

**MINUTES FOR THE REGULAR MEETING
OF THE MAYOR & COUNCIL OF THE BOROUGH OF WALDWICK
HELD ON TUESDAY, SEPTEMBER 15, 2026 AT 7:30 PM**

Council President Martinello called the meeting to order and read the Statement of Compliance.

Council President Martinello asked for a roll call. Present on roll call: Ms. Cericola-Drake, Mr. Chrzanowski (via phone), Mr. Martinello, Mr. Ritchie (via phone), Ms. Smith and Ms. Wingate. Mayor Giordano was absent.

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

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

PROCLAMATIONS & PRESENTATIONS

MAYOR'S REPORT AND REPORTS OF COMMITTEES

Mayor's Report. Council President Martinello reported for the mayor that the mayor met with the mayor of Ridgewood over possible shared service for garbage and recycling. Administrator Marquis is putting together the data. Once Ridgewood is able to review the two mayors and two administrators will sit down to discuss. The Borough continues to work with the Board of Education. The Mayor and Administrator have different views on bringing back a Work Session meeting and then a Regular Meeting each month. The Council will discuss this at next month's meeting with the pros and cons .

As a reminder none of this is a done deal but we are looking at ways to save money for the Borough, and we will report back on our progress.

Council President read a Fire Department letter from Hawthorne thanking Waldwick for their assistance.

Financial & Administrative Committee. Mr. Martinello reported on the two bond resolutions as well as the emergency appropriation for a fire truck repair. Mr. Martinello commented on the introduction of the Hewson Avenue Redevelopment Plan and that our Redevelopment Counsel will speak to this shortly, but the development would bring \$448,000 in taxes with no PILOT – with this money being split between the Borough, County and School Board.

Fire & Police Protection Committee. Ms. Smith reported that she attended the monthly Fire department meeting where the mayor introduced her as the new liaison. The Fire department had 19 calls so far in September; 28 calls in August. The Fireman's Convention is this week and there will be coverage from Ho-Ho-Kus, Allendale, Saddle River and Wyckoff during this time. The Fire department has a recruitment table at Back to School Night tonight hoping to recruit some members. After the September 11 Ceremony, the department was able to go and have the firetruck photographed with the Tribute in Lights.

Ms. Smith commented that the Police department had 54 calls for medical emergencies and 172 911 calls in August. She believes her job is to highlight what the Police department does as well as budget issues.

Mr. Martinello commented on the Borough's September 11 Ceremony and what a great tribute it was with a large attendance with members of the police department, fire department and WALVAC as well as the WHS marching band.

Public Safety Committee. Mr. Chrzanowski reported that he was introduced to WALVAC. WALVAC attended two football games and the September 11 Ceremony.

Recreational & Health Committee. Ms. Wingate introduced Jason to WALVAC and that was a good transition. Ms. Wingate thanked the pool managers, lifeguards and staff for a wonderful season as she has received positive feedback from residents on the season. She also congratulated the Swim Team on a great season.

Ms. Wingate reported at the Board of Education meeting last night that the new Superintendent was able to visit all the schools and is very pleased with what she saw. There are no cell phones in the classrooms this year. We have a tentative date for the PILOT meeting with the Board of Education.

Ms. Wingate also welcomed everyone to check out the Girl Scout beautification project at the Ambulance Corps building. It is a wonderful fairy garden.

Public Works Committee. Mr. Ritchie had no report.

Buildings & Grounds Committee. Ms. Cericola-Drake reported that the Administrator approved roof repairs at the Library and Administration building. Also, the HVAC repairs are complete. New carpet will be installed as well as new ceiling tiles in the Administration building to complete the project.

DEPARTMENT HEAD REPORTS

Administrator. Mrs. Marquis reported that she, Colleen, Phoenix Advisors, the Auditor and Bond Counsel met to discuss the bond sale and meeting with Moody's went well. Tonight the Borough will take the first step and adopt the authorizing resolutions; September 18 the Borough will receive the rating and must respond within two hours of that announcement; September 29 the bond sale will take place via competitive sale and September 30 sale of notes via competitive sale. There are a number of steps and paperwork that must be completed.

This sale is for \$11,294,000 general improvement bonds for 15 years (2027 – 2041). It is comprised of \$7.8 million in existing notes that are maturing on October 9, 2026, and provides funding for unfunded capital projects in the amount of \$4.2 million.

Mrs. Marquis reported on grant with NJDOT for the LTPF pedestrian safety on Hopper Avenue. In June, the Borough was told there was no funding, but we received a letter saying that the Borough was awarded \$150,000 for this project. There are other grant opportunities through NJDOT due October where we can apply and marry that award with this one.

Mrs. Marquis reported that the Borough received \$700,000 from Green Acres for 197 Wyckoff Avenue open space. There are a number of steps Green Acres requires before awarding the grant money. We are in the process of having appraisals done. The home on Wyckoff Avenue will be demolished once the county work is done. All the preliminary work has been taken to demolish the home. That should be in the next month or so. That will make the area more parklike.

Mr. Marquis will begin budget reviews with department heads in October.

Mrs. Marquis reported the Superintendent met last year with a water monitoring company. Northeast Water Technology is in town every month to pinpoint infrastructure issues with regards to water. The

Superintendent has reported that this has already paid for itself as the company has picked up on a number of issues that the Borough was able to proactively take care of before a larger issue occurred.

Mrs. Marquis reported that Malcom & Duncan are set to be paved in the next week and a half as part of the paving program for 2026. Once again, the Borough utilized the Co-op with Ramsey and other surrounding towns for a cost savings to the Borough. The remainder of the paving will take place as part of the Hudson Avenue project. The curb ramps are complete, and the Borough will go out to bid in October or early November. Weather permitting, the project will begin with the paving to be done in early spring 2027.

Mrs. Marquis reported that the County project should be finalized this week and then they will follow up with the Borough to set the milling and paving schedule.

Mr. Martinello asked for an update with regard to the H2M reports they were supposed to provide to the Borough a while ago. Mrs. Marquis will follow up with H2M on that matter,

Municipal Clerk. Mrs. Halewicz reported that her office is gearing up for the General Election. October 13 Last day to register to vote in the November 3 General Election. Clerk's office will be open until 7 pm. If residents receive a call or email from Melissa to pick up their dog license, you may do so on October 13 as well until 7 pm. The deadline for the County to receive Vote by Mail Applications for this Election is October 27. The BCMCA will meet with the County Election officials to discuss the General Election procedures during our October 15 Business Meeting and Mini Conference.

The clerk's office collected to date:

\$18,720 for liquor license renewals

\$14,700 for registration of dog licenses

\$8,000 for registration of Tree Removal Contractors

\$6,475 for Alarm registration

\$5,400 for Tenant registration

Mrs. Halewicz reported that the rescheduled NJMVC Mobile Unit will be here on October 1 from 9am – 3 pm. A Nixle went out last night and the flyer is posted on our website that appointments are open for REAL ID, registration renewal, e-bike registration, initial permit *Tests are NOT given at Mobile Unit, non-drive ID and duplicate or replacement title or registration. No appointment is necessary to surrender license plates, for handicapped, veterans or purple heart placards, or to purchase red GDL decals.

Mrs. Halewicz thanked all the residents who have donated food to our food barrel this year. It is very much appreciated by the organizations we donate to. We will have a special Thanksgiving collection starting in October – keep an eye out for the flyer in the Friday email blast and posted on our website.

Attorney. Mr. Bossong had no report.

CONSENT AGENDA RESOLUTIONS**RESOLUTION NO. 2026-234****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 as amended with the removal of 2026-2239 for a separate vote:

2026-234 Approval of Consent Agenda**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
- 2026-235 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
- 2026-240 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
- 2026-244 Approval of Minutes - August 11, 2026 Regular Meeting & Closed Session Meeting and August 25, 2026 Special Meeting
- 2026-245 Resolution Expressing Strong Support for all Law Enforcement Officers and Endorsing New Jersey Assembly Resolution No. 149

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

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 Approval of Bill List and 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.

Discussion. Councilwoman Smith conveyed strong opposition to introducing this ordinance at this time, even though this is being done legally. Not sure what the rush is as the Planning Board has still not completed their due diligence in this Ordinance. The Council does not have their report to review. The ordinance could wait until October 6 for introduction and be adopted at the October 20 meeting.

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

PUBLIC HEARING & ADOPTION OF ORDINANCE(S)

Council President Martinello asked the Clerk to read Ordinance No. 2026-#13 by title.

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

Council comments. Mr. Bossong reminded the Council that these fees have not been increased for quite some time.

Public comment. None.

Council President Martinello closed the Public comment. Ordinance No. 2026-#13 was advertised and on second reading is adopted. This ordinance will go into effect immediately after approval and publication according to law.

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

INTRODUCTION OF ORDINANCE(S)

Council President Martinello 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

Council Comments. Ms. Monforth provided brief overview of the process and that the Council will need to review the Planning Board comments but they do not need to accept them.

Mr. Martinello commented that this ordinance sets the zone for the area. The developer must still go back to the Planning Board and through the normal process, provide detailed plans and obtain site plan approval from the Planning Board.

Ms. Cericola-Drake would like to see the proposed concept plan shared.

Councilwoman Smith reiterated her position that this ordinance should wait to be introduced until after the Planning Board review is complete and the Council received their report.

Council President Martinello stated that a motion is in order to move and pass the ordinance on first reading and that it be advertised in the official newspaper of the municipality as required by law, setting a public hearing for a Special Meeting on October 6, 2026, at 7:30 pm or as soon thereafter as the matter may be heard.

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

Council President Martinello 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

Council Comments. Mrs. Marquis commented that this is a tradition in Waldwick and even though the last few classes held their graduation night event out of district, the parents still feel that they need this space to prepare for various events throughout the school year.

Council President Martinello stated that a motion is in order to move and pass the ordinance on first reading and that it be advertised in the official newspaper of the municipality as required by law, setting a public hearing for October 20, 2026, at 7:30 pm or as soon thereafter as the matter may be heard.

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

UNFINISHED BUSINESS

Mr. Martinello commented on the Board of Education Superintendent is setting up meeting with our Administrator and waiting for confirmation for October 2, 2026.

NEW BUSINESS

Ms. Smith provided a WAFA report where Tatiana has played a role in coordinating this with the County. The cross buttons are not accessible, some were replaced and we are waiting for the remainder to be replaced. Tatiana is waiting for confirmation from the County on the remainder of the replacements.

Ms. Smith reported on the Sean Fischer Playground that had a warped threshold. This was reported to DPW who removed the piece and will be working this month to make a cement repair.

Ms. Smith reported on the vandalism at the handicap swing where the straps were cut. This was taken care of by Tatiana and DPW. Please respect public property as this is upsetting to all of us as residents.

Mr. Martinello thanked the Pistol Club for a great event this year.

PUBLIC COMMENT

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

Laura Litchult spoke to the mixed message coming from the Board of Education and the Borough on setting up a meeting. Is the meeting being held a security meeting for SLEOs or financials regarding the PILOT.

Mrs. Marquis responding that she watched the meeting and immediately went to her email. Mrs. Marquis was not aware of a Safety Meeting regarding the SLEOs, so she thought the meeting had been set up for October 2 to discuss PILOT monies with the Board of Education.

Ms. Litchult commented on the Ordinance for Hewson Avenue and why keep having all these Special Meetings, which is confusing. Lack of transparency and inclusivity.

Mrs. Marquis explained that because these are such large issues, it is better for us to allow residents to speak on this one topic at a meeting where the Council can also focus on those comments.

Ms. Smith wants it put in writing that they do not want a PILOT for this project.

Stan Kowalski thanked the Council for their support with the 19th Annual 5K Run/1 Mile Walk. He also asked about the status of the bridge over train tracks. There was a tunnel there years ago and that would be significantly less cost.

Ms. Smith commented that the train trestle replacement would cost \$20 million and Transit would need to do the entire project not just put a tunnel in. WAFA has been lobbying them as this trestle is in no way handicap or mobility accessible.

Mrs. Marquis reported that there is a public hearing on October 14 from 6-8 pm in Newark but also a virtual option to provide comment. She will post this in the Friday email blast and our website.

Carol Hill spoke to the issue of having grave concerns on introducing this ordinance before the Planning Board provides their report and comments. Zoning is very important as the plan calls for 50ft tall buildings and there is a lot to be considered there. Take a breath, there is no rush.

Al Coldon spoke to the issue of Council Members speaking into the microphones. We cannot hear what you are saying.

Bert Hartmann spoke to the issue of not being against development but if the Planning Board comes back with significant comments like change to height, then what happens.

Ms. Monforth explained that if the Council wishes to accept any other Planning Board's comments and it changes the redevelopment plan, we would start all over. However, the Planning Board is just supposed to be reviewing this plan for consistency with the Master Plan. Once this is done, then it goes to the Planning Board for their formal process and approval.

Mr. Hartmann spoke about the issue of DMR and the Harrison Avenue redevelopment plan where the Council revised the concept plan, cut back the original plan.

Mr. Bossong commented that is because what was originally proposed was too dense.

Mrs. Marquis explained further that the redevelopment plan for Rocket has gone through a few iterations and the Council asked for the planner to come up with a plan to encompass the entire area.

Eric Ackerman spoke to the issue of being responsible for the approval of nine hotels and gone before a lot of planning and zoning boards. There is no reason to hold this up to have the hearing on October 6, 2026.

Kim Antonick spoke to the issue of being disgusted about this conversation. She watched the Planning Board meeting and felt Cliff had a lot of good questions. The public does not feel like they have a say. Let the Planning Board do their due diligence and then introduce it. We elected you and you serve us.

Mr. Bossong clarified that the project is in the concept zoning stage. He advised against making drawings available to the public at this time, as the project will still need to go through the full site plan process. DMR will be required to appear before the Planning Board and present the architectural plans, designs, and other details as part of a full public hearing and the required zoning and planning process. He explained that the redevelopment plan currently provides a broad overview of what may be developed in the area and that there will be a more detailed process for the site plan application and architectural plans.

Eric Rubinstein spoke to the issue of the timeline. Ms. Monforth again presented the timeline as did Mrs. Marquis.

Mr. Rubinstein commented that a lot of what you do has meaningful impact and everything should be heard from everybody.

Al Coldon spoke to the issue of you voting for these people and you must trust them. That is why you voted for them. If you don't like what they are doing, vote them out but you have to trust the people you vote for.

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

No Closed Session.

ADJOURNMENT

There being no further business to come before the Mayor and Council at its Regular Meeting on MOTION by Ms. Cericola-Drake, seconded by Mr. Ritchie and on roll call carried the meeting adjourned at 9:40 pm.

Adopted: October 20, 2026

KELLEY HALEWICZ, RMC/CMC
MUNICIPAL CLERK