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

DRAFT
PUBLIC MEETING AGENDA
November 12, 2026

OPENING STATEMENT

ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

Minutes of the October 8, 2026 Public Meeting

RESOLUTIONS

None.

HEARINGS

1. **ZB26-12 Jeannine Crocco, 11 Beverly Road, Block 706, Lot 24 (R-2 Zone)**
   Applicant seeks N.J.S.A 40:55D-70(c)(1) variance to replace the existing rear ground-level patio with a new ground-level deck (21.5' x 27.5') beneath the second level deck.

    1. Deck Rear Setback
       Pursuant to Section 20-19.5c, Decks attached to or abutting a principal building may extend into required rear yards in accordance with the provisions of Subsection 20-5.4c3. The subject property has a nonconforming lot depth of 110 feet, which allows the minimum rear yard setback to be reduced to 35 feet. The property has an existing rear yard setback of 40 feet to the principal structure. The proposed deck extends 21.5 feet into the rear yard, resulting in a proposed setback of 18.5 feet, whereas 35 feet is required. Variance relief is required.
    2. Section 20-19.1.e: Setback between Accessory Structure
       Detached accessory buildings shall be located at least 10 feet from the principal building. The proposed deck would be located 6 feet from the existing detached garage, whereas 10 feet is required. Variance relief is required.
    3. Section 6.5: Maximum Lot Coverage
       The R-2 Zone allows a maximum of 35 percent lot coverage. Based on the survey provided, the existing lot coverage of the subject property is approximately 50 percent. The proposed deck would result in approximately 55 percent lot coverage (based on approximately 340 square feet not covered by the second level deck). Variance relief is required.

2. **ZB26-14 Anthony Monterosa, 67 Woodside Avenue, Block 1011, Lot 27 (R-3 Zone)**
Applicant seeks N.J.S.A 40:55D-70(c)(1) variance for a proposed new two-story additions to side and rear of existing dwelling, second story addition above existing first floor, new covered front porch, new covered rear deck, existing shed to be removed, and existing attached masonry garage to be removed.

    1. Section 20-7.5: Minimum Front Yard Setback (Second Story Addition)
    The R-3 Zone requires a minimum front yard setback of 40 feet. Subject property has existing front setback of approximately 26.4 feet. Variance relief is required to permit the vertical expansion of the non-conforming setback for the second story addition.

    2. Section 20-7.5: Minimum Front Yard Setback (Left Side Two-Story Addition)
    Variance relief is required to permit a proposed setback of 27.2 feet for the two-story addition on the left side of the dwelling, where 40 feet is required.

    3. Section 20-7.5: Minimum Front Yard Setback (Right side Two Story Addition)
    Variance relief is required to permit a proposed setback of 30.7 feet for the two-story addition on the right side of the dwelling, where 40 feet is required.

    4. Section 20-7.5: Minimum Front Yard Setback (Covered Front Porch)
    Variance relief is required to permit a proposed setback of 20.5 feet for the proposed covered front porch, where 40 feet is required.

    Section 20-5.4c provides that no part of a principal building shall extend into required or nonconforming yards except open porches, porticos, balconies or terraces less than 15 feet wide may extend not more than four (4) feet into the nonconforming setback. The proposed addition extends 6 feet into the nonconforming setback, thus requiring a variance.

The application was continued from the October 8, 2026 regular meeting without further notice to the November 12, 2026 regular meeting without further notice.

3. **ZB26-13 Qi Wang, 16 Cascade Road, Block 2601, Lot 7 (R-4 Zone)**
Applicant seeks N.J.S.A 40:55D-70(c)(1) variance for a proposed 10’ x 18’ shed in the rear yard.

    1. Section 20-19.3: Shed Setback
    Sheds require a minimum setback of 5 feet in the R-3 Zone, whereas the proposed shed is 4.9 feet from the property line. Variance relief is required.

    2. Section 20-19.3: Shed Floor Area
    The floor area of such shed shall not exceed two (2%) percent of the actual rear yard area. In no event, however, shall the floor area of such shed on any property exceed 200 square feet, nor shall such floor area be required to be less than 128 square feet. The proposed shed is 180 square feet, which is 3.85% of the rear yard (180 square feet /4,675 square feet). The maximum size shed permitted for this property is 128 square feet. Variance relief is required.

INVITATION FOR PUBLIC COMMENT

ADJOURNMENT