

BOROUGH OF CALDWELL
Zoning Board of Adjustment
Reorganization Meeting Minutes

January 7, 2026

A Public Meeting of the Caldwell Zoning Board of Adjustment was held in-person at 7:00 PM on Wednesday, January 7, 2026 at the Trinity Academy/Saint Aloysius Gymnasium, 219 Bloomfield Avenue, Caldwell, New Jersey.

OATH OF OFFICE: Mr. Cosgrove swore in several Board Members: Mr. Tucci, Mr. Tober, Ms. Marinucci, and Mr. Camerino.

ROLL CALL: Ms. Sules, Ms. Marinucci, Ms. Corliss, Mr. Porcello, Mr. Irwin, Mr. Tucci, Mr. Tober and Mr. Camerino. Mr. Cosgrove and Ms. Tierney from Neglia Group were also present.

ABSENT: None.

ELECTION OF OFFICERS:

Mr. Tucci made a motion to nominate Mr. Porcello as **Chairperson** of the Board, seconded by Mr. Tober.

Upon a roll call, the votes were as follows:

Ms. Sules	yes
Ms. Marinucci	yes
Ms. Corliss	yes
Mr. Porcello	abstain
Mr. Irwin	yes
Mr. Tucci	yes
Mr. Tober	yes
Mr. Camerino	yes

Mr. Porcello was approved as the 2026 Chairperson of the Board.

Ms. Sules made a motion to nominate Ms. Corliss as **Vice Chairperson** of the Board, seconded by Mr. Tucci.

Upon a roll call, the votes were as follows:

Ms. Sules	yes
Ms. Marinucci	yes

Ms. Corliss	abstain
Mr. Porcello	yes
Mr. Irwin	yes
Mr. Tucci	yes
Mr. Tober	yes
Mr. Camerino	yes

Ms. Corliss was approved as the 2026 Vice Chairperson of the Board.

APPOINTMENT OF PROFESSIONALS:

Mr. Irwin made a motion to make the following appointments:

Board Attorney - Robert Cosgrove, Esq.

Board Engineer - Neglia Group

Board Planner - T and M Associates

Board Secretaries - Brittany Heun and Kim Conlon

Mr. Irwin's motion was seconded by Mr. Tucci.

Upon a roll call, the votes were as follows:

Ms. Sules	yes
Ms. Marinucci	yes
Ms. Corliss	yes
Mr. Porcello	yes
Mr. Irwin	yes
Mr. Tucci	yes
Mr. Tober	yes
Mr. Camerino	yes

Mr. Cosgrove was approved by the Board as the Board Attorney.

Neglia Group was approved by the Board as the Board Engineers.

T and M Associates was approved by the Board as the Board Planners.

Brittany Heun and Kim Conlon were approved by the Board as the Board Secretaries.

APPROVAL OF MEETING DATES FOR THE 2026 CALENDAR YEAR

The following meeting dates were approved by the Board for the 2026 Calendar Year:

Wednesday, January 7, 2026

Wednesday, February 4, 2026 (at 14 Park Avenue)

Wednesday, March 4, 2026 (at 14 Park Avenue)

Wednesday, April 8, 2026

Wednesday, May 6, 2026

Wednesday, June 3, 2026

Wednesday, July 1, 2026

Wednesday, August 5, 2026

Wednesday, September 2, 2026

Wednesday, October 7, 2026

Wednesday, November 4, 2026

Wednesday, December 2, 2026

All meetings will be held at 7:00 PM and unless otherwise noted, will be held in the Saint Aloysius Church Gymnasium, 219 Bloomfield Avenue, Caldwell, New Jersey.

APPROVAL OF MINUTES:

The meeting minutes from the December 3, 2025 meeting were approved by the Board.

Ms. Marinucci, Mr. Tucci and Mr. Camerino abstained from voting.

APPROVAL OF INVOICES:

Durkin.™ .Durkin?LLC.invoice #82447 dated 12/9/2025 for review of **Application Z25-004 18 Oak Grove Road** in the amount of \$375.00 was approved by the Board.

Durkin.™ .Durkin?LLC.invoice #82448 dated 12/9/2025 for review of **Application Z25-003 53 Brookside Avenue** in the amount of \$250.00 was approved by the Board.

NEW BUSINESS:

Application Z25-006 16 Central Place, Block 33, Lot 1.07, Brandon and Lauren Falone

Variance Relief

Brandon and Lauren Falone introduced themselves to the Board Members. Mr. Cosgrove swore both of them in so that they could provide testimony.

The Falones gave a brief description of their project:

- A visual presentation of the existing and proposed elevations and a property survey were provided.
- The intention is to expand the living space for their residence, since their family has recently grown.
- The proposal is not to change the existing foundation of the house; only to add a bedroom and bathroom above the existing garage (building up).

Mr. Tucci asked if the roof height would be the same with the addition?

Mr. Falone stated that the roof height would be the same.

Ms. Sules inquired if there were any changes proposed for the façade of the house?

Mr. Falone responded that the window structure would be the same, however, he would like to change the design of the garage door to match the front door. He stated that he is also proposing new siding and roofing for the whole house.

Mr. Porcello stated that there is a notation on the survey which indicates a “new room”.

Mr. Falone clarified that the notation refers to a room that was added by the previous owner. It is not part of this proposal.

Mr. Tober asked if the width of the house would be different with this proposal?

Mr. Falone replied that there would be no change in the width of the house.

Mr. Tucci inquired if any of the neighbors have expressed any complaints about the project, like blocking of light, etc...?

Mr. Falone replied that he was not aware of any complaints from neighbors for the proposal.

Mr. Irwin stated, referencing Chapter 250- Attachment 1 (the Borough’s Bulk Requirements), that in addition to the side yard setback required, they may also need a variance for the lot width, which needs to be at least 75 ft. He also inquired if the structure, as proposed, would fit within the build of houses built to the left and to the right of their residence?

Mr. Falone responded that most of their neighbors have built above their garages and have 3 windows across the front of their homes.

Ms. Tierney asked if the Falones were proposing any additional Site Improvements such as drainage, landscaping or lighting plans.

Mr. Falone confirmed that they would be adding some landscaping, however, they would not be removing any trees.

OPEN TO PUBLIC:

There were no public comments or questions.

The Board Members deliberated.

Mr. Tucci made a motion to approve **Application Z25-006 16 Central Place**. The motion was seconded by Ms. Corliss.

Upon a roll call, the votes were as follows:

Ms. Sules	no
Ms. Marinucci	yes
Ms. Corliss	no
Mr. Porcello	yes
Mr. Irwin	yes
Mr. Tucci	yes
Mr. Tober	yes

(5 – 2 – 0) Application Approved

Ms. Sules made a motion to adjourn the meeting, seconded by Ms. Marinucci.

The meeting adjourned at 7:28 PM.

Respectfully Submitted,

Kim Conlon

Board Secretary