

# 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 JANUARY 13, 2021

The January 13, 2021 regular and reorganization meeting of the Borough of Totowa Board of Adjustment was held via zoom. Chairman Fierro called the meeting to order at 7:03 p.m.; followed by the Flag Salute. Attorney K. Corrado read the Open Public Meetings Act and the Remote Meeting Protocol.

The 2021 Oaths of Office were received from Municipal Clerk Wassel for Vice Chairman Krautheim and Commissioner Nash for a 4-year term and Alternate Masi for a 2-year term. All Commissioners were sworn.

Nomination for Board Chairman was requested. A motion to appoint Fierro as Chairman was made by Commissioner Bavazzano and seconded by Commissioner Patten. There being no other nominations from the floor, the nomination for Chairman was closed. On a roll call vote all members present voted in the affirmative and congratulations were extended to Chairman Fierro.

Nomination for Board Vice Chairman was requested. A motion to appoint John Krautheim as Vice Chairman was made by Commissioner Patten and seconded by Commissioner Mancini. There being no other nominations from the floor, the nomination for Vice Chairman was closed. On a roll call vote all members present voted in the affirmative and congratulations were extended to Vice Chairman Krautheim.

Nomination for Secretary was requested. A motion to appoint Pam Steinhilber as Secretary was made by Commissioner Nash and seconded by Commissioner Bavazanno. There being no other nominations from the floor, the nomination for Secretary was closed. On a roll call vote all members present voted in the affirmative and congratulations were extended to Secretary Steinhilber.

Nomination for Board Engineer was requested. A motion to appoint Alaimo Engineering, Tom Lemanowicz as Board Engineer was made by Alternate Masi and seconded by Alternate Henry. There being no other nominations from the floor, the nomination for Board Engineer was closed. On a roll call vote all members present voted in the affirmative and congratulations were extended to Board Engineer Lemanowicz.

A motion was made by Commissioner Carr and seconded by Alternate Masi that the Board of Adjustment will meet the second Wednesday of every month at 7:00 p.m. in the Council Chambers/Zoom for the year 2021 through January 2022. On a roll call vote, all members present voted in the affirmative.

The reorganization meeting was over and the regular meeting of the Board of Adjustment was called to order by Chairman Fierro.

A motion to accept the minutes of the December 9, 2020 meeting was made by Commissioner Carr and seconded by Alternate Henry. On a roll call vote all Commissioners present voted in the affirmative

#### RESOLUTION TO MEMORIALIZE:

1<sup>ST</sup> CASE: MANZO-DOREN LLC  
809-813 NORTH RIVERVIEW DRIVE & 423, 429, 435, & 441  
MINNISINK ROAD, BLOCK 171, LOTS 2.02, 19, 20, 21 & 22

Attorney Corrado will carry this to our next meeting, the resolution has been drafted but still needs to be reviewed and approved by the Board Engineer. A motion was made by Commissioner Bavazanno and seconded by Commissioner Patten to carry resolution to our next meeting on February 10, 2021.

2<sup>ND</sup> CASE: S & S AT GRANT AVENUE  
329 TOTOWA ROAD, BLOCK 113, LOT 1.08

Applicant was seeking preliminary and final site plan approval with variances to construct a 28-unit multi-family apartment complex comprising of 2 floors of parking and 3 floors of apartments.

A motion to adjourn the meeting was made by Commissioner Nash and seconded by Commissioner Mancini. The meeting was adjourned at 7:15 p.m.

Respectfully submitted,  
Pam Steinhilber, Secretary