

**AGENDA FOR THE SPECIAL MEETING
OF THE MAYOR & COUNCIL OF THE BOROUGH OF WALDWICK
TUESDAY, OCTOBER 6, 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>

or

Microsoft Teams during the meeting only:

<https://teams.microsoft.com/meet/247602659238582?p=busuru1CuFjdg1rtbY>

Meeting ID: 247 602 659 238 582

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I. CALL TO ORDER

- II. STATEMENT OF COMPLIANCE** - The notice requirements of the Open Public Meetings Act have been satisfied with respect to this Special Meeting. Specifically, the time, date, and location were included in a Special Meeting Notice, as per Resolution 2026-239 adopted by the Municipal Council of the Borough of Waldwick on Tuesday, September 15, 2026, Regular Meeting. The agenda for this Special 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, Redevelopment Counsel Anna Monforth and Spach Trahan of Phillips, Preiss Grygiel.

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

V. PROCLAMATIONS & PRESENTATIONS

VI. CONSENT AGENDA RESOLUTIONS

2026-246 Payment of Vouchers

VII. PUBLIC HEARING & ADOPTION OF ORDINANCE(S)

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

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

KELLEY HALEWICZ, RMC/CMC
MUNICIPAL CLERK

**FORMAL ACTION MAY 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. 2026-246

Payment of Vouchers

Approved: _____
Joseph V. Martinello, Jr.
Council President

I hereby certify that the above Resolution
was adopted by the Mayor and Council
of the Borough of Waldwick at its Special
Meeting of October 6, 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

**LEGAL 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, September 15, 2026 and will be further considered for final passage after a public hearing to be held at a Special Meeting on Tuesday, October 6, 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-#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.

KELLEY HALEWICZ, RMC/CMC
MUNICIPAL CLERK

POSTED: September 16, 2026

EXHIBIT A

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

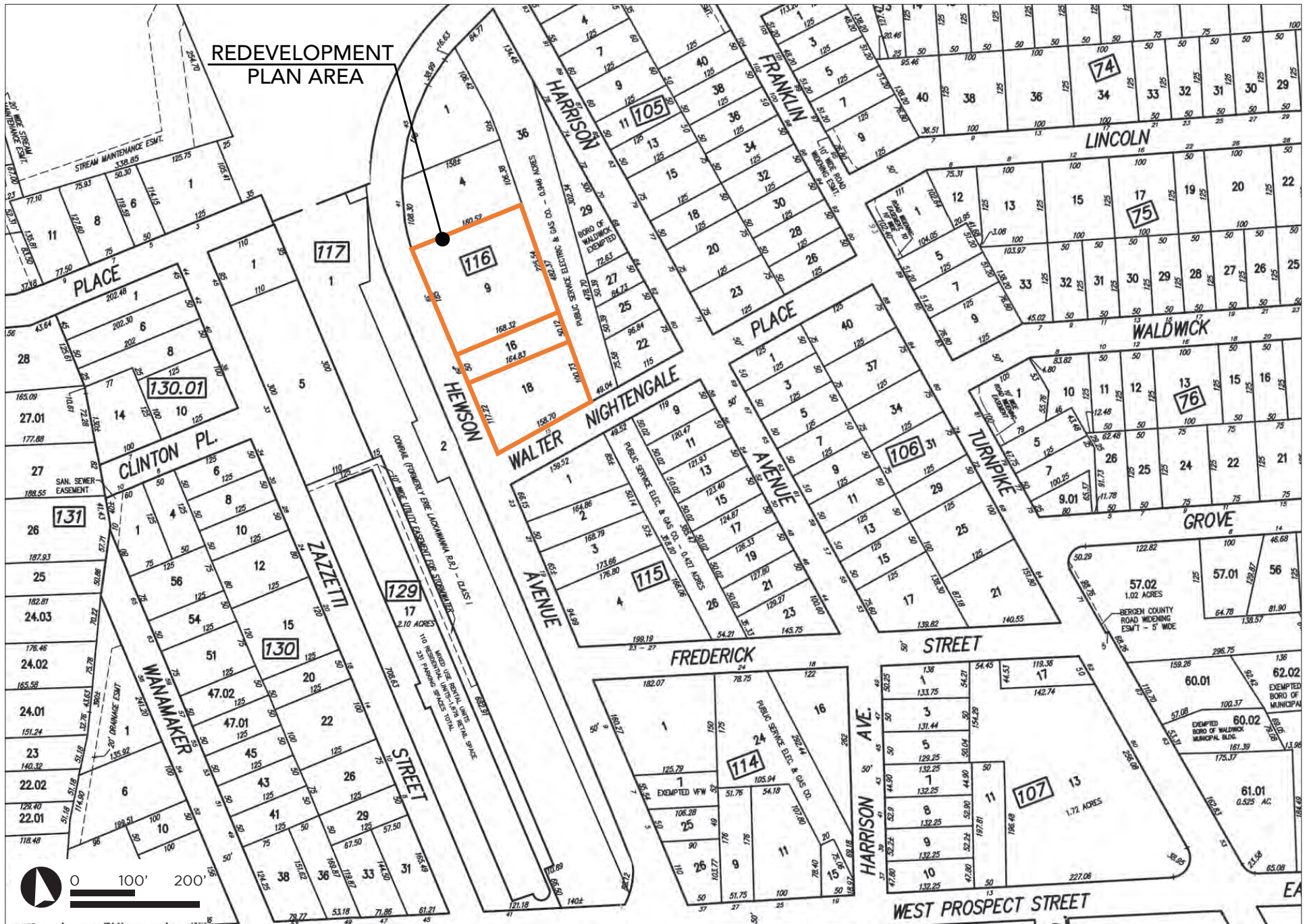


FIGURE 2: TAX MAP

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

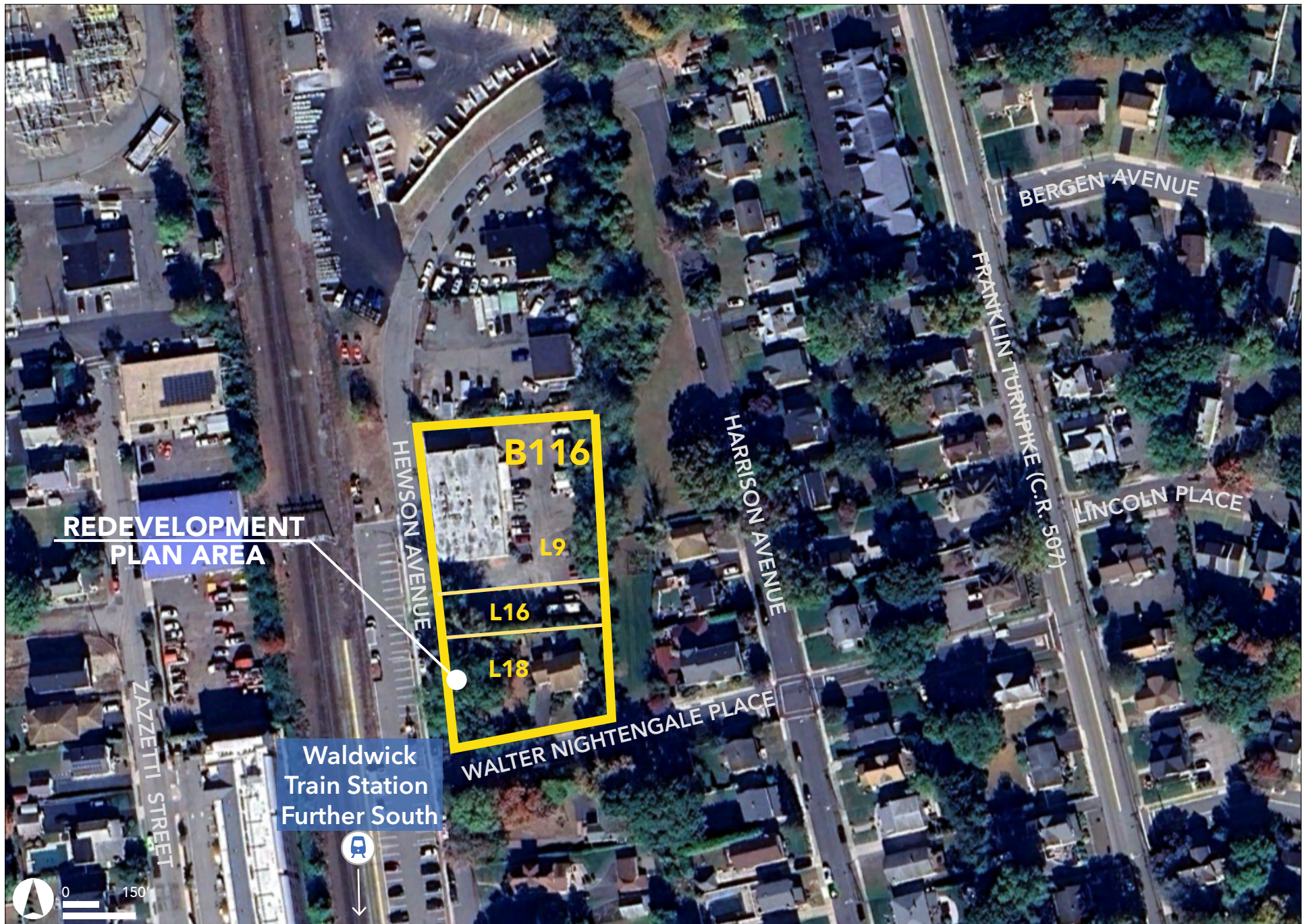


FIGURE 3: AERIAL CONTEXT

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