

**Borough of Caldwell  
Zoning Board of Adjustment  
December 6, 2017**

A Public Meeting of the Board of Adjustment of the Borough of Caldwell was held on December 6, 2017 at 7:01P.M.in the Municipal Building, 1 Provost Square, Caldwell, New Jersey. Mr. Kurus opened the meeting and read the opening statement.

**ROLL CALL:** Mr. San George, Mr. Vere, Mr. Kurus, Mr. Colaizzo and Ms. Buechner

**ABSENT AT ROLL CALL:** Mr. Piazza

**ABSENT:** Mr. Alonso and Ms. Shufro

**STATEMENT OF COMPLIANCE**

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**APPROVAL OF MINUTES:**

**November 1, 2017**

The public minutes of were approved

Mr. Cosgrove advised the Board that 66 Central Avenue, Application Z17-020 will be carried to the February 7, 2018 Zoning Board meeting without further notice or publication.

Mr. Cosgrove advised the Board that 115 Bloomfield Avenue, Application Z17-022 will be carried to the January 3, 2018 Zoning Board meeting without further notice or publication.

**7:09PM – Recess**

**7:16PM – Roll Call**

Mr. San George, Mr. Vere, Mr. Piazza, Mr. Kurus, Mr. Colaizzo and Ms. Buechner

**NEW BUSINESS:**

**Application Z17-017**, Daniel & Manuel Silva, 110 Central Avenue, Block 30.02, Lot 3  
Variance Relief

**Mr. Silva was sworn in as the applicant.**

**Mr. Rui Amaral was sworn in and qualified as the Architect.**

**Mr. Amaral gave a summation:**

- The applicant is before this board because of the lot size & the lot width.
- Other than that the building meets all variances and all setbacks.
- Along the sidewalk the lot area 9,344sq. ft., however the lot goes all the way to the middle of the street.
- If the area is included with the street they end up with 10,718 sq. ft.
- The required lot width is 75 feet and the existing property is 49.94 feet. Which is almost 25 feet less than what is required.

- This is an existing property and there was a very old single family house on the property.
- The foundation was stone and he suggested demolishing the house.
- The house has been demolished since.
- The house that they are building is a single family home about 2470 sq. ft.
- 1270 sq. ft. on the first floor.
- 1200 sq. ft. on the second floor.
- The required is 35feet frontage and they are at 35.9 feet. The side yard is 10 feet and they are at 10 feet 4 inches and 11 feet 4 inches. Both sides 20 feet required and they are at 21.8 feet. Rear required is 30 feet and they are at 98 feet. The height of the building is 35 feet as required and they are at 30 feet 8 inches 2 ½ stories.
- There is an existing 2 car garage on the property. The garage is staying and they will not be making any modifications.
- Front Street Elevation is partially brick and siding.
- The sides will be vinyl siding.
- First floor is a living room, dining room, family room, kitchen and a powder room
- Second floor 4 bedrooms and 2 bathrooms.
- There is a driveway on the right side with the garage at the rear and they are keeping it in the same location.
- They will be widening the sidewalk to the depress curb.
- The existing driveway is already about a foot over the property line. They will be making it to the property line.
- The original plan was to add a fence but they have spoken to the neighbor and the fence will not be done.
- Deck in back of house off the kitchen.
- There will be a paved area in the back for a turnaround area for the cars.

**OPEN TO PUBLIC:**

**NONE**

Mr. England asked Mr. Amaral if he had received a copy of his report and if they could go over it.

Mr. Amaral testified that he had no objections to the comments in Mr. England's report. He did ask about Item #9 that the driveway being 10 feet and on the right side of the house the front is 11.9 and at the rear it's 11.4 that gives us 16 inches to play with. They will make sure it will stay at 10 feet. When they submit the construction drawings he will label that as a 10 foot driveway.

**OPEN TO PUBLIC:**

**Mrs. DiPalma-Iozzi, 112 Central Avenue**, is happy with the plan and does not want the house to be moved over towards the Northside. She likes the plan of 10 feet 4 inches from her house. Mr. Silva testified that the house will not be going beyond the 10 foot side yard setback. There will be no fence.

Board Members discussed the application.

Mr. Cosgrove advised the Board that they would be voting for a hardship variance to submit the plan to be subjected to the inclusion of all the items of Mr. England's August 9, 2017 letter. The applicant will be required to submit a revised plan that will include a turning template, lighting and landscaping.

Motion to approve application Z17-017, Daniel Silva for a C variance with conditions as stated by Mr. Piazza, seconded by Ms. Buechner.

Mr. San George	yes
Mr. Vere	yes
Mr. Piazza	yes
Mr. Kurus	yes
Mr. Colaizzo	yes
Ms. Buechner	yes

Approved 6 - 0

The meeting adjourned at 7:48PM

Respectfully Submitted,

Lisa O'Neill  
Zoning Board Secretary