

**WALDWICK PLANNING BOARD
FORMAL SESSION
June 3, 2026**

The Formal Session of the Waldwick Planning Board was held on Wednesday, June 3, 2026 at 7:30 p.m. and was called to order by John Vervoort, Chairman, who made the announcement of adequate notice of all meetings.

ROLL CALL:

Mr. Vervoort	present	Mr. Kowalski	present
Mayor Giordano	present	Ms. Cericola-Drake	absent *
Mr. Ramundo	present	Mr. Schatz	absent
Mr. Mysliwicz	absent	Mr. Fink	absent
Mr. Schultz	present	Mr. Panfile	present
Mr. Mitchell	present		

Also Present:

Cliff Singer, Board Attorney
Joyce Sinclair, Board Secretary
Jim McGinnis, Board Engineer
Paul Grygiel, Board Planner

GREETINGS TO THE PUBLIC:

No one appeared.

APPROVAL OF MINUTES:

A motion for the approval of the May 6, 2026 Minutes was made by Mr. Ramundo and seconded by Mr. Kowalski. The Minutes were approved as submitted.

RESOLUTIONS:

None

*Ms. Cericola-Drake arrived at 7:35 pm.

APPLICATIONS:

RAC HOMES, LLC	103 Crescent Avenue
Sub 26-2	Block 143, Lot 27
SM 26-2	Minor Subdivision
Bruce Whitaker, Esq.	Major Soil Moving Permit
	NEW APPLICATION

Mr. Whitaker appeared before the Board and noted the irregular shape of the property recently purchased by his client. The property has not been well maintained by the prior owner. The property is in an R-1 zone which requires 15,000 sq. lots. The Applicant proposes to subdivide the property into two lots and build a modest single family home on each lot. The proposed lot sizes are similar to lots in the neighborhood. The proposed homes will meet the bulk requirements. They are not creating a lot that will have a deficiency. One of the lots proposed will meet the 15,000 sq. ft. criteria. Both lots are deficient in lot width, but compatible with other lots in the vicinity. The proposal meets Municipal Land Use goals and Master Plan goals. The proposal will upgrade the area and maintain the residential character.

Mr. Whitaker noted the agency reports received, the Engineer's report dated May 26, 2026, and the Planner's report dated May 4, 2026. All of the criteria in the report from Boswell Engineering and from Paul Grygiel, Board Planner, can be met and the Applicant stipulates that they will meet them. The Board Engineer's report from Boswell Engineering confirms that there are no wetlands on the property.

Eric Wilson, Applicant's Engineer, appeared before the Board. The Minor Subdivision plans, three sheets dated March 11, 2026, and Site and Soil Moving plan dated 4-22-26 rev. 5-13-26 were marked as A-1 and A-2.

Mr. Wilson explained the existing conditions. The property is at the corner of West Prospect Street and Crescent Avenue, a County road. It is an irregular shape. The frontage is 111 ft. and along Crescent it is 140 ft. The interior of the lot is 67.2' back and has an irregular bend to the southeast. There are no existing structures on the property. There is an old foundation and old fencing in the rear of the lot. There are no environmental constraints and no drainage on the site currently.

Mr. Wilson referenced Sheet 3 of the Subdivision Plan noting the proposal to subdivide into two lots. The existing lot is larger than the required lot size in R-1, it is deficient in depth. The proposed lots are divided so that Lot 27.01 will become the corner lot which is less than the 15,000 required lot size, 86.9 in width, deficient of 100' required. The depth is what is there now, there is no change. The second lot, 27.02, will have a compliant size, but a width of 70' which is deficient. One lot conforms to depth and not the other due to the irregular shape of the lot.

The Applicant proposes to build a single family home on each lot. Mr. Wilson noted the size of the surrounding area lots.

Mr. Wilson referenced the Soil Moving Plan which was prepared conceptually showing a house on each lot designed to keep in nature of the community. The proposed home could front to Crescent Avenue, but it was felt it would blend in with the nature of the community better to do it as proposed. The building envelope meets bulk requirements. The proposed second lot on 27.02 is a long lot. The proposed home is fully within the building envelope with driveway and attached garage in the rear. On Lot 27.01, they will be moving 147 cu. yds. of fill in, and removing 357 cu. yds. due to the house construction and basement. On Lot 27.02, 431 cu. yds. of fill will be removed.

Mr. Wilson addressed the drainage and noted that there is none now on the site. The proposal is conceptual and the amount of dry wells required may fluctuate when the site plan is prepared and cuts and fill can be calculated. The drainage will collect roof run off and driveway. There is no detrimental effect to neighboring properties. The drainage improvements will improve what is on site. There will be sheet flow, but any roof run off will be retained on site. They will meet all the requirements as noted in Boswell Engineering's report of May 26, 2026 which requests drainage calculations. Drainage maintenance would be the responsibility of the property owner.

Mr. Wilson noted the site is generally wooded and there will be trees removed as shown on the plan. The landscaping will be in keeping with the neighborhood. They would meet requirements and submit a tree removal plan.

Mr. Vervoort questioned the effect of the drainage easement. It was noted that there is no known effect. Mr. McGinnis noted that in checking with the DEP there are no drainage pipes that the Borough owns and no record of pipes being there.

Charles Blanchard, 206 W. Prospect Street, appeared before the Board. He questioned whether the drainage calculations are based on rainfall onto this property only.

John Muniski, Architect, appeared before the Board. He explained the conceptual plans that have been prepared which were marked as A-3. He noted the attached garage structure, and the southern lot which will have a detached garage. Bulk standards will be met and the proposal will fit within the character of the neighborhood. Each of the homes will be different and approximately 30' in height. They will have basements. Mr. McGinnis noted that the installation of basements will change the soil moving quantities.

Mr. Whitaker noted that the plans are just for the style of the homes and what they will look like. Mr. McGinnis noted that if the house changes size, the soil moving calculations will change and noted that both plans did not match. Mr. Whitaker noted that the soil movement permit they are seeking is based on the engineer's testimony.

Kevin Becker, 204 W. Prospect Street, appeared before the Board. Mr. Becker questioned the building height. Mr. Muniski noted that the height will be less than the 35 ft. maximum requirement. It is a two story home.

Steve Lydon, Planner, Burgis Assoc., appeared before Board. Mr. Lydon has visited the site and reviewed the plans and Borough Master Plan and Reexamination plan and applicable Waldwick Zoning Ordinance. He noted that the property is on a large vacant corner lot. It is unique for the area and free of environmental constraints. It has been the subject of dumping of materials from grass and leaves and branches to clay pipe and asphalt. There are young trees and ample evidence of dumping. An aerial view of the property was marked as A-4 which shows the irregular size of the lot and the dumping on the site. The dumped materials will be removed. The overall pattern of the immediate area shows front yard setbacks of 25 ft. The proposal has a 50 ft. setback off of Crescent.

The property in its current condition detracts from the neighborhood. The proposed two homes will be a benefit to the neighborhood. Most of the properties in the area are developed. The proposed homes will not be copycat buildings. The lots will function independently of each other. There is currently no storm water management and if developed the site will have storm water management. The proposed development will fit well into the fabric of the neighborhood.

A tax map indicating an analysis of the proposed lot and adjacent lots was marked as A-5, dated 6-3-26. It illustrates how the proposed lot will conform with the current pattern of development.

A tax map showing the lot depth analysis was marked as A-6 which demonstrates consistency. Mr. Lydon noted that the proposal is the appropriate use of the land with the appropriate density of a conforming use. It was noted that if the sidewalks are damaged during construction, the owner will fix them.

Mr. Vervoort questioned tree removal. It was noted that the Applicant would seek a tree permit and preserve the trees that are able to be preserved.

Paul Gygiel, Board Planner, noted that the Application would comply with all zoning requirements with the two lots. Mr. Whitaker noted that it is the intent of the developer to meet the bulk requirements.

Cesar Baldi, 99 Crescent Avenue, appeared before the Board. He expressed concern with the removal of oak trees, the traffic of another house, and not in keeping with the other homes in the neighborhood.

Mr. Blanchard, 206 W. Prospect Street, property owner since 1997, appeared before the Board. He respects the proposal and is concerned with the runoff. His property adjoins the proposed Lot 27.01. He has had water cross from that property to his and create a sheet of ice. Mr. Whitaker advised that each property has to take care of their own drainage created by their structure. The Applicant meets all required standards.

There was no one further to address this Application.

Mr. Whitaker noted that the proposal meets all standards of the municipal land use and pointed out that the property will now have proper drainage, the lot will be cleaned up and will have a property street scape. He noted that the majority of the lots in the area do not meet the R-1 zone requirements. The proposal has been well thought out to fit in with the neighborhood and brings no detriment to the neighborhood.

Mr. Schultz noted that the size of the proposed homes are not conforming to what currently exists in the area. There are no houses like this in that neighborhood. Mr. Lydon noted that the lots are larger and can accommodate those dwellings.

Mr. Vervoort noted that he likes the plan, however, he is concerned with the size of the homes. He likes the concept and it will add a lot of value to the neighborhood.

Mayor Giordano noted that the lot has had problems with residents dumping things in it. He noted that the water drainage has been monitored and there has not been a problem. He feels it will be a positive improvement.

Mr. Kowalski was in agreement with the application, noting that the site has been an eyesore for many years.

A motion to approve the Application was made by Mr. Ramundo and seconded by Mr. Kowalski. A unanimous vote was taken. The Application was approved.

NEW BUSINESS:

None

OLD BUSINESS:

None

ADJOURNMENT:

A motion was made for adjournment by Mr. Kowalski and seconded by Ramundo at 10:00 p.m.

Joyce C. Sinclair,
Secretary