

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF WEST CALDWELL
ESSEX COUNTY, NEW JERSEY**

**DRAFT
PUBLIC MEETING AGENDA
June 11, 2026**

OPENING STATEMENT

ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

Minutes of the May 14, 2026 Public Meeting

RESOLUTIONS

1. **ZB26-01 Mindo, 41 Beverly Road, Block 704, Lot 12 (R-2 Zone)**
Applicant seeks N.J.S.A 40:55D-70(c)(1) variance for a proposed conversion of the existing attached garage into living space (bedroom and bathroom).
 1. Section 20-23.4.d.19:
Single-family detached residences shall be provided with a minimum of two parking spaces per dwelling unit, including a garage of at least 240 square feet. Conversion of the garage to living space would eliminate the required garage parking space, which would necessitate variance relief.

HEARINGS

1. **ZB26-06 Schneider Irrevocable Family Trust, 15 Pin Oak Road, Block 706, Lot 8 (R-2 Zone)**
Applicant seeks N.J.S.A 40:55D-70(c)(1) variance for a proposed addition.
 1. Minimum Rear Yard Setback
Pursuant to Section 20-6.5, the R-2 Zone requires a minimum rear yard setback of 50 feet. Proposed setback is 33 feet.
2. **ZB25-17 Mongillo, 817 Passaic Avenue, Block 1300, Lot 1 (M-1 Zone)**
Applicant seeks preliminary and final major site plan approval with variance relief for a proposed addition to the existing auto repair shop on the subject property.
 1. Site Plan Approval Required
Pursuant to Section 18A-9.1 of the Township Code and the Municipal Land Use Law (N.J.S.A. 40:55D-37), approval of site plans by resolution of the Planning Board, or waiver thereof, shall be required as a condition for the issuance of a permit for any development, including the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or other structure, and any use or change in the use of any building or other structure, or land or extension of use of land.
 2. Expansion of Non-Conforming Use

Pursuant to Section 20-13.1, the existing auto repair use is not a permitted use in the M-1 Limited Manufacturing Zone. Therefore, a D(2) expansion of nonconforming use variance will be required for the proposed addition.

3. Minimum Rear Yard Setback

Pursuant to Section 20-13.5, the M-1 Zone requires a minimum rear yard setback of 60 feet. Subject property has existing rear setback of 76.5 feet. Variance relief is required to permit the proposed side yard setback of 50.9 feet.

4. Minimum Side Yard Setback

Pursuant to Section 20-13.5, the M-1 Zone requires a minimum side yard setback of 40 feet. Subject property has existing side setback of 72.5 feet. Variance relief is required to permit the proposed side yard setback of 26.2 feet.

5. Minimum Parking Stalls

Pursuant to Section 20-23.4, 60 parking spaces are required, whereas 47 spaces are proposed. Variance relief is required.

6. Parking in Front Yard

Pursuant to Section 20-23.4.E, parking is prohibited in the front yard. Variance relief is required to permit the proposed front yard parking.

7. Vehicle Storage

The storage of recreational vehicles, boats, trailers, campers and similar conveyances, or portions thereof, shall conform with the parking regulations of Subsection 20-23.3c and the setback requirements of Subsection 20-19.1f, and no such storage shall be permitted in any front yard. Variance relief is requested.

INVITATION FOR PUBLIC COMMENT

ADJOURNMENT