

**West Caldwell Township**  
**NOTICE OF ZONING BOARD of ADJUSTMENT ACTION**

**TAKE NOTICE** that the Zoning Board of Adjustment of the Township of West Caldwell, NJ regularly scheduled REMOTE meeting that was to occur on Thursday, November 10, 2022 at 7:00 pm was cancelled since the Board could not field a quorum.

**TAKE NOTICE** that the Board of Adjustment of the Township of West Caldwell, New Jersey has scheduled a REMOTE special public meeting for Thursday, November 17, 2022 at 7:00 p.m. The Agenda for this Special Meeting may include the following application(s), but the list may change as the date approaches:

1. **ZB22-06 Steven Fiumefreddo and Renee Fiumefreddo, 31 Beechtree Road, Block 3301, Lot 8, R-3 Zone District.** Applicant seeks N.J.S.A. 40:55D-70(c)(2) variance(s) to install a 21 foot round, above ground swimming pool with a platform/locking gate in the front yard, an equipment pad in the front yard, 6 foot solid fence in front yard and second shed in a front yard. Variances required include: (a) swimming pool and associated equipment in the front yard whereas swimming pool only are permitted in the rear yard (Section 20-19.4); (b) a 6 foot, solid fence in a front yard where a maximum 4 foot fence that is 50% open is permitted in a front yard (Section 20-21.14.b); (c) a second shed in the front yard where only one shed is permitted for a residential property and it must be in the rear yard only (Section 20-19.3).
2. **ZB22-10 Kostas Gatani, 31 Eastern Parkway, Block 1800, Lot 6, R-4 Zone District.** Applicant seeks N.J.S.A. 40:55D-70(c)(2) variance to construct a one-story addition (380 sq. ft.) to the south side of the dwelling, a new two story addition (356 sq. ft.) to the north side of the dwelling, a new rear deck (267 sq. ft.), an expanded driveway, a new walkway and the relocation of an existing HVAC condenser to the rear yard behind the new addition.
3. **ZB22-07 Marc Cocca and Celestina Cocca, 17 Aldom Circle, Block 2103, Lot 2, R-4 Zone District.** Applicant seeks N.J.S.A. 40:55D-70(c)(2) variance(s) to install a 25' x 28' rear yard patio abutting the principal structure. Variances required include rear yard setback for the patio where 18 feet is proposed and 40 feet is required (Section 20-19.5.b.1); and (b) the floor area of that portion of the patio which extends into the required rear yard shall not exceed three hundred square feet where approximately 700 square feet is proposed in this required rear yard areas and not more than 300 square feet is permitted (Section 20-19.5.b.2).
4. **ZB22-11 Michael Hebrank and Kelly Hebrank, Block 306, Lot 14, R-4 Zone District.** Applicant seeks N.J.S.A. 40:55D-70(c)(1) relief to construct a second floor addition above an existing home with a cantilever to the rear and side, a new portico roof over the existing front landing and a new 8' x 10' shed in the rear yard. The property is a corner lot facing Elmwood Terrace and McKinley Avenue.

Notice is hereby given by the West Caldwell Zoning Board of Adjustment that due to the State of Emergency declared by both the federal government and state government, the Board hereby advises that this special public meeting shall be conducted via video conferencing and telephone call-in using the ZOOM platform. The video link and call in number for the scheduled meeting shall be posted on the Township website within the time required and shall be posted in the front window at the main entrance to the municipal building for anyone who is interested in participating in the meeting. Documents pertaining to the meeting shall be made available on line as well. If the public wishes to attend the meeting, it must be by remote access via video or dial in services. Those who wish to join remotely will have the opportunity to speak during the public question and comment portion of the meeting.

All information to access the remote meeting may be obtained from the Township web site under “News and Announcements” and “Calendar”. All documents and exhibits related to any of the applications scheduled to be heard are available for review in the office of the Zoning Board of Adjustment Clerk, 30 Clinton Road, West Caldwell, New Jersey 07006 on Monday through Friday, 8:30 am -4:30 pm. NOTE: Due to COVID-19 pandemic, hours of availability may be adjusted or suspended for a period of time.

Any questions or concerns should be presented to Land Use Administrator at (973) 226-2302.

Deborah Gill  
Secretary, Zoning Board of Adjustment