

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 APRIL 12, 2017

The April 12, 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 7:35 p.m.; followed by the Flag Salute. Attorney Briigliodoro read the Open Public Meetings Act.

A motion to accept the minutes of the March 8, 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: STEVEN BORACE
29 CRAIG COURT, BLOCK 166.01, LOT 12

Applicant was sworn in by Attorney Briigliodoro. Applicant is requesting an expansion of the 2nd floor of the dwelling. Mr. Borace has a 2 year old and a 4 year old and would like to have a master suite. The basement is being used for storage and not living space. Commissioner D'Ambrosio would like to know how many bedrooms are at dwelling now. Mr. Borace states there are 1 on the first floor and 3 on the second floor but are very small. Mr. Borace would like to expand the upper area to accommodate larger bedrooms and a master suite. The applicant's father-in-law is living with them and has brain cancer. Commissioner Mancini would like to know how many bathrooms there are existing. Mr. Borace states there are 3 and he would be adding one additional with the master suite.

Attorney Briigliodoro questions the summer bar area. Applicant says the bar area was there, he intends to remove it. Chairman Fierro would like to know how large was the prior addition, 41' long x 17' wide. Commissioner Patten would like to know what the in-law suite enticement, applicant states the previous owner had either there mother or mother-in-law living there and it was perfect for them to purchase knowing his father would have to live with them. There is no separate door to get to the bedroom and living area the father-in-law will be occupying. Commissioner D'Ambrosio would like to state for the record that there will be no additional stove put into the home, the applicant confirms.

Engineer Murphy goes through his report and suggests the architects plans need to be revised, he recommends upon approval from the board there should be a deed restriction

to stay a single family unit not a multiple. Mr. Murphy also states there is no storm water management required because there is no increase in impervious area. Engineer Murphy also requires a signed and sealed copy of deed mailed to his office. Attorney Briigliodoro also adds if the board approves there dwelling should remain with one kitchen only and the unit will not be separated.

Chariman Fierro opens the meeting to the public.

Joyce Tor, resides at 35 Craig Court, and was sworn in by Attorney Briigliodoro. Mrs. Tor has been a resident of the Boro for 50 years and knew the previous owner. Mrs. Tor's concern is the home staying a one family unit and not becoming a multi-family. Mrs. Tor states there are 2 exit doors in the back of the house and the previous owner had a full working kitchen in the bar area. Attorney Briigliodoro explains if the Board approves there will be conditions along with a deed restriction and all will be recorded with in the town records. The conditions include the dwelling not being sold or marketed as a 2 family unit, there will be no second kitchen, there will be no separation for the in-law suite to the house, and the deed restriction will be sent to Engineer Murphy's office and Attorney Briigliodoro's office.

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

Engineer Murphy informs the applicant that the deed restriction should be filed before the certificate of occupancy. Attorney Briigliodoro closes with the applicant needing 2 reliefs, the first is F.A.R.. The applicant would need 5 yes votes to be approved. The second relief is minimum front yard setback, which is just off by a few inches and is pre-existing.

A motion was made by Commissioner Patten to approve and was seconded by Commissioner D'Ambrosio. Application was passed 7-0 at 8:00 pm.

2ND CASE: CORNEILUS VANNESS
310 WINIFRED DRIVE, BLOCK 167, LOT 16

Attorney Briigliodoro spoke with the applicant and discusses the planners report. The application will be carried to the May 10th meeting with no re-notice to the public.

RESOLUTIONS TO BE MEMORIALIZED

1ST CASE: C.A.T.B. LIQUER IMPORTS INC.
245-247 UNION BLVD, BLOCK 43, LOT 24

Applicant was approved for liquor warehousing in the B-2 zone.

2ND CASE: ZDRAVKO & ANA CVIJETIC
45 MINNISINK ROAD, BLOCK 154, LOT 9

Applicant was approved for an addition to existing home.

A motion to adjourn the meeting was made by Commissioner Mancini and seconded by Commissioner Nash. The meeting was adjourned at 8:19 p.m.

Respectfully submitted,
Pam Steinhilber, Secretary