

# BOROUGH OF TOTOWA

PASSAIC COUNTY, NEW JERSEY



BOARD OF  
ADJUSTMENT

MUNICIPAL BUILDING  
537 TOTOWA ROAD  
TOTOWA, NJ 07512

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## BOARD OF ADJUSTMENT MINUTES OF MAY 14, 2014

The May 14, 2014 regular and reorganization meeting of the Borough of Totowa Board of Adjustment was held at the Municipal Building. Vice Chairman Krautheim called the meeting to order at 8:02 p.m. followed by the Flag Salute. Attorney Tomasello read the Open Public Meetings Act.

### Roll Call:

Present: Vice Chairman Krautheim, Commissioner D'Ambrosio, Commissioner Mancini, Commissioner Patten, Commissioner Bavazzano, Alternate Korsakoff, Alternate Masi, Attorney Tomasello, Engineer Murphy, & Secretary Steinhilber.

Meeting of the zoning board was read by Attorney Tommasello.

A motion to accept the minutes of the April 9, 2014 meeting was made by Commissioner D'Ambrosio and seconded by Commissioner Patten. On a roll call vote all Commissioners present voted in the affirmative.

1<sup>ST</sup> CASE: DIMO & MARIJA GOLCEV (CARRY OVER)  
7 ROSELAND AVENUE, BLOCK 154, LOT 25

Applicant requesting Variance(s) construction of patio & fence within front yard setback & any others that may be required.

Engineer Michael DeBlasio was sworn in by Attorney Tomasello. DeBlasio was also confirmed as an expert in his profession. He is a licensed Civil engineer in NJ, residential construction, works for Century 21 Construction and has education in Construction Management.

Engineer DeBlasio refers to Exhibit A, which is the survey. This exhibit shows that the lot sits on property that has two front sides, one on Roseland Ave, and one on Macadem Drive. Engineer DeBlasio states that a 6' vinyl fence is needed and owners are asking for an exception to be made. Engineer Murphy states that a 6' fence normally does not get approved and that it is a site line issue when the fence is 6' high.

Attorney Tomasello suggest taking the 6' fence off the application. Engineer Murphy states that a 3' fence stays within the guidelines and does not need approval by this board. Engineer DeBlasio withdraws the 6' fence.

2<sup>nd</sup> part of the application is the patio. Both parties are ok with the withdraw of the 6' fence.

Open to the public:

Angie Alexander, 16 Roseland Ave was there to question the fence, but since it was withdrawn then she is ok with everything else.

A motion to grant the necessary variance(s) was made by Alternate Masi and seconded by Commissioner Bavazzano. Vote to grant: 7-0 (8:21pm)

2<sup>nd</sup> CASE: JOHN SANDFORD

6 ROOSEVELT AVE, BLOCK 103, LOT 7

Applicant requesting construction of deck in front yard variance(s) front yard setback and any others that may be required.

Mr. Sandford was sworn in by Attorney Tommasello. Applicant states that the existing porch which is 4 x 8, he would like to make 6 x 12 to improve the look of the house. Engineer Murphy asked the applicant if he would use brick or wood. The applicant states he would use brick. The deck has to be offset because of gas meter, which cannot be moved. Engineer Murphy states that the new deck would be 2' closer to the road than it is now and the steps would come out the front. Commissioner Mancini asked if it will stay open or will the porch be closed in. Applicant answers that the porch will stay open. Engineer Murphy states that because the house is closer to the street, the requirements hurt his request. Vice Chariman Krautheim thinks that the addition will enhance the look of the house, since there is no grass there now it will not look out of place. Commissioner Patten asked Engineer Murphy about the steps and if that will be addressed by the building department and also since the roof is being built, why is it not included on the plans. As per Mr. Sandford the roof will be wooden shingles.

Open to the public: None

A motion to grant the necessary variance(s) was made by Commissioner Patten and seconded by Commissioner D'Ambrosio. Vote to grant: 7-0 (8:35pm)

THE FOLLOWING RESOLUTION(S) WAS MEMORIALIZED:

1<sup>st</sup> CASE: MR. & MRS. SAMAD HUSSAIN

77 GARFIELD PLACE, BLOCK 104, LOT 1

Variance(s) granted for construction of a deck and additional requiring variances for front, rear, and side yard setbacks.

A motion to adjourn the meeting was made by Alternate Masi and seconded by Commissioner Bavazzano. The meeting was adjourned at 8: 46p.m.

Respectfully submitted,  
Pam Steinhilber, Secretary