

# 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 11, 2018

The April 11, 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 7:02 p.m. followed by the Flag Salute. Attorney Brigliadoro read the Open Public Meetings Act.

A motion to accept the minutes of the February 14, 2018 meeting was made by Commissioner Bavazzano and seconded by Commissioner Nash. On a roll call vote all Commissioners present voted in the affirmative

1<sup>ST</sup> CASE: JEFFERY & HELENA PETERSON  
130 BOYLE AVENUE, BLOCK 34, LOT 2

Helena, Applicant, was sworn in by Attorney Brigliadoro. Attorney Brigliadoro states he reviewed the files and all the paperwork was filed properly so the Board has jurisdiction to hear the case this evening. Helena explains she had a fire about a year ago at her home and in the course of redoing they would like to put an addition of a bedroom and bathroom. Commissioner D'Ambrosio would like to know how many bedrooms do they have now, Mrs. Peterson replies there are 2 and would like to increase to 3. Commissioner Bavazzano would like to know how many bathrooms does the home currently have, Mrs. Peterson states there is one full bath and on half bath. Chairman Fierro would like to know about the basement, Mrs. Peterson tells him they have a full basement, but it is not finished. Commissioner Patten asked if this was a single family home and will it remain a single family home, Mrs. Peterson replies it will stay a single family home.

Attorney Brigliadoro explains the application; the proposed addition is 340 square feet bringing the total square footage of the home to 2,026. The addition will one additional bedroom and bathroom bringing the totals to 3 bedrooms and 2 bathrooms. Attorney Brigliadoro states the Applicant will need a few variances. The existing front steps are not changing, the Applicant is just going over the existing footprint. The lot area is 7 thousand square feet; the existing lot is 3,600 square feet so it is undersized. The lot width is 40 feet where a minimum allowed is 70 feet in the zone. The lot depth is conforming at 90 feet. The front yard setback is 4 feet and is supposed to be 25 feet but that's existing and not being touched at all. There are two separate side lots, one is conforming and the other is just slightly short by a couple of inches. The rear yard

setback is conforming along with the building height. The only C-variance is for the one setback, where there is supposed to have a setback of 4 feet but the Applicant has 3.87 feet. Technically Attorney Briigliodoro advised the Board to grant the application because they are just extending above the existing footprint. The Applicant does need a variance for F.A.R., the allowed F.A.R. is 40% and right now they are at 46.8% and with the proposed addition it brings it up to 56.2%.

Attorney Briigliodoro would like to know how the home compares with the homes in the neighborhood, Mrs. Peterson states they are very similar one family two story homes. Commissioner Patten would like to clarify the rear elevation show a roof by the back door with no measurements, he would like to make sure there are not going to put a deck, Mrs. Peterson states it would just be an awning to go over sliding doors they would like to add. Commissioner Nash would like to know how the fire started, Mrs. Peterson explains the neighbor had a dumpster and that caught on fire. Chairman Fierro would like to know how many people will be living in the home, Mrs. Peterson states 2 adults, 2 children, and one dog.

At this point the meeting is open to the public. There is no public to be heard

At this time the public portion of the meeting is closed, a motion was made by Commissioner D'Ambrosio and seconded by Alternate Masi.

A motion was made by Commissioner D'Ambrosio to approve the Application and was seconded by Commissioner Nash. Application was passed 7-0 at 7:17 pm.

**RESOLUTION TO MEMORIALIZE:**

1<sup>ST</sup> CASE: OLDJA PROPERTIES  
85-87 GRANT AVE, BLOCK 112, LOTS 37 & 37.01

Application was approved for subdivision of 2 undersized lots and construction of a single family home on lot 37.01.

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

Respectfully submitted,  
Pam Steinhilber, Secretary