

**BOROUGH OF CALDWELL**  
**Zoning Board of Adjustment**  
**April 7, 2021 Minutes**

A Public Meeting of the Zoning Board of Adjustment of the Borough of Caldwell was held on April 7, 2021 at 7:00pm via electronically using Zoom Meetings. Mr. Kurus opened the meeting and read the opening statement.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**STATEMENT OF COMPLIANCE**

**ROLL CALL:** Mr. Vere, Ms. Buechner, Mr. Flack, Mr. San George, Mr. Porcello, Mr. Halal and Mr. Kurus

**ABSENT:** Mr. Cosgrove, Zoning Board Attorney. Mr. Kotchick filled in for Mr. Cosgrove

**APPROVAL OF MINUTES:**

The Public Minutes of March 3, 2021 were approved.

**APPROVAL OF INVOICE:**

*Durkin & Durkin LLC, invoice dated April 1, 2021 for application Z21-001, Mr. & Mrs. Michael Petrillo, 18 Orchard Square, in the amount of \$392.00*

<i>Mr. Vere</i>	<i>Yes</i>
<i>Ms. Buechner</i>	<i>Yes</i>
<i>Mr. Flack</i>	<i>Yes</i>
<i>Mr. San George</i>	<i>Yes</i>
<i>Mr. Porcello</i>	<i>Yes</i>
<i>Mr. Halal</i>	<i>Yes</i>
<i>Mr. Kurus</i>	<i>Yes</i>

*7-0-0 Approved*

**RESOLUTION:**

*Application Z21-001, Christopher Petrillo, 18 Orchard Square, Block 17, Lot 21*

Motion to approve was made by Mr. San George and seconded by Mr. Vere

<i>Mr. Vere</i>	<i>Yes</i>
<i>Ms. Buechner</i>	<i>Yes</i>
<i>Mr. Flack</i>	<i>Yes</i>
<i>Mr. San George</i>	<i>Yes</i>
<i>Mr. Porcello</i>	<i>Yes</i>
<i>Mr. Halal</i>	<i>Yes</i>
<i>Mr. Kurus</i>	<i>Yes</i>

*7-0-0 Approved*

**NEW BUSINESS:**

*Application Z21-002 Michael and Sarah Gabriel, 17 Cherry Lane, Block 72.01, Lot 24  
New and expanded application on an expired Zoning Board Approval*

*Mr. Kotchick swore in the Mr. & Mrs. Gabriel and Ms. Cecere*

*Ms. Cecere has proven her qualifications*

- *Ms. Cecere went through the site plans for the Board and explained the reasoning for appearing before the Board*
- *This project appeared before the Zoning Board for variance which was granted, but the approval has since expired*
- *Asking for a side-yard variance*
- *The house is an existing non-conforming property, and in order to make the covered front porch in line with the front edge of the house, they are asking for variance approval*
- *Putting in a covered front porch, rear 1 story addition, addition on the 2nd floor over the covered sun room.*
- *Addition will comply with the ordinance*
- *Asking for a front Yard Variance*
- *The impervious coverage has not changed.*
- *Detached garage will remain and will cause for an additional variance*
- *Drainage will remain*

*Entered the perspectives as evidence*

*Glenn Beckmeyer*

- *How will you exit the steps? Can you show how the steps will fit in and get to the grade.*
  - *Ms. Cecere said there will be 1 step on the front of the porch to get to grade*
- *Suggested a Rain Garden instead of a 500-gallon collection unit. Should be designed by the Architect.*
  - *Mr. Kurus asked if only Mr. Beckmeyer has to review that Rain Garden.*
  - *Mr. Beckmeyer said that yes, any plan for a rain garden will not have to appear before the Board*
- *Satisfied with the plan as proposed*

*Board Comments:*

*Porcello: No Questions*

*Buechner: No Comments*

*Halal: No Comments*

*San George: No Questions*

*Flack: Service drain empties into a tank. What size is that tank?*

- *Ms. Cecere said that she does not know the size of the tank, but it has been on the property for a long time*
- *Ms. Cecere said that they will certainly address the added water with the Rain Garden*
- *Mr. Beckmeyer said that as part of his review he can go to the site and look at the drain in front of the garage. Maybe he can test the tank to ensure that it is compliant*
- *Mr. Kurus asked Mr. & Mrs. Gabriel testified that they have never had issues with flooding with that drain in front of the garage*

Vere: *We're the neighbors notified?*

- *Ms. Cecere said that yes, the neighbors were noticed*
- *Ms. Colon said that Ms. Cecere did ask for that 200ft radius list which was sent out and the certified recipes are on file.*
- *Mr. Kurus said that we don't normally see the mailings as part of our review.*
- *Ms. Colon said that the mailings went out on March 24th*

Kurus: *will the front porch be on the piers and no solid wall*

- *Ms. Cecere said it will be on piers with landscaping in the front*

Mr. Kurus said

- that if any trees are taken down, we typically ask that a tree be put up elsewhere
- If there are additional lighting on the porch, we typically ask for shielding to avoid light pollution and trouble with neighbors

Mr. Kotchick reminded the Board of what they are voting on tonight.

**Open to the Public:**

No public comments.

The Board Members deliberated.

Motion to approve Application Z21-001, Christopher and Melissa Petrillo, 18 Orchard Square, by Ms. Buechner, seconded by Mr. Vere.

Mr. Vere	Yes
Ms. Buechner	Yes
Mr. Flack	Yes
Mr. San George	Yes
Mr. Porcello	Yes
Mr. Halal	Yes
Mr. Kurus	Yes

7-0-0 Approved.

Ms. Buechner made a motion to adjourn

The meeting adjourned at 7:51pm.

Respectfully Submitted,

Brittany Heun  
Zoning Board Secretary