

# 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 NOVEMBER 14, 2018

The November 14, 2018 regular meeting of the Borough of Totowa Board of Adjustment was held at the Municipal Building. Chairman Fierro called the meeting to order at 7:06 p.m. followed by the Flag Salute. Attorney Briigliodoro read the Open Public Meetings Act.

A motion to accept the minutes of the October 10, 2018 meeting was made by Commissioner D'Ambrosio and seconded by Commissioner Nash. On a roll call vote all Commissioners present voted in the affirmative

1<sup>ST</sup> CASE: FORTRESS HOLDINGS LLC  
555 PREAKNESS AVE, BLOCK 6, LOT 2

Attorney Briigliodoro received email from Applicants Attorney requesting the application be carried to the December 12, 2018 meeting because of revisions.

2<sup>ND</sup> CASE: ANITRA DAKAKE  
23 COOLIDGE AVE, BLOCK 102, LOT 21

Attorney Briigliodoro reviewed the Applicants file and notice, the list was not completed-notice to utility companies were not mailed. The Applicant will have to provide certified notification to utility companies. The Applicant will not have to re-notify the public.

2<sup>ND</sup> CASE: EMANUAL KHAN  
254 UNION BLVD, BLOCK 30, LOT 15

This case was carried from our September meeting; Attorney Aquaviva summarizes the concluded testimony. The property is a mixed use and the Applicant seeks to expand the residential unit to make space for his mother to live along with a live in nurse. There will be no change in the use of the property. At the last meeting there was a suggestion from the board that the 2 car garage will stay as that and the applicant has agreed if approved it can be a condition of approval that the garage stay a 2 car unit with no storage. The positive criteria it that it is not a detriment to the community; it is being used exactly as it was purposed. Commissioner Patten wanted on record that he did review the tapes from the previous meeting and will be able to vote on this Application.

Attorney Briigliodoro states this matter was considered at the September 12, 2018 meeting, we now have 7 Board members to vote. The Application before the Board is for an expansion of a pre-existing, non-conforming use which means it's a D2 variance under the municipal landing law and the Applicant needs to obtain 5 out of the 7 approved votes from the Board.

A motion to approve the application was made by Vice Chairman Krautheim and seconded by Commissioner Bavazzano. The Application was denied 5 to 2 @ 7:19 pm.

A motion to adjourn the meeting was made by Alternate Masi and seconded by Commissioner Patten. The meeting was adjourned at 7:20 p.m.

Respectfully submitted,  
Pam Steinhilber, Secretary