

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 11, 2026

The February 11, 2026, regular meeting of the Borough of Totowa Board of Adjustment was held at the Municipal Building. Chairman Fierro called the meeting to order at 7:00 P.M.; followed by the Flag Salute. Attorney DeDio read the Open Public Meeting Act.

The 2026 Oaths of Office were received from Municipal Clerk Wassel for Alternate Henry for a 2-year term.

Present: Chairman Fierro, Commissioners Patten, Mancini, Nash, Carr, Alternate Henry and Galante, Engineer Cristaldi, Planner Czerniecki, & Attorney DeDio. Absent: Vice Chairman Krautheim, Commissioner Alesandrelli.

Attorney DeDio informs the Board that the Application for Roxanne Urchak, 94 Lincoln Ave, their notification was deficient and they need to re-notice and republish. Attorney DeDio spoke with the Applicants Attorney, and they would like to be on the March agenda pending proper notifications.

A motion to accept the minutes of the January 11, 2026, meeting was made by Commissioner Nash and seconded by Commissioner Carr. On a roll call vote all Commissioners present voted in the affirmative.

1st Case: Judy Dellaccio, 162 Bogert Street, Block 149, Lot 1.

Architect and Planner, JR Frank was sworn in by Attorney DeDio. Mr. Franks place of business is 30 Galesi Drive, in Wayne and is considered an expert in his field by the Board.

Mr. Frank explains that this is a straightforward application of a pre-existing non-conforming lot. The application is for a 363-square-foot deck to the rear of the home, and the majority of the deck would be constructed over an existing patio area. The applicant would like an area where she can go outside that is level with the home rather than go down steps to the patio area. Mr. Frank reviewed the Board Planners letter and made corrections to not include the existing patio portion that is being removed. Mr. Frank presents the amended plans, dated February 5, 2026, and is marked exhibit A1. Due to the shape of the lot, conditions of the property and the fact that the property is located on a corner, strict adherence to the Zoning Code is not possible, triggering a C1 variance. Mr. Frank did address the size of the lot and indicated that the property is 5,000 square feet where 7,000 square feet is required, which affects the

percentage of impervious coverage and setbacks. The Applicant requests a design waiver for impervious coverage and also design waivers for the existing shed.

Chairman Fierro asked if there is a shed in the back, Mr. Frank states there is. Commissioner Patten asked if there are two sheds on site, Mr. Frank replies yes. Commissioner Patten's concern was that the Applicant states they are building of this deck is for an aging tenant, but no handicap access is being requested. Mr. Frank states the tenant is not wheelchair bound, its just to give easier access to the outdoor space. Commissioner Patten also asked if any of the existing asphalt was being removed under the deck. Mr. Frank states there is no asphalt, it is pavers and they are not planning on removing any. Commissioner Patten would like to know why they would not remove them and then there would be no issue with the impervious coverage. Mr. Frank explains the cost would be an issue to the Applicant and they would not gain much by removing. Commissioner Nash asked, if you were to remove 44 feet of impervious coverage, what is going to go there. Mr. Frank explains that landscaping would go there.

Planner Czerniecki goes over the waivers and variances needed, C-variance for side yard on street side and rear yard setback and the design waivers are impervious coverage and the two sheds.

The meeting is open to the public.

There is no public to be heard. Commissioner Carr makes a motion to close the public portion and is seconded by Alternate Henry.

Mr. Frank summarizes the application.

Planner Czerniecki states that other Boards will make condition of approval that if the existing sheds were to be removed and replaced, the Owner would have to follow the current ordinances. The Board agrees.

A motion to approve the application was made by Commissioner Nash and seconded by Commissioner Mancini. Application was passed 6 – 1 @ 7:20 P.M.

A motion to adjourn was made by Alternate Galante and seconded by Alternate Henry.

Respectfully submitted,

Pam Steinhilber-Daub