

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 JUNE 8, 2022

The June 8, 2022, regular meeting of the Borough of Totowa Board of Adjustment was held via zoom. Chairman Fierro called the meeting to order at 7:02 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 May 11, 2022, meeting was made by Commissioner Nash and seconded by Commissioner Patten. On a roll call vote all Commissioners present voted in the affirmative.

Present: Chairman Fierro, Vice Chairman Krautheim, Commissioners Patten, Nash, Carr & Sagan, Alternate Henry, Engineer Cristaldi, Attorney Corrado. Absent: Commissioner Mancini & Alternate Masi.

1ST CASE: DAMON VESPI (CONTINUATION)
471 TOTOWA ROAD, BLOCK 95, LOT 5

Attorney Corrado reads the request from the Applicants Attorney to carry to the July 13, 2022, meeting. The Applicant will not need to re-notice, reserve, or no re-publication is necessary.

A motion was made by Commissioner Carr to carry to the July 13, 2022, meeting and was seconded by Commissioner Nash.

2ND CASE: BAHAR BHUIYAN (CARRY OVER)
665 TOTOWA ROAD, BLOCK 154, LOT 20.01

Applicants Attorney, Gary Matano will have Applicant Bahar Bhuiyan speak on behalf of the application. Attorney Corrado explains the Boards Engineers report dated in February stated they need to submit some materials as to the retaining wall and the effect on the adjoining property. The Board would want to see those materials and review before any final decisions are made. There is also no site plan of the property as it relates to the adjoining lots in the immediate neighborhood and form our planner. The Board would

allow you to present any testimony you would like tonight and probably be decided to carry the balance of the application so the Board Engineer and Planner can review the materials they are now requesting. Attorney Matano states he only received the February letter on June 1st and there was no time for him to review. Mr. Matano is requesting the application be carried to the July 13, 2022, meeting. Corrado had reviewed the documents that were submitted in order to obtain the jurisdiction of the Board, and all was in order. If the Board approved the Application to be carried to the July 13, 2022, meeting, the Applicant would not need to reserve the notices or republish.

A motion was made by Commissioner Patten to carry the Application to the July 13, 2022, meeting and was seconded by Commissioner Nash.

3RD CASE: GORDANA OLDJA
163 BOGERT STREET, BLOCK 147, LOTS 20 & 21

This property was previously approved on July 10, 2019, for the subdivision. Applicant requested to creating 2 lots to construct two single family homes requiring variances for floor area ratio and any other variances that may be required. The variance previously approved has expired and applicant re-filed his application.

Attorney Raymond Reddin explains that this is essentially a re-application. They have two experts from the July 10, 2019, meeting if the Board needs to ask any questions. This application was approved already and memorialized in August 2019. Unfortunately, the Applicant did not get around to perfecting the variances that were granted to her. The rule for an application like this is 1 year to begin work, pull permits and utilize the variances they were granted, but due to some personal issues and COVID they were not able to do this. There are no changes to the application, just an extension of time to comply with the municipal land law.

Attorney Corrado believes there was one issue the Board has with the prior grant and that the building department was concerned about and that was the obligation of the Oldjas to clean a certain pipe and they want the client to confirm that based upon an inquiry from the building department that he did it. We want on record that he did what the building department requested and if the Board grants the extension that there be a condition that there are no changes to the original resolution of 2019.

Alex Oldja, sworn in by Attorney Corrado, resides at 4 Lookout Point in Totowa. He is not the owner but has approval to speak on her behalf. The pipe did need repair, they had a local contractor, Advanced Plumbing from Woodland Park fix it. All the work was completed, and everything was done in compliance with the building department. Attorney Reddin asked Mr. Oldja what the anticipated time frame would be if the extension is granted. Mr Oldja states the permits are just about ready but the subdivision deed that were not done in a timely manner due to medical reasons within the family and then COVID hit. Attorney Reddin stated the minor subdivision of 163 Bogert to create 2 newly divided lots with the intention to then build a single family home on each lot. The subdivision deed for the 2 lots are already completed, they are drafted, prepared, and ready for review and will

be sent over to Engineer Cristaldi tomorrow. Once they are approved, Chairman Fierro and Secretary Steinhilber will need to execute them to go into the county for recording. Attorney Reddin is asking Mr. Oldja if 60 days from mid-July is good for him to start construction. Mr. Oldja states that 60 days would be good.

At this time the Board opens the meeting up to the public.

There is no public to be heard so the public portion of the meeting is closed.

A motion was made by Commissioner Patten to grant 60 days and confirm based on what Attorney Corrado said, if Mr. Oldja can obtain the paperwork from the contractor that took care of the pipe-just to ensure that whole file with the application has been all taken care of and that it would be a condition that that paperwork is submitted prior to the adoption of the memorialization of the application. The motion was seconded by Commissioner Nash. Motion to grant was approved 7 – 0.

RESOLUTION TO MEMORIALIZATION:

**EXTENSION OF RESOLUTION, TOTOWA INVESTMENT GROUP LLC
515 UNION BLV, BLOCK 100, LOTS 1 & 4, BLOCK 148, LOT 1**

Applicant was approved an extension of 30 days of the original resolution of June 9, 2021, for a minor subdivision.

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

A motion to adjourn the meeting was made by Commissioner Carr & seconded by Commissioner Nash. The meeting was adjourned at 7:39 p.m.

Respectfully submitted,
Pam Steinhilber, Secretary