick as follows:

Section 1:

Findings. It is hereby determined that Waldwick High School Graduation Ball Inc. is a non-profit corporation organized and existing pursuant to Title 15 of the revised statutes of the State of New Jersey which pursuant to the purposes of such corporation, provides recreational activities for the youths located within the Borough of Waldwick, thereby contributing significantly to promoting the general welfare of the community.

Section 2:

Authorization and Purpose of Lease Agreement. In accordance with N.J.S.A. 40A:12-14(c) and N.J.S.A. 40A:12-15 pursuant to the terms and conditions hereinafter set forth, the Mayor and Clerk of the Borough of Waldwick are hereby authorized to execute on behalf of the Borough a Lease Agreement with Waldwick High School Graduation Ball Inc., as lessee, allowing use of The Old DPW Complex located within Lot 16 in Block 132 as shown on the Tax Map of the Borough of Waldwick for purposes of constructing and storing Graduation Ball Materials.

Section 3:

Consideration for Lease. The consideration for the lease hereby authorized shall be the construction and storage of Graduation Ball materials, a place of meeting for the Waldwick High School Graduation Ball Inc. and any other related activities as might normally be conducted by Waldwick High School Graduation Ball Inc. in preparation for the Graduation Ball.

Section 4:

Public Purpose. The Waldwick High School Graduation Ball Inc. agrees to prepare, organize and operate a Waldwick High School Graduation Ball for the benefit of the graduating seniors of the Borough of Waldwick High School.

Section 5:

Term; Renewal; Termination. The term of the Lease between the Borough of Waldwick and Waldwick High School Graduation Ball Inc. shall expire on June 30, 2027.

Section 6:

Annual Report. In June of each year during which the Lease Agreement is in effect, Waldwick High School Graduation Ball Inc. shall submit to the Mayor and Council of the Borough of Waldwick a written report setting out the use to which the leasehold was put during the year, and the activities of Waldwick High School Graduation Ball Inc. undertaken in furtherance of the public purpose for which the lease was granted. The report shall also contain an affirmation of the continued tax-exempt status of the Waldwick High School Graduation Ball Inc. as a non-profit corporation pursuant to both state and federal law.

It is understood and agreed that, by the execution of the within lease, all prior leases of all or part of the leased premises heretofore entered into by the parties including but not limited to the leases dated March 26, 1991 and March 23, 2004 shall cease and be of no further force or effect.

Section 7:

Enforcement of Conditions. The Borough Council of Waldwick shall be responsible for enforcement on behalf of the Borough of the conditions of the agreement executed pursuant hereto.