

BOROUGH OF TOTOWA

PASSAIC COUNTY, NEW JERSEY

BOARD OF
ADJUSTMENT



MUNICIPAL BUILDING
537 TOTOWA ROAD
TOTOWA, NJ 07512

Phone (973) 956-7929

BOARD OF ADJUSTMENT MINUTES OF FEBRUARY 8, 2017

The February 8, 2017 regular and reorganization meeting of the Borough of Totowa Board of Adjustment was held at the Municipal Building. Chairman Fierro called the meeting to order at 7:35 p.m.; followed by the Flag Salute. Attorney Brigliadoro read the Open Public Meetings Act.

A motion to accept the minutes of the January 11, 2017 meeting was made by Commissioner D'Ambrosio and seconded by Commissioner Mancini. On a roll call vote all Commissioners present voted in the affirmative.

1ST CASE: G.O.M. REAL ESTATE INVESTMENT LLC
95 SHEPARDS LANE, BLOCK 11, LOT 9.01 & 12.02

Applicant has requested to be heard at out March 8, 2017 meeting. New notices will be sent out and publicized in the newspaper.

1ST CASE: MIKE ABBASI(CARRY OVER)
17 HAVEN AVENUE, BLOCK 38, LOT 11.01

Applicant is requesting a site plan approval for a single family home requiring variance(s) for front yard setback and floor area ratio and any others that may be required.

Attorney Fiorello recapped last meeting and made revisions to the F.A.R. The new plans reduced the F.A.R. to 51%. Architect Kaltsis, did testify under oath at the January 11th meeting and is still under oath. The 1st floor, Sheet A-4 shows the reduced size of the family room, the center area has been made smaller, the length of the living room and dining room has been reduced and this creates more space to the rear yard. The second floor one bedroom has an eliminated bathroom and a Jack and Jill style area was replaced. The 51% does not include the front covered area that will increase the F.A.R. to 52%.

With the reductions it comes to about one thousand square feet less than the initial application. The reduction gives more side yard setback. Applicant will add trees accordingly to waiver. The Architect would not suggest changing front entrance to a flat

surface. Commissioner Mancini would like to know if you drove on the street past the house would there be no change to the front, Architect Kaltsis replies there would be no change to the front, and just the back has been changed. Engineer Murphy states the Planner is not there to support the revisions. Engineer Murphy states there is no necessary relief for max. Impervious coverage. Attorney Brigliadoro asks if the only relief is F.A.R. Engineer Murphy states the only relief is F.A.R., applicant is asking for 51% where 40% is allowed.

Chairman Fierro opens the meeting to the public.

Linda Noordyk, 18 Haven Ave, was sworn in by Attorney Brigliadoro has no issue with the house and welcomes the improvement to the neighborhood. Chairman Patten asked how long she has lived in her home, Mrs. Noordyk replies 2 years.

Chairman Fierro closed the public portion of the meeting.

Attorney Fiorello summarizes the application and marks the plans referred to previous as A-6. Attorney Brigliadoro addresses the board that the application is in the R-7 zone and the only relief is F.A.R. The application needs approval of 5 Board members.

A motion was made by Commissioner Mancini to deny, he would like the applicant to be at 40% F.A.R. The motion was seconded by Commissioner Bavazzano. Application was denied 5-2.

A motion to adjourn the meeting was made by Commissioner Mancini and seconded by Commissioner D'Ambrosio. The meeting was adjourned at 8:06 p.m.

Respectfully submitted,
Pam Steinhilber, Secretary