

BOROUGH OF TOTOWA

PASSAIC COUNTY, NEW JERSEY

BOARD OF
ADJUSTMENT



MUNICIPAL BUILDING
537 TOTOWA ROAD
TOTOWA, NJ 07512

Phone (973) 956-7929

BOROUGH OF TOTOWA
TOTOWA BOARD OF ADJUSTMENT
AGENDA, FEBRUARY 8, 2023

1. Complete Performance Baseball Academy, 100-D Commerce Way, Block 166.03, Lot 17-leasing a portion of building for a sports training facility for baseball and softball and their office, in I-3 zone where same is not permitted and applicant is seeking a D-1 variance for a non-permitted use and any other variance(s) that may be required.
2. Ticon New York, 839 Riverview Drive and 355 Minnisink Road, Block 171, Lots 12, 12.02, 12.02, and 13-application for amended Preliminary and Final Site Plan along with variance(s) to rebuild a previously existing Batch Processing Plant in the I-2 zone and any other variance(s) that may be required.
3. The Grand, 38 Lackawanna Avenue, Block 131, Lot 1 – 2nd story addition to the existing banquet/catering facility in the northeast corner of the building above the loading docks. Applicant also proposes a mezzanine for a bridal suite along the southern side of the building and to raise roof level between the proposed addition and mezzanine. Site improvements including milling and paving the existing asphalt area around the loading area, construction of a garden wall and a new concrete pad for the loading area. And any other variance(s) that may be required. **Requested to be carried to March 8th.**
4. Blagoja "Bill" Markovski, 27 Roseland Ave, Block 154, Lot 53 – carried from January-construction of a detached two car garage requiring variance for second garage on Property where one is permitted. Side yard encroachment and expansion of a non-conforming use in the R-20 single family zone and any other variance(s) that may be required.
5. Memorialization of Resolution in the Matter of 44 Knowlwood Road, LLC
6. Memorialization of Resolution in the Matter of Fidelity Totowa Associated, LLC
7. The Zoning Board of Adjustment may add other items to the Agenda for this meeting if deemed necessary including, but not limited to approval of Minutes and payment of bills.