

**NOTICE OF HEARING**  
**SENT TO PROPERTY OWNERS WITHIN 200FT.**  
**OF**  
**2 LINWOOD TERRACE, CALDWELL, NJ**  
**BLOCK 8, LOT 12**

**PLEASE TAKE NOTICE** that in accordance with the requirements of the Borough of Caldwell Zoning Board Ordinances and New Jersey Municipal Land Use Law N.J.S.A. 40:55D-12, you are hereby notified that an application has been filed by the undersigned with the Borough of Caldwell Zoning Board Secretary. The specific nature of the application and requested relief is detailed further below. The application plans and documents will be available for examination and review at least ten (10) days before the hearing in the office of the Municipal Clerk. You may contact the Deputy Clerk by email at [bheun@caldwell-nj.com](mailto:bheun@caldwell-nj.com) or the Borough of Caldwell Zoning Board Secretary by email at [kconlon@caldwell-nj.com](mailto:kconlon@caldwell-nj.com) for definitive information on consideration of the application.

**PLEASE TAKE FURTHER NOTICE** that in accordance with the Open Public Meeting Act, N.J.S.A. 10:4-6, et seq., a Public Hearing will be conducted before the Borough of Caldwell Zoning Board in connection with this application **fully remote by way of a Zoom Webinar in lieu of an “in-person” meeting on the 3<sup>rd</sup> day of May, 2023 and the meeting/hearing will begin at 7:00 PM.**

**PLEASE TAKE FURTHER NOTICE** that members of the public will have full access to the meeting/hearing, and will also be able to give public comment, present objections, and/or cross-examine witnesses on the application being heard by the Borough of Caldwell Zoning Board, through Zoom or telephone by following the below directions:

Time: 07:00 PM Eastern Time (US and Canada)  
Topic: Borough of Caldwell Zoning Board Meeting/Hearing

**By Computer, Tablet, Smart Device, and/or Internet Browser:**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81775648597?pwd=RVRTFc2YXY1WVZPNzJzQlY5RnhQZz09>

Passcode: 293101

**Or One tap mobile:**

US: +16469313860,,81775648597#,,,,\*293101# or  
+13017158592,,81775648597#,,,,\*293101#

**Or Telephone:** Dial (for higher quality, dial a number based on your current location):

US: +1 646 931 3860 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or  
+1 312 626 6799 or +1 646 558 8656 or +1 564 217 2000 or +1 669 444 9171 or +1  
669 900 9128 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253  
215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473  
4847

**Webinar ID: 817 7564 8597**

**Passcode: 293101**

International numbers available: <https://us02web.zoom.us/j/81775648597?pwd=RVRTFc2YXY1WVZPNzJzQlY5RnhQZz09>

**PLEASE TAKE FURTHER NOTICE** that members of the public lacking the resources or know-how for technological access should contact the Borough of Caldwell Zoning Board Secretary email at [kconlon@caldwell-nj.com](mailto:kconlon@caldwell-nj.com) or by phone at 973-226-6100, for assistance in accessing the application, plans, exhibits, agenda, and/or the hearing.

**PROPERTY INVOLVED:**

APPLICANTS: Erik and Ana Carlson (CC&F Holdings, LLC)

STREET ADDRESS: 2 Linwood Terrace

BLOCK(S): 8 LOT(S): 12 ZONE: Redevelopment Plan Subdistrict IV – Downtown Infill Zone

PRESENT USE: Former Dog Grooming Business with two (2) separate residential apartments.

PROPOSED USE: Three-family residential apartment use only – no business use at the Property

Applicant proposes to convert the retail/business component of the building, formerly a dog grooming business, into a residential studio apartment, whereby the entire building/dwelling will now be a 3-family residential dwelling, versus a business use with two (2) residential apartments.

**NATURE OF RELIEF OR VARIANCES REQUESTED:**

1. Maximum Density permitted -Sites <0.4 acre: 15du/ac; wherein existing is 21.4 du/ac and proposed is 32.1 du/ac; requiring a D95) variance per the Redevelopment Plan Subdistrict IV – Downtown Infill Zone and M.L.U.L.
2. Parking Spaces located in the front yard – wherein 2 parking spaces presently exist and are proposed to remain, wherein the Redevelopment Plan Subdistrict IV – Downtown Infill Zone does not permit any parking in the front yard.
3. Minimum Lot Size required is 6,000 sf.; existing is 4,072 sf. no change is proposed, this is an Existing Non-conformity a Variance is required.
4. Minimum Lot Width required is 60 ft.; existing is 50 ft. no change is proposed, this is an Existing Non-conformity a Variance is required.

- and for any additional deviations, variances, waivers, exceptions, interpretations, *de minimis* exceptions to RSIS, modifications of conditions of prior approvals, continuation of any preexisting nonconforming conditions and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and/or relief that the Borough of Caldwell Zoning Board may determine to be necessary or appropriate during the review and processing of the application and/or based upon an analysis of the plans and testimony at the PUBLIC HEARING on the Application.

**EXISTING NON-CONFORMING CONDITIONS UNCHANGED BY THIS APPLICATION:**

1. Principal Building Minimum Side Yard required is 10 ft.; existing is 1.85 ft. and no change is proposed, this is an Existing Non-Conformity.
2. Minimum Accessory Building Setback Side Setback 5 ft. is required; existing is 2.5 ft., this is an Existing Non-conformity.
3. Minimum Accessory Building Rear Setback 3 ft. is required; existing is 1 ft., this is an Existing Non-Conformity.
4. Max. Principal Building Height permitted is 35 ft, existing building height of +/- over 35 ft exists. This is an Existing Non-Conformity.

5. Max.% Lot Coverage by all Buildings and Pavement-allowed is 70%; 73.79%, is existing and will remain the same. This is an Existing Non-Conformity.

**PLEASE TAKE FURTHER NOTICE** that said Borough of Caldwell Zoning Board may at its discretion, adjourn, postpone, or continue the said hearings from time to time, and you are hereby notified that you should make diligent inquiry of the Borough of Caldwell Zoning Board Secretary concerning such adjournments, postponements, or continuations. Formal action may be taken.

THIS NOTICE is sent to you as an owner of property within 200 feet.

Erik and Ana Carlson (CC&F Holdings, LLC)  
APPLICANT

If you have any questions or concerns, please do not hesitate to contact our office at 908-687-7000 ext 1114 to discuss – Rosemary Stone-Dougherty, Esq.