

**Borough of Caldwell
Zoning Board of Adjustment
August 4, 2021**

A Public Meeting of the Board of Adjustment of the Borough of Caldwell was held on August 4, 2021 at 7:00pm via electronically, using Zoom Meetings. Mr. Kurus opened the meeting and read the opening statement.

STATEMENT OF COMPLIANCE

PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL: Mr. Kurus, Mr. Vere, Ms. Buechner, Mr. Flack, and Mr. Halal. Mr. Cosgrove was also present.

ABSENT: Mr. San George, Mr. Porcello, and Mr. Beckmeyer.

APPROVAL OF MINUTES:

The Public Minutes of June 2, 2021 were approved. Mr. Kurus abstained.

APPROVAL OF INVOICE:

Durkin & Durkin LLC, Invoice dated August 2, 2021 for Application Z21-003, Jim and Karen Esposito, 21 Birkendene Road in the amount of \$270.00. Approved by the Board.

APPROVAL OF RESOLUTION

Application Z21-003, Jim and Karen Esposito, 21 Birkendene Road, Block 72, Lot 19
Amendment to a previously granted Zoning Board Approval from 2019.
Resolution by the Board to Deny the Application:

Mr. Vere	yes	
Ms. Buechner	yes	
Mr. Flack	yes	
Mr. Halal	yes	
Mr. Kurus	abstained	Approval to Deny the Application.

NEW BUSINESS:

Application Z21-004, Joseph and Kristy Vazquez, 26 Orchard Square, Block 19, Lot 4
Variance Approval.

Mr. Cosgrove stated that the Applicants, Joseph and Kristy Vazquez, are seeking Bulk Variances for pre-existing, non-conformities on their property.

Mr. Cosgrove swore in all witnesses offering testimony towards the Application.

Ms. Julie Anne Cecere, architect for the Applicants, provided a brief summation:

- Ms. Cecere entered **Exhibit A, Site Plan, Zoning Analysis, Plans, & Elevations.**
- Ms. Cecere stated that the Applicants are seeking a C-1 Variance for hardship due to their odd shaped lot. The Zoning Ordinance requires 10,500 sq. ft. for minimum lot requirements, where

the Vazquez’s property has 6,800 sq. ft. The minimum lot width required is 75 ft. whereas, the property only has a width of 50 ft. The property has 2 front yards and is non-conforming, with a “Z” shape, therefore, any addition would require a variance.

- The proposed project is an addition of a second floor for the “lightly shaded area only” illustrated on **Exhibit A**, including a vertical extension of the roof line.
- Impact to the neighbors will be minimal. The closest neighbor resides on the opposite end of the house to where the addition will be and the street ends at the end of the Vazquez’s lot.
- The residence is a cape-style home. Ms. Cecere referred the Board to **Exhibit B** for pictures of the home and of neighboring properties. Homeowners would like to gain attic space, insulation, and be able to create a bedroom with room for someone to stand upright. The roof will be raised only 3 ft and the addition will not extend over the existing footprint of the residence.
- Ms. Cecere referred to Mr. Beckmeyer’s review comment recommending the installation of rain garden on the opposite side of yard. She stated that they would work with Mr. Beckmeyer to find an agreeable spot for the rain garden.
- Ms. Cecere stated that the homeowners would like to keep the existing shed.

Mr. Kurus asked if the plan proposes to add any mechanical equipment.
Ms. Cecere stated that the existing HVAC is sufficient.

Mr. Kurus inquired about installing lighting.
Ms. Cecere replied that there were no plans for external lighting, only a common sensor light for the backyard, facing towards the interior and not towards the neighbors.

Open to the Public:

There were no public comments or questions.

The Board Members deliberated.

Ms. Buechner made a motion to approve Application Z21-004, seconded by Mr. Flack.

Mr. Vere	yes
Ms. Buechner	yes
Mr. Flack	yes
Mr. Kurus	yes
Mr. Halal	yes

5-0-0 Approved.

Ms. Buechner made a motion to adjourn the meeting, seconded by Mr. Vere.
The meeting adjourned at 7:36pm.

Respectfully Submitted,

Kim Conlon
Zoning Board Secretary

