

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 10, 2018

The January 10, 2018 regular and reorganization meeting of the Borough of Totowa Board of Adjustment was held at the Municipal Building. Chairman Fierro called the meeting to order at 7:31 p.m.; followed by the Flag Salute. Attorney Brigliadoro read the Open Public Meetings Act.

The 2018 Oaths of Office were received from Municipal Clerk Wassel for Commissioner D'Ambrosio, Commissioner Bavazzano for a 4-year term and Alternate Korsakoff 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 D'Ambrosio and seconded by Vice Chairman Krautheim. 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 Bavazzano and seconded by Commissioner D'Ambrosio. 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 Mancini and seconded by Commissioner D'Ambrosio. 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 Attorney was requested. A motion to appoint Rich Brigliadoro as temporary Attorney was made by Vice Chairman Krautheim and seconded by Commissioner Nash. There being no other nominations from the floor, the nomination for Attorney was closed. On a roll call vote all members present voted in the affirmative and congratulations were extended to Attorney Brigliadoro.

Nomination for Board Engineer was requested. A motion to appoint Alaimo Engineering, Nordan Murphy as Board Engineer was made by Alternative Masi and

seconded by Commissioner D'Ambrosio. 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 Murphy.

A motion was made by Commissioner D'Ambrosio and seconded by Commissioner Nash that the Board of Adjustment will meet the second Wednesday of every month at 7:00 p.m. in the Council Chambers for the year 2018 through January 2019. On a roll call vote, all members present voted in the affirmative.

A motion was made by Commissioner D'Ambrosio and seconded by Vice Chariman Krautheim to continue to use The Herald News as our paper for notices for the year 2018. 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 13, 2017 meeting was made by Vice Chairman Krautheim and seconded by Commissioner Mancini. On a roll call vote all Commissioners present voted in the affirmative.

1ST CASE: MOMA ANA'S EMPANADAS
590 UNION BLVD, BLOCK 139, LOT 1

Applicant is requesting construction of a food establishment with tables and chairs, onsite consumption where not permitted in a B-2 zone, outdoor dining, signage, and any others that may be required.

Attorney Brigliadoro swore in applicants Darnel & Isis Byass. Applicants will be serving empanadas, sandwiches, soups and salads-but the main focus is empanadas. There will be 4 to 5 employees and have a similar service like Chipolte. Customers would enter, place order, order will be made and you can take to go. There will be no TV's, just menus and about 6 tables with 2 chairs at each plus some stools at a counter. The operating hours will be from 11 am to 10 pm. Commissioner D'Ambrosio would like to know about outdoor seating. The Applicant would like to have 2 tables with 2 chairs at each. Commissioner D'Ambrosio states that Applicant would have to comply with the ordinance; the Applicant understands and will comply. Attorney Brigliadoro states the outdoor dining is only available from April 1st to October 31st, and has to be approved every year. Chairman Fierro asks about parking, Applicant states there is parking in the rear. Commissioner D'Ambrosio would like to know if there will be a dumpster onsite, Applicant states there will either be an additional one or a larger one to replace the existing. The Applicant realizes the garbage is an issue and he will keep it clean even if it means him personally taking it off the premises. Commissioner Mancini would like to know if there is just pick up or will it be delivery also. Applicant states it will be just pick up at this time. Attorney Brigliadoro asked about the signage and if there will be

one in the window, Applicant replies there will be no window sign, just the awning and box sign. Commissioner Patten would like to know where the kitchen will be located, the Applicant replies it is in the back by the parking lot.

At this point the meeting is open to the public. There is no public to be heard, and a motion was made by Commissioner Patten to close the public portion of the meeting and seconded by Commissioner Bavazzano.

Attorney Briigliodoro reviews the application, the Applicant is requesting a specialty food service where in door table and chairs are not permitted, variance relief, condition of approval-2 waivers for 2nd wall sign and size of sign.

A motion was made by Commissioner D'Ambrosio to grant the Application as long as they comply with the towns ordinances and was seconded by Commissioner Nash. Application was passed 7-0 at 8:01 pm.

RESOLUTIONS:

1ST CASE: 2017 YEAR END REPORT AND RECOMMENDATION THAT THE PLANNING BOARD AND MAYOR AND COUNCIL REVIEW AND REVISE, IF NECESSARY, DEVELOPMENT STANDARDS FOR HICKORY HILL DEVELOPMENT.

A motion to accept Attorney Briigliodoro's report on Variance(s) passed the year of 2017, and recommendation for Hickory Hill Development was made by Commissioner D'Ambrosio and seconded by Commissioner Mancini.

A motion to adjourn the meeting was made by Alternate Masi and seconded by Commissioner Bavazzano. The meeting was adjourned at 8:07 p.m.

Respectfully submitted,
Pam Steinhilber, Secretary