

BOROUGH OF CALDWELL
Zoning Board of Adjustment

Meeting Minutes

February 4, 2026

A Public Meeting of the Caldwell Zoning Board of Adjustment was held in-person at 7:00 PM on Wednesday, February 4, 2026 in the Health and Senior Services Building, 14 Park Avenue, Caldwell, New Jersey.

ROLL CALL: Mr. Tober, Ms. Marinucci, Ms. Corliss, Mr. Porcello, Mr. Irwin and Mr. Camerino. Ms. Sules arrived at 7:04 PM. Mr. Cosgrove, Ms. Tierney from Neglia Group, and Mr. Hauben from T and M Associates were also present.

ABSENT: Mr. Tucci.

MINUTES:

The minutes from the January 7, 2026 meeting were approved by the Board.

APPROVAL OF INVOICES:

Durkin & Durkin, LLC invoice #83003 dated 1/12/2026 for review of **Application Z25-007 22 Smull Avenue** in the amount of \$125.00 was approved by the Board.

Neglia Group invoice #2506354 dated 1/14/2026 for review of **Application Z25-007 22 Smull Avenue** in the amount of \$790.00 was approved by the Board.

Neglia Group invoice #2506351 dated 1/14/2026 for review of **Application Z25-006 16 Central Place** in the amount of \$600.00 was approved by the Board.

T and M Associates invoice #SAB500929 dated /28/2026 for review of **Application Z25-006 16 Central Place** in the amount of \$1,400.00 was approved by the Board.

RESOLUTION:

Application Z25-006 16 Central Place, Brandon and Lauren Falone

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

Upon a roll call, the vote was as follows:

Ms. Sules	yes
Mr. Tober	yes

Ms. Marinucci	yes	
Ms. Corliss	yes	
Mr. Porcello	yes	
Mr. Irwin	yes	
Mr. Camerino	yes	(7 – 0 – 0) Resolution Approved

NEW BUSINESS:

Application Z25-007 22 Smull Avenue, Block 22, Lot 11 Kallanxhi Bros, LLC

Variance Relief- C Variances for Bulk Requirements and D Variance for Use

Mr. Cosgrove notified the Board Members that the C Variances requested by the Applicant for this application would require a simple majority vote, but the D Variance requested would require 5 affirmative votes from the Board Members.

Mr. Robert Gaccione, Esq. introduced himself as the **Attorney** for the Applicants.

Mr. Gaccione offered a brief introduction of the application to the Board Members:

- Representing property owners, Kallanxhi Brothers, Gerti and Arion Kallanxhi
- The property, 22 Smull Avenue, is located in the Borough's OR/C Zone.
- Currently a mixed-use building. Proposal is to convert the first floor commercial space into a residential space.
- A D Variance is being requested because the residential space for the first floor is not permitted by zoning.
- 3 Bulk Variances are being requested. All are pre-existing, non-conforming.
- Will call on 3 witnesses to provide testimony: Gerti Kallanxhi, property owner, Emanuel Kavrakis, the Architect for the project, and Mr. Kauker, the Planner.

Mr. Gerti Kallanxhi, Property Owner, was sworn in by Mr. Cosgrove and offered the following testimony:

- Currently resides on Ravine Avenue in West Caldwell.
- Mr. Kallanxhi is a general contractor by trade and the owner of the property at 22 Smull Avenue.
- The Kallanxhi Brothers purchased the property from the Borough of Caldwell in August of 2025.
- The building is currently a mixed-use building. A dentist's office occupied the first floor and the second and third floors consisted of one apartment unit.
- The proposal is to convert the building into a two-family rental apartment.

Ms. Corliss asked if any changes were proposed to the outside of the building and if the front, back and side entrances were going to remain.

Mr. Kallanxhi responded that there will be changes made to the interior of the space, but not the exterior. The existing doors will remain.

Ms. Marinucci asked if the attic bedroom is part of the second-floor apartment.

Mr. Kallanxhi affirmed that the attic bedroom is part of the second-floor apartment and that there is a full set of stairs leading to the space.

Mr. Gaccione introduced to the Board Members **Mr. Kavrakis, the Architect** for the project. Mr. Kavrakis's credentials were accepted by the Board and he was sworn in by Mr. Cosgrove. He offered the following testimony:

- The residence was originally built as a two-family home.
- The building is a standard 2 ½ story frame structure with a typical design. From the street level, it looks like a suburban home to the observer.
- There is currently an entry porch, which will remain.
- The proposed alterations include:
 1. For the first floor, some interior partitions will be augmented, a bathroom will be installed and a kitchen in the rear area, as well as two bedrooms, a living room and an eat-in kitchen.
 2. For the second floor, minor alterations including (as illustrated on **Proposed Floor Plans A-400.00**) a kitchen and bathroom renovation.
- There are 2 existing bedrooms on the second-floor apartment.
- For ingress and egress, there is a front entry door through the front porch, a rear entry door by the proposed kitchen for the first floor, and a side entry door for access to the second floor apartment. All are existing and will remain as is.
- Referring to **Survey and Tax Map Sheet A-200.00**, Mr. Kavrakis explained to the Board that when one is facing the property, there is a driveway entrance to the right side of the residence, which no changes are proposed.
- There are 4 existing parking spaces behind the residence and 2 additional spaces provided in the garage, allowing for 3 spaces for each unit (Total of 6 parking spaces provided).
- Some exterior corrections are proposed including a new front door and paint for the exterior, in muted, soft colors.
- No signage is proposed.
- No additions to the property are proposed.

Mr. Camerino asked for confirmation that there are 3 bedrooms and 2 bathrooms existing on the second and third floors.

Mr. Kavrakis affirmed that that information was correct.

Ms. Sules asked how many bathrooms in total are there for the second floor apartment?

Mr. Kallanxhi confirmed that there are 2 existing bathrooms and 1 additional bathroom proposed for the upstairs apartment.

Ms. Sules asked if Mr. Kallanxhi is proposing to change the outside façade or close up any of the existing windows?

Mr. Kallanxhi replied that they do not intend to close up any windows and will only patch areas of vinyl siding, if needed.

Mr. Hauben from T and M Associates asked if the bedroom and office in the attic were part of the second floor apartment. Additionally, he asked, if the Board requested it, would they be willing to widen the entry to the office so that it would be used as a bedroom.

Mr. Kallanxhi agreed that they would widen the entry to the space and eliminate the closet.

Mr. Hauben asked how the garage space would be utilized.

Mr. Kallanxhi stated that the garage would be available to both tenants; one space for each unit.

Mr. Hauben asked if there would be room for storage of refuse.

Mr. Kavrakis reported that there is no corral area but the residence will be limited to two families so they will cart their trash and recyclables to the curb. Mr. Kallanxhi added that there are currently 4 receptacles under the rear entrance to the deck.

Ms. Sules asked why the property owners would not want to keep the first floor commercial space.

Mr. Kallanxhi reported that a two-family residence is a better investment. It is more difficult to find commercial tenants.

Mr. Gaccione introduced **Mr. Kauker, the Planner** for the project. Mr. Kauker was sworn in by Mr. Cosgrove and his credentials were accepted by the Board. Mr. Kauker offered the following testimony:

- Referring to **Exhibit A-1 Aerial Photograph taken by NearMap on October 4, 2025**, Mr. Kauker stated that property in question is outlined in red ink; block 22, lot 11, located in the OR/C Office Residential Character Zone with a lot area of approximately 7,600 sq. ft.
- The property is an interior lot located on the south side of Smull Avenue, an off-shoot of the Bloomfield Avenue corridor.
- A 2 ½ story dwelling that was previously used as a mixed-use building with a dentist's office on the first floor and one apartment above with multiple bedrooms.
- The surrounding area consists of mixed-use buildings and some two and three family homes. The borough's trailers are located to the rear of the property, as well as a municipal parking lot. As one moves closer to the downtown district, the buildings become more commercial. As you move farther down the street, the buildings become more residential.
- Proposal is to adaptively re-use the existing structure for a residential apartment on the first floor and a second apartment unit on the second floor and attic.
- There will be no increase to the building's footprint and only interior changes are proposed.
- Mr. Kauker noted that a two-family residence is less intense of a use than a mixed-use building.
- Reflecting on the Borough's 1998 Master Plan and Re-examination Report from 2017, Mr. Kauker believes that the proposal is consistent with the goals and policies of the Borough. One of the goals of the Plan was to maintain single family residential housing. Providing a two-family residence is more appropriate in maintaining that goal since a two-family will enhance the character of the neighborhood and serve as a transitional area to the downtown of Caldwell.
- A D-1 Variance is requested, since single-family homes are not permitted in the OR/C Zone.
- The proposal satisfies the required benchmarks for a D-1 Variance since it does promote the general welfare in that there is an existing building on the property that provides adequate parking and the character of a two-family residence is consistent with neighboring properties.

Ms. Marinucci	yes	
Ms. Corliss	yes	
Mr. Porcello	yes	
Mr. Irwin	yes	
Mr. Camerino	yes	(7 – 0 – 0) Application Approved

Ms. Corliss made a motion to the adjourn the meeting, seconded by Mr. Irwin.

The meeting adjourned at 8:08 PM.

Respectfully Submitted,

Kim Conlon

Zoning Board Secretary