

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 MAY 10, 2017

The May 10, 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 7:30 p.m.; followed by the Flag Salute. Attorney Briigliodoro read the Open Public Meetings Act.

A motion to accept the minutes of the April 12, 2017 meeting was made by Commissioner D'Ambrosio and seconded by Commissioner Patten. On a roll call vote all Commissioners present voted in the affirmative.

1ST CASE: CORNEILUS VANNESS
310 WINIFRED DRIVE, BLOCK 167, LOT 16

Attorney Briigliodoro read a request letter to adjourn this case to the June 14th meeting with no re-notice to the public needed.

2ND CASE: MR. & MRS. TEA
2 CONTINENTAL CIRCLE, BLOCK 910, LOT 58

Architect, Joseph Sterba was sworn in by Attorney Briigliodoro. The property is in an R-40 zone on less than a 40 thousand square foot lot. Thirty square feet will only allow 4,200 F.A.R. The garage and recreation room are on the lower lever and figured in the F.A.R.

Exhibit A-1 sheet SP1.01 shows the bulk variances comply with the side and rear setbacks. Exhibit A-2 is the first and second floor plans. The existing Kitchen is approx. 8-9' and the existing Dining Room is approx. 12'. The expansion is 647 square feet in total. On the second floor the applicant would like to expand the 2 existing bedrooms and add an additional bathroom. The increase to the F.A.R. would be 58.18 square feet; because the lot is small the F.A.R. is affected. The exterior will stay within the character to the development. Attorney Briigliodoro request the total area of the house, the total area of the house is currently 4,421.2 square feet which includes the entire basement area and the two upper floors. Chairman Fierro states the applicant would be adding 647 square feet to the second floor. The new addition will be built on a crawl space.

Commissioner D'Ambrosio would like to know how will the other homes in the area look with this addition, Architect Sterba states the addition will not be out of character, because of the slop of the property the third floor is needed and adds to the F.A.R. Chairman Fierro states there is plenty of rear yard setback, Architect Sterba replies there is 43' of rear yard setback. Chairman Fierro would like to know why the applicant needs the addition. Mr. Tea replies he moved in the area in 2004, he has two girls in one bedroom and with his son there is only one bathroom, instead of moving he would like the expansion. Commissioner Patten asks if the property is currently a single family home, Mr. Tea responds yes and that he intends to keep it a single family home. Attorney Brigliadoro asks Mr. Tea how many bathrooms does the home currently have, Mr. Tea states there are 3 full and one half bath. Engineer Murphy states there are some planning issues and that the plan has to refer to the bulk requirements that are shown on the file map. The building height exceeds the code, but will look into on the bulk requirements. In regards to the drainage the addition is minus and should not need seepage pit. Attorney Brigliadoro states in 1999 builders remedy law suit to the borough- the result was settlement that his property was affordable housing zone, the Board will have the town planner review the application and is proposing to carry this application the the June 14th meeting so the town planner can review and Engineer Murphy can give the applicant his concerns. There is no need for further notice. Attorney also reviewed the notice from the applicant and is proper with the jurisdiction.

RESOLUTIONS TO BE MEMORIALIZED

1ST CASE: STEVEN BORACE
29 CRAIG COURT, BLOCK 166.01, LOT 12

Applicant is approved for an addition to a single family home with variance(s) for F.A.R. Conditions apply to approval.

A motion to adjourn the meeting was made by Alternate Masi and seconded by Commissioner Bavazzano. The meeting was adjourned at 7:58 p.m.

Respectfully submitted,
Pam Steinhilber, Secretary