

BOROUGH OF CALDWELL
Zoning Board of Adjustment
March 3, 2021 Minutes

A Public Meeting of the Zoning Board of Adjustment of the Borough of Caldwell was held on March 3, 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. Kurus, Mr. Vere, Mr. Flack, Mr. San George, Mr. Porcello, and Mr. Halal. Mr. Cosgrove and Mr. Beckmeyer were also present.

ABSENT: Ms. Buechner

APPROVAL OF MINUTES:

The Public Minutes of January 6, 2021 were approved.

NEW BUSINESS:

Application Z21-001 Christopher and Melissa Petrillo, 18 Orchard Square, Block 17, Lot 21.
Variance Approval.

Mr. Cosgrove swore in the applicants, Christopher and Melissa Petrillo, and their architect, Mr. Peter Ricci.

Mr. and Mrs. Petrillo introduced themselves. They stated that they love their home and are just looking for a little extra space for family gatherings.

Mr. Ricci, the Petrillo's architect, provided a brief summary:

- The plan calls for a proposed addition; one story to be used as a family room and a crawl space.
- There are several pre-existing bulk variances; small lot (width is undersized). The house resides on a corner lot. The front setbacks should be 35 ft. The existing is 24 ft. The garage should be 5 ft from the side yard but the existing is only 3 ft from side yard. Applicants are requesting waivers.
- Mr. Ricci presented to the Board **Exhibit A** which consists of 4 photos of the property.
- **Exhibit B** was presented to illustrate that the residence resides on a corner property.
- **Exhibit C** was presented to illustrate the view including the neighboring properties. Mr. Ricci stated that the addition will conform with adjacent properties and does not encroach on the property line.
- The Applicants are requesting waivers:
 1. Site Triangles; small project and addition does not obstruct traffic visibility.
 2. "All curbs and streets be shown within 200 ft". Mr. Ricci stated that the project does not affect any other property.
 3. Landscape Plan. Mr. Ricci stated that the property is already well-maintained and they are not proposing any new landscaping.

4. Topography. Mr. Ricci stated that the property is relatively flat.
5. System of Drainage. Mr. Ricci stated that a 200 sq. ft. change to the property really did not warrant installing a stormwater drainage system. Property owners have never had an issue with water in their basement and have never had to use a sump pump.
6. Spot and Finish Elevations. Mr. Ricci stated that a Surveyor would have to be hired to come back to the property; costly to the Applicants.

Mr. Beckmeyer summarized for the Board his Review of the Application:

- Mr. Beckmeyer agreed that some of the items listed as waiver requests may not be needed in this case since there is a stop sign at the corner and no adjacent driveways.
- Mr. Beckmeyer expressed his concern regarding drainage issues. Orchard Square, historically, has had overflowing of the stream during heavy rainstorms. Some of the Petrillo's neighbors have experienced issues.
- Mr. Beckmeyer stated that the addition is small, but advised the installation of a small 500 gallon drainage tank that would eliminate an erosion problem in the back corner where the roof gutters would drop off.

Mr. Petrillo stated that he has planted 13-14 trees on the back of the property to absorb water and that the stream is on the other side of Orchard Square.

Mr. Kurus expressed concern about the existing tree that would be adjacent to the addition and that the roots may end up being compromised after construction.

Mrs. Petrillo stated that they would be happy to plant a new tree.

Mr. Flack suggested in lieu of installing a drainage tank, that the homeowners might solve drainage concerns by planting a rain garden in their yard to absorb stormwater.

Mr. Beckmeyer and the Petrillos stated that they would be agreeable to the suggestion.

Mr. Cosgrove stated that a rain garden would be one of the conditions in their Resolution.

Mr. Halal inquired if the crawl space needed to be vented.

Mr. Ricci stated that more detail regarding the crawl space would be provided in the Construction Plans.

Mr. Vere asked about the size of the addition. Mr. Ricci stated that the proposed addition is only 18% of the lot.

Mr. Kurus inquired about lighting for the addition. Mr. Petrillo stated that they were not proposing to install any lighting at this time. Mr. Kurus asked for a condition of the Resolution to be that only downlighting be installed, if applicable, to diminish any interference with light shining on vehicles passing on the street.

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 Mr. Flack, seconded by Mr. Vere.

Mr. Vere	yes
Mr. Flack	yes
Mr. San George	yes
Mr. Porcello	yes
Mr. Halal	yes
Mr. Kurus	yes

6-0-0 Approved.

Mr. Kurus made an announcement that Mr. Robert Colaizzo had decided to step down from his position on the Caldwell Zoning Board and he expressed his sincere thanks for all Mr. Colaizzo's service with the Board.

Mr. Vere made a motion to adjourn, seconded by Mr. Flack.

The meeting adjourned at 8:05pm.

Respectfully Submitted,

Kim Conlon
Zoning Board Secretary