

BOROUGH OF TOTOWA P L A N N I N G B O A R D

PASSAIC COUNTY
NEW JERSEY



MINUTES – JUNE 11, 2020

Chairman Hennion called the Planning Board meeting of Thursday, June 11, 2020 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Chairman Hennion	Commissioner Sabatino	Mayor Coiro	Commissioner Zarek
Commissioner Festa	Commissioner Murphy	Vice Chairman Coiro	Commission Campilango
Tom Lemanowicz, PE	Richard Briigliodoro, ESQ		

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 11th day of June 2020 is in accordance with the Schedule of Annual Notice, which is posted, and in accordance with Chapter 231 P.L. 1975 of the State of New Jersey. The agenda for this meeting has been prepared and distributed to the members of the Planning Board and a copy has been on file in the Construction Official's Office.

ITEM #1

Marek & Magdalena Slodyczka
783 Union Blvd

Block 173 – Lot 4
Continued from 2/27/2020

Minor Sub-division w/variances for
lot width, lot area, side & front yard
Set-backs.

Commissioner Festa excused himself from this continued application.
All In Favor 8 – 0

The Applicants were represented by John J. Veteri, Jr., Esq. The Applicants seek minor subdivision approval with variance relief in order to subdivide an existing 30,000 square foot lot into two 15,000 square foot lots. Mr. Veteri, Jr. Esq., attorney for the applicant provided the Board with an overview of the proposed minor subdivision application. Mr. Veteri confirmed that the setback for the new dwelling on proposed Lot 4.01 would be at 42 feet which is slightly greater than the minimum front yard setback of 40 feet in the R-20 Zone. Mr. Veteri also reviewed the variances that are required in connection with this application. The Applicant requires variance relief for lot area where the minimum lot area in the R-20 Zone is 20,000 square feet and the Applicant proposes a lot area of 15,000 square feet for both Lot 4 and proposed Lot 4.01. The Applicant requires a lot width variance where the minimum lot width in the R-20 Zone is 100 feet and the Applicant is proposing a lot width of 50 feet for both Lot 4 and proposed Lot 4.01. The Applicant requires front yard setback variance relief relative to the existing dwelling on Lot 4 where a front yard setback of 40 feet is required and 36.7 feet is both existing and proposed. Next, the Applicant requires side yard setback variance relief where the minimum side yard setback in the R-20 Zone is 15 feet and the side yard setback for proposed Lot 4 is 9.2 feet and the side yard setback for proposed Lot 4.01 is 9.5 feet, thus, both Lots require a side yard setback variance. The Applicant also requires two design waivers. First, in regard to accessory building side yard setback where a minimum of 15 feet is required and the Applicant is proposing a side yard setback of 10 feet on both Lot 4 and proposed Lot 4.01 relative to the location of the detached garage.

The Applicant also requires a design waiver regarding parking setback on Lot 4 where 2 feet is required and 0 feet is proposed. Mr. Veteri reviewed the plans as revised in order to comply with the comments of the Planning Board from the February 27, 2020 hearing. Mr. Veteri stated that the driveways are no longer next to each other. The driveway for proposed Lot 4 and proposed 4.01 are each located on the right side of each dwelling. Furthermore, the detached garages on each Lot are now setback 10 feet from the property line. Mr. Veteri also confirmed that there are two sheds in the backyard and the dog pen which will be removed as part of this approval.

Mr. Veteri informed the Board of the status of resolving issues with the adjoining property owner, Mr. Festa, regarding stormwater issues. The plans contain a note as follows: the southerly side yard will be regraded to direct runoff into the proposed drywell and to avoid any runoff onto property of the adjoining Lot 5.01. Mr. Veteri also stipulated that in regard to the proposed lawn inlet as reflected on the plans, the 4" in diameter pipe would be increased to 6" in diameter. Furthermore, the Applicant stipulated that on Lot 4 in the paved area for a k-turn, the Applicant will provide replacement trees, shrubs and/or fencing along the common lot line with Lot 5.01 in order to shield the adjoining property from the glare of headlights from vehicles on Lot 4.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to open the public portion of the meeting.

Seven agreed to a roll call vote... 7-0

There were no members of the public present who expressed any interest in this application.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to close the public portion of the meeting.

Seven agreed to a roll call vote... 7-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the Minor Sub-division with variance relief as presented. This approval is subject to and contingent upon the following conditions and will be memorialized in a Resolution at a future date:

1. The granting of this application is subject to and conditioned on compliance with all terms and conditions set forth in the Board Engineer's review report dated February 19, 2020 and June 8, 2020 prepared by Thomas R. Lemanowicz, P.E., P.P., C.M.E., C.F.M.
2. The Deed recorded memorializing the subdivision shall specifically refer to this Resolution and shall be subject to the review and approval of the Board Engineer and Board Attorney. The Applicant shall record the Deed within 190 days of the memorializing Resolution being adopted. Failure to do so shall render the approval null and void unless the period of time is extended by the Board of Adjustment.
3. The granting of this application is subject to and conditioned upon the Borough of Totowa Tax Assessor assigning the appropriate Lot numbers in connection with this approval.
4. The Applicants agree to install replacement trees, shrubs and/or a vinyl fence along the common property line between proposed Lot 4 and Lot 5.01 in order to prevent headlight glare from vehicles on Lot 4 from going onto Lot 5.01. The nature and extent of any tree or shrub planting or the installation of a vinyl fence shall be subject to the review and approval of the Board Engineer.
5. The granting of this application is subject to and conditioned upon Hudson/Essex/Passaic Soil Conservation District approval, if required.
6. The granting of this application is subject to and conditioned upon Passaic County Planning Board approval, if required.

Seven agreed to a roll call vote... 7-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to readmit Commissioner Festa into the remainder of the meeting.

All in favor.....7-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the Planning Board Minutes of May 28, 2020 as prepared.

Seven agreed to a roll call vote... 7-0

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for Senior Helpers – Blk. 145 – Lot 12 as presented.

Seven agreed on a roll call vote.....7-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for Image Headquarters – Blk. 106 – Lot 4 as presented.

Seven agreed on a roll call vote.....7-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for Taqueria Los Gueros XII – Blk. 11 – Lot 6.01 as presented.

Seven agreed on a roll call vote.....7-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for Jersey Discount Tool – Blk. 43 – Lot 29 as presented.

Seven agreed on a roll call vote.....7-0

There being no other business, a motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to adjourn the meeting.

All in favor.....8-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved