



Borough of Caldwell

One Provost Square • Caldwell, NJ 07006 • 973-226-6100 • Fax 973-403-1355

LETTER OF DENIAL

May 19, 2022

OWNER/APPLICANT: Erik Carlson
ADDRESS: 2 Linwood Terrace
BLOCK: 8 LOT: 12
ZONE: Subdistrict IV

Please be advised that your permit/application has been denied for the following reasons:

Applicant proposing to convert a mixed-use commercial building to a three-family dwelling currently consisting of two apartment dwellings and a dog grooming, commercial space. The property is located in the subdistrict IV of the Redevelopment zone.

Although subdistrict four permits three family dwellings (multifamily), the proposed does not comply with all of the area and bulk requirements of subdistrict IV. Thus, applicant needs a variance approval from the Zoning Board of Adjustment.

To appeal this decision or request the required variance, please obtain an application from the Borough Construction Department for filing with the ZONING BOARD OF ADJUSTMENT. The application forms will contain instructions on any documents which must accompany the application, the number of copies required and the filing and escrow fees.

Paul Milani

Zoning Official
973-403-4626