

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 MARCH 8, 2017

The March 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 7:36 p.m.; followed by the Flag Salute. Attorney Briigliodoro read the Open Public Meetings Act.

A motion to accept the minutes of the February 8, 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

Attorney Briigliodoro addressed the Board and public that this case has been withdrawn. The Board is in receipt of letter from attorney of the applicant. This case will not be heard tonight.

2nd CASE: Attorney is not here to present the case.

3RD CASE: ZDRAVKO & ANA CVIJETIC
45 MINNISINK ROAD, BLOCK 154, LOT 9

Architect Joseph Sterba was sworn in by Attorney Briigliodoro. Mr. Sterba's business is located at 87 Lackawanna Ave, Totowa. Mr. Sterba has a current Architect license in the State of NJ and is considered an expert in his field by the board. This application is a single, one story family residence it has unique construction with metal studs and panels. The current flat roof is a maintenance issue. Mr. Sterba addresses Engineer Murphys letter. The F.A.R., is currently 33.9% and with the expansion it brings it to 48.9%. Exhibit A-1, sheet SP1.01 is a color version of the site plan. The current 3 season room, colored in pink with stripes, will be removed and replaced with new construction. The green shaded area, exist currently and will be reconstructed. The gray shaded area is new construction. Exhibit A-2 is a combo of 2 floor plan sheets. The tan shaded area is the first floor which will be virtually unchanged. The green shaded area is away from Minnisink Road and is new construction. The remainder of the green will be utility room and stairs. The rest is existing space but will be knocked down and rebuilt to support addition to the 2nd floor.

The front portion of the house will have a gable roof to provide consistency to the hoes in the area. Exhibit A-3, sheet 4.2 is the Elevation plan-side view and Exhibit A-4, sheet 4.1 is the front view Elevation plan. The existing home is 1,694 square feet and after construction it will increase to 2,445 square feet. Commissioner Patten would like to know how many bedrooms the home will have after construction. Mr. Sterba explains there will be 2 bedrooms on the first floor, a master bedroom on the second will and an additional room on the second floor that has a closet and could be considered the 4th bedroom. Chairman Fierro would like to know if there is a basement, Mr. Sterba states there is no basement, the house is built on a slab.

Chairman Fierro opens the meeting to the public.

A motion to close the public portion of the meeting was made by Commissioner D'Ambrosio and seconded by Commissioner Nash.

Mr. Sterba summarizes the application

A motion was made by Commissioner D'Ambrosio and was seconded by Commissioner Bavazzano. Application was approved 7-1 @ 8:01 pm.

2ND CASE: C.A.T.B. LIQUER IMPORTS INC.
245-247 UNION BLVD, BLOCK 43, LOT 24

Attorney Raymond Redding request a use variance and building permit to operate a liquor distributorship in a B-2 zone. Applicant Cesar Teixeira, was sworn in by Attorney Brigliadoro, is the owner of C.A.T.B. and he imports and distributes wines in the State of NJ. Mr. Teixeira will have one other employee besides himself; his accountant will be at the office with him. There will be no exterior alterations to the building and the hours of operation will be 8:30 am to 6 pm Monday to Saturday, with possible Sundays for emergencies. Mr. Teixeira will distribute to businesses and restaurants in NJ. Most hours no one will be in the building. Mr. Teixeira will do all the deliveries with his mini-van, there will be no retail business. Mr. Teixeira has been in business for 15 years.

Commissioner D'Ambrosio would like to know how the liquor gets delivered to this building. Mr. Teixeira explains he also has a building in Kearny that his imported deliveries go to and he will pick up from there to deliver to Totowa. The Totowa location will get 2 deliveries a year that will come from a large delivery truck. The warehouse is in the rear of the building on Union Boulevard. Commissioner Patten asked about a fork lift. Mr. Teixeira states he would only use a fork lift twice a year. Attorney Brigliadoro asked applicant about storage in Kearny and Totowa. Mr. Teixeira explains there is about 1800 cases of wine at the Kearny location and there will be approx.. 300 cases per month at the Totowa location.

Chairman Fierro opens the meeting to the public.

A motion to close the public portion of the meeting was made by Commissioner D'Ambrosio and seconded by Commissioner Patten.

A motion was made by Commissioner D'Ambrosio and was seconded by Commissioner Patten. Application was approved 7-1 @ 8:15 pm.

RESOLUTIONS:

1ST CASE: MIKE ABBASI
17 HAVEN AVENUE, BLOCK 38, LOT 11.01

Applicant was denied for a single family home addition.

A motion to adjourn the meeting was made by Alternate Masi and seconded by Alternate Korsakoff. The meeting was adjourned at 8:19 p.m.

Respectfully submitted,
Pam Steinhilber, Secretary