

BOROUGH OF TOTOWA

PASSAIC COUNTY, NEW JERSEY

BOARD OF
ADJUSTMENT



MUNICIPAL BUILDING
537 TOTOWA ROAD
TOTOWA, NJ 07512

Phone (973) 956-7929

TOTOWA BOARD OF ADJUSTMENT MINUTES OF OCTOBER 13, 2021

The October 13, 2021, regular meeting of the Borough of Totowa Board of Adjustment was held via zoom. Chairman Fierro called the meeting to order at 7:00 p.m.; followed by the Flag Salute. Attorney Corrado read the Open Public Meetings Act and the Remote Meeting Protocol.

A motion to accept the minutes of the September 8, 2021, meeting was made by Commissioner Bavazanno and seconded by Alternate Masi. On a roll call vote all Commissioners present voted in the affirmative.

Attendance: Present-Chairman Fierro, Vice Chairman Krautheim, Commissioners Bavazanno, Patten, Mancini, & Nash, Attorney Corrado, Engineer Cristald, Planner Green, & Alternate Masi & Henry. Absent-Commissioner Carr.

1ST CASE: DIMO & MARIJA GOLCEV, 7 ROSELAND AVE, BLOCK 154, LOT 25

Attorney Parisi and the objector Attorney, Mr. Fiorello request and adjournment with no re-notification needed.

A motion was made by Commissioner Nash to grant the adjournment to the November 10thm, 2021, meeting and was seconded by Commissioner Mancini. All Board members were in favor.

2ND CASE: RICHARD & SALVATORE IUSO, 6 FURLER STREET

Applicant Attorney, Mr. Fiorello, business location is 16 Furler Street reviews the application. The application is to raise the existing single-family home located at 6 Furler Street, which has been used as an office building not requiring any addition to the building structurally. The single-family home at 6 Furler Street has a twin at 12 Furler Street and they share Plymouth Way. This applicant would complete the communication of this area.

Richard Iuso, owner of 6 Furler Street, was sworn in by Attorney Corrado. Mr. Iuso has owned the property since August of 1989. He has used this house to run his accounting practice and family business and real estate management. Previously this was a single-family dwelling with a wooden frame structure. The hour of the business is 9 A.M. to 5 P.M., 5 days a week with an additional 4 employees. Mr. Iuso had requested a use variance to this Board to convert a single-family dwelling into a use for the offices and the request

was granted. The application is to raise the single-family to be more in harmony to the surrounding area with a more modern structure, which will be modest in design, and more conducive to running his business. There will be parking under the building and will be a nicer look than it is now. The building will be solely operated by Mr. Iuso.

Tyler Vandervalk, Engineer, was sworn in by Attorney Corrado. Mr. Vandervalks business is located at 1141 Greenwood Lake Turnpike, Ringwood, NJ and is considered an expert in his field by the Board. Engineer Vandervalk prepared the plans presented this evening. Exhibit A-1 is the overview of Furler Street showing 10, 12, and 16 Furler Street which are along Plymouth and Yarmouth Ways. The subject property is about 10,395 square feet and is located in the I-2 restricted industrial district. The structure is 1,359 square feet and sits on the southwest corner of the lot. The site is accessed by a one-way access. The application is to demolish the existing building and rebuild a two-story building. The preliminary and final major site plan dated September 28, 2021, is labeled Exhibit A-2. The plans show redevelopment of the property with the proposed two-story building with the lower level being parking and the upper level, office spaces. The 2,772 square footprints will have 6 parking spaces on the lower level and 4 parking spaces on the side of the building and 4 on Plymouth Way. One of those the parking spaces on the side of the building will be an ADA space. There will be sidewalks provided along the southerly side of the parking lot to provide access to the front door. Some of the bulk variances required are the property is located in the I-2 district and the lot area required is one acre and the Applicant is providing a quarter acre, which is a pre-existing condition. The lot width is 150 feet required where 100 feet is being provided, the lot depth where 200 feet is required and 105 is being provided. The setback is 32.2 feet where 40 feet is required. The lighting and landscaping plan on sheet 2 show 4 shade trees, 3 exist and 1 will be added along with scrubs and arborvitae for visual screening. The site lighting is provided by means of two building mounted fixtures that will be placed on the westerly side of the building with spill over into Plymouth right of way, these fixtures will be LED. They are also adding a storm water recharge area that will connect to the roof gutters of the proposed structure.

Some of the variances needed are: front yard setbacks, rear yard, both side yard, building coverage, C1 & C2 variance, and lot depth and width. The design waivers from Ms. Greens report are transparency, location of the dumpster enclosure, new waiver for the proposed awning, parking area landscaping, parking areas not lit sufficient on Plymouth way right of way, light spills over the property line, loading stall, parking for right of way on Plymouth, dumpster screening, recycling, and parking on Plymouth Way. Commissioner Patten asked about the recharge for roof drain only and not the parking area. Mr. Vandervalk states it is just for the roof drains. Commissioner Patten confirms this will only be a 2-story building with parking garage on the first floor and offices on the second floor. Mr. Vandervalk states that is correct. Planner Green states the relief for municipal land use law subsection 34, issuing permits in the right of way and the law is specific that only the zoning board has that purview and that they shall impose reasonable conditions throughout the health, moral safety, and general welfare. They way the applicant will address this is by maintaining and plowing that area. Attorney Corrado would like to state the Exhibit A-2 be put into evidence. The plan labeled A-1, floor plans and A-2, the elevators of the building show the garage area with 6 parking stalls, an entrance, mechanical room and small bathroom. The second floor will have a reception room, 4 individual offices, conference room, kitchen, 3 bathrooms, one main office, and workstations. Mr. Iuso's office will have his own bathroom with a shower and there is no issue with that. The materials being used for the exterior are, concrete block, corrugated metal, standard window with red frames, tinted glass, and awnings. The dumpster structure will be a pipe structure with a board-on-board frame with double doors. This structure will be gray with mahogany-colored doors. The awning on Furler Street will stick out 2 feet and 4 feet on Plymouth Way. Reviewing Ms. Green's letter, dated October 7, 2021, the waivers and exceptions-there are two waivers needed-transparency regulation and awning

projection. Attorney Corrado would like Exhibit A-3, Iuso's Office and A-4, Rendering of elevation to be marked into evidence.

At this time a motion was made by Commissioner Nash to open the meeting to the public and seconded by Commissioner Mancini.

There is no public to be heard and a motion was made by Commissioner Patten to close the public portion and seconded by Commissioner Bavazanno

Attorney Corrado reviews the application to the Board.

Attorney Fiorello overviews the application.

A motion was made by Vice Chairman Krautheim to grant the applications and was seconded by Commissioner Mancini. Application was passed 7 – 0 at 8:11 P.M.

RESOLUTION TO MEMORIALIZE:

1ST CASE: 10 CLIFTON ASSOCIATES LLC, BLOCK 169, LOT 6

Application approved for preliminary and final major site plan approval with "D" variance relief.

A motion was made by Commissioner Patten and seconded by Commissioner Bavazanno.

A motion to adjourn the meeting was made by Alternate Masi and seconded by Commissioner Mancini @ 8:13 P.M.

Respectfully submitted,
Pam Steinhilber, Secretary