

BOROUGH OF TOTOWA

PASSAIC COUNTY, NEW JERSEY

BOARD OF
ADJUSTMENT



MUNICIPAL BUILDING
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BOARD OF ADJUSTMENT MINUTES OF NOVEMBER 9, 2016

The November 9, 2016 regular and meeting of the Borough of Totowa Board of Adjustment was held at the Municipal Building. Chairman Fierro called the meeting to order at 7:38 p.m. followed by the Flag Salute. Attorney Brigliadoro read the Open Public Meetings Act.

A motion to accept the minutes of the October 12, 2016 meeting was made by Commissioner Bavzzano and seconded by Commissioner Patten. On a roll call vote all Commissioners present voted in the affirmative.

1ST CASE: ALEXANDER OLDJA
169 BOGERT STREET, BLOCK 147, LOT 18

Applicant is requesting variance(s) for an addition to a single family home. Attorney Raymond Redding is speaking for Alexander Oldja. Attorney Brigliadoro informs Mr. Redding the one of the forms of release is a D-4 variance from the Board members, we currently have 5 members attending and the Applicant would need all 5 to vote yes to approve the application, Attorney Redding understands and would like to proceed.

Applicant is requesting an addition to a single family home at 169 Bogert Street. Applicant was approved prior for similar application at 174 Bogert Street. Architect Yogesh Mistry, licensed architect with valid license in the State of NJ is considered and expert in his field by the Board.

Architect Mistry presents Exhibit A-1, a photo rendering of what the applicant is proposing. The Plan dated October 11th, 2016 shows the existing 3 bedroom cape home, this plan is the zoning board's review plan. The existing home is 1,224 square feet plus the basement; the new home will add a 4th bedroom and increase the square footage to 2,203. The applicant feels it is a modest addition and maintains the character of the area. There are four variances needed, first is F.A.R. The current floor area ratio is 44.8% and applicant is increasing to 54%, which includes the unfinished basement. The second variance is front yard setback, applicant is staying within the footprint of the house but the overhand on the 2nd floor and the closed portico require the variance. The third

variance is impervious coverage, current is 23.3% and it should be 25%. The last variance is rear yard coverage which is currently 24.7% where 15% is allowed.

Applicant is proposing a reduced consideration on Exhibit A-2, amended site plan dated 11/9/16. This reduction would include the 2 car garage down to a 1 car and 50.1%. With that 3 feet from the right of property and 3 feet from the back of property, the applicant would still need variance but it is much less. The patio area will be a deck which changes the impervious coverage and no variance is needed. The rear yard coverage will now be under 15% so that eliminates the fourth variance. Applicant will replace any damaged or deteriorated sidewalks. The tree being removed will be replaced on the opposite side of the property. A sealed survey will be supplied to the town. Chairman Bavazzano would like to know if the basement will remain unfinished, Architect Mistry states there will be sheetrock to have a clean look, but will remain unfinished.

The meeting has been opened to the public by Commissioner Patten and seconded by Commissioner Mancini.

Lloyd Depope resides at 167 Bogert Street and was sworn in by Attorney Briigliodoro. Mr. Depope has been a resident for 43 years and states there is a storm drain the starts at 4 Meadow Drive, goes thru 169, 167, and 162 Bogert Street and exits at 158 Stewart Terrace. Even with modifications over the years he still gets water in his back yard, if there is a heavy rain he can get between 6-8 inches of water. Mr. Depope is concerned about flooding but has no issues with the house itself. Architect Mistry is not aware of the drain; it does not show on his copy of the survey, the pipe is slightly off the property line. Engineer Murphy, states this cannot be addressed at this time, the Board can stipulate upon approval that the applicant will be required to supply a detailed plot plan specifying the location of the pipe and if the sewers can handle the water. Attorney Briigliodoro informs everyone this would have to be approved by the construction office before going forward.

Bill Menses, resides at 163 Stewart Terrace, was sworn in by Attorney Briigliodoro. Mr. Monsees has concerns about the tress and the roots, the sidewalks are already lifted. Engineer Murphy states they will be replaced if applicant is approved.

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

Attorney Redding closes by reminding the Board and Public that this is a modest addition, it is an improvement to the neighborhood, and the applicant has shown the quality of improvement to other applications that have been passed in town. Attorney Briigliodoro goes over the variance after the modifications to existing application. Applicant needs a D4 Variance for F.A.R., two C-Variance's, and front yard setback. Attorney Briigliodoro asks Engineer Murphy about his report, page 2 lines 5 about the landscaping and shade trees. Engineer Murphy states the applicant will comply.

A motion to grant the application was made by Commissioner Patten and seconded by Commissioner Bavazzano. Application approved 5-0 at 8:14 pm.

A motion to adjourn the meeting was made by Commissioner Mancini and seconded by Vice Chairman Krautheim. The meeting was adjourned at 8:16 PM.

Respectfully submitted,
Pam Steinhilber, Secretary