

# 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 FEBRUARY 12, 2020

The February 12, 2020 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 Robert Corrado Jr. read the Open Public Meetings Act.

Attendance: Chairman Fierro, Vice Chairman Krauthein, Commissioners Patten, Bavazanno, Nash, Carr, Alternate Henry, Attorney Corrado Jr., Engineer Lemanowicz, Secretary Steinhilber. Absent: Alternate Masi.

The 2020 Oaths of Office were received from Municipal Clerk Wassel for Alternate Henry for a 2-year term. Alternate Henry was sworn in by Attorney Corrado.

A motion to accept the minutes of the January 8, 2020 meeting was made by Commissioner Patten and seconded by Commissioner Bavazzano. On a roll call vote all Commissioners present voted in the affirmative

1<sup>ST</sup> CASE: AMO PROPERTIES LLC (CARRY OVER)  
5 COOLIDGE AVENUE, BLOCK 102, LOT 12

Peter Lefkowitz, Attorney for the Applicant states the application is for a second story addition plus a one car garage, there are various variances needed, all but one are for pre-existing conditions of the property.

Joseph Donato, was sworn in by Attorney Corrado, is a licensed Architect in NY and NJ. He has been practicing since 1992 and has owned his own practice since 1995. Mr. Donato prepared the plans the Board will be reviewing this evening. Exhibit A-1, Elevations of the Building, Plot Plan and Zoning Schedule show 5 Coolidge Ave with an existing lot of 50 feet x 100 feet which is undersized and pre-existing non-conforming. The lot is the first lot from Coolidge off of Union Blvd with the transition from commercial to residential. The plan is to extend the driveway to the right side of the structure which faces the parking lot of the commercial building and add a second floor addition and overhang. The lot is in an R-7 zone with a lot area of 5,000 square feet where 7,000 is required, a width of 50 feet where 70 is required, a depth of 100 feet where 90 feet is required, front yard of 19.8 off the property line where 25 feet is

required, rear yard at 53.7 where 20 feet is required, side yard of 4'9 on left side and 16.8 (plus 6.3 for garage) on the other side where 4 feet minimum on one side and 8 feet of the other side is required, height of 28.9 ½ feet where 30 feet is required, F.A.R. of 39.8% where 40% is required, and impervious coverage of 36.6% where 25% is The open porch is not permitted in front yard, but that is a pre-existing variance and the shed in the left rear back corner is too close to the rear and side yard, but that also is a pre-existing variance. In the Borough Engineers report, line 1 was changed, line 2 was the height, line 3 the applicant added drainage of a 1,000 gallon seepage pit, and line 4 applicant will add 2 shade trees.

Exhibit A-2, the floor plans show a 23'10 front to back and 27'8 side to side. The existing rooms are very small, the kitchen is 7' x 9' and the bedrooms are 8' x 10'. The addition of the second floor will change the side to side to 38'2, the first floor will have a living room, dining room, kitchen, and half bath-the second floor will have 4 bedrooms, 2 bathrooms and a laundry room. The basement will stay as is but reconfirming the stairway. Engineer Lemanowicz states the front porch, in the ordinance is called a patio and is a pre-existing condition and the impervious coverage is already showing a drywell. Commissioner Patten asked what the dimensions for the deck shown on the plans in the rear where-that is just a 4' x 7' landing. Commissioner Patten also asked if the plans on A-1 is a paved patio and if that was included in the impervious coverage, yes the total of the impervious coverage is 36.6'. Commissioner Patten asked about the overhang and roof is calculated in the dimension for the front yard setback, Engineer Lemanowitz stated the measurements stay the same. Chairman Fierro states the homes in the area are small and there are homes that have done the same addition. Commissioner Bavazzano asked if the garage will go the depth of the house, yes it will. Chairman Fierro asked if the F.A.R. is in line with the other homes, yes.

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

A motion was made by Commissioner Patten to close the public portion of the meeting and seconded by Commissioner Mancini.

Engineer Lemanowitz states the vinyl fencing around the property is unclear who owns it, but it's recommended that a condition of approval from the Board if any encroachments that may occur or that may exist are not being validated by the Board taking action on the application. Applicants Architect reviews the positive impact to the neighborhood and the buffer to parking lot on the commercial side.

Attorney Corrado reviews the conditions of approval, a sing and sealed survey, shade tree, and construction for seepage.

A motion was made by Commissioner Nash to approve the Application and was seconded by Vice Chairman Krautheim. Application passed 7 – 0 at 7:30 P.M.

RESOLUTIONS:

1<sup>ST</sup> CASE: ROBERT & NICOLE TIERNEY  
530 TOTOWA ROAD, BLOCK 80, LOT 1

Application was approved for a second story addition to a single family home on a corner lot requiring a variance for side yard setbacks.

A motion to adjourn the meeting was made by Commissioner Carr and seconded by Commissioner Patten. The meeting was adjourned at 7:32 p.m.

Respectfully submitted,  
Pam Steinhilber, Secretary