

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 JUNE 10, 2026

The June 10, 2026, regular meeting of the Borough of Totowa Board of Adjustment was held at the Municipal Building. Attorney DeDio called the meeting to order at 7:01 P.M.; followed by the Flag Salute.

Attorney DeDio read the Open Public Meeting Act.

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

A motion to accept the minutes of the May 13, 2026, meeting was made by Commissioner Mancini and seconded by Commissioner Nash. On a roll call vote all Commissioners present voted in the affirmative.

1st Case: TFJ 930 Parking LLC, 930 North Riverview Drive, Block 169, Lot 6.

The Applicant requested this to be carried to the July 8, 2026, meeting. Attorney DeDio states the Applicant does not need to renotify or republish.

1st Case: S & S Cross Grant LLC, 328-330 Totowa Road, Block 30, Lots 2 & 3.

Attorney Paul Jemas, testifies, without getting into detail, the Applicant is withdrawing the application.

3rd Case: David Graziano, 225 Lincoln Ave, Block 37, Lot 12.

Timothy Kane, Attorney for the Applicant, brings up David Graziano. Mr. Graziano was sworn in by Board Attorney DeDio. Mr. Graziano testifies he purchased this from his family in 2024. He has lived in the existing home for 31 years, attended the Totowa School District and went to Passaic Valley High School. He would like to continue growing his family in Totowa, with his wife and his new baby, born in February of this year. He was born and raised in the home and would like to raise his new family next to his family, who reside in the existing home. His Mother and Brother live on the second floor of the existing home and he and his wife live on the first floor. The new home will be for him and his new family. Right now, it is just an empty lot. They have chosen a prefab home to be put on the empty lot that will consist of a

family room, living room, dining room, kitchen, half bath, and garage on the first floor and 3 bedrooms and 2 bathrooms on the second floor. The floor plans submitted will be marked exhibit A1. Commissioner Mancini asked if there will be a basement. Mr. Graziano states there will be a slab under the garage. The foundation drawing submitted is marked exhibit A2, the photo Mr. Graziano submitted is marked exhibit A3 and the photo of the proposed new home is marked exhibit A4. There will be a one car garage, and the driveway can hold 2 cars. Board Planner Czerniecki asked what the plan was for the basement. Mr. Graziano testifies it will be an open space with no bathroom. Chairman Fierro asked if there are any exit doors from the basement. Mr. Graziano testifies there are none. Board Planner Czerniecki states the one window on the second floor should possibly be centered to match the neighboring homes, this can be a condition of approval if the Board sees it fitting. Commissioner Patten states, based on the photos presented, there are two cars parking on the empty lot and wants to know how many cars in total for the two properties. Mr. Graziano testifies the cars on the empty lot are his and his mothers and there would be a total of 4 cars for both properties. Vice Chairman Krautheim asked if they would consider expanding the exiting home instead of the proposed new home. Mr. Graziano testifies he would really like his own space with his new family.

Witness, Viorika Oldja, was sworn in by Board Attorney DeDio. Ms. Oldja lives at 211 Lincoln Ave. Attorney Kane asked Ms. Oldja to testify if she was for or against the new home. Ms. Oldja lives to the left of the empty lot facing the lot. She does not like this new application because it will be too close to her home and wants to know how close it will actually be. She also feels it may bring the value of her home down. Another concern is how long construction will be, because she has a tenant and is afraid, she will lose them because of all the noise. Attorney Kane testifies the new home would be 9 feet from the property line.

Board Planner Czerniecki states there is only one side-yard variance needed. The distance between the existing home and the new home is 7.8 feet where 8 feet is required.

Eric Wilson, Engineer, was sworn in by Board Attorney DeDio. Mr. Wilsons place of business is 202 Black Oak Ridge Road in Wayne and is considered an expert in his field by the Board. Mr. Wilson prepared the plans submitted today and has visited the site. Mr. Wilson refers to the Engineering plans, marked exhibit A5, and they consist of 4 sheets. Mr. Wilson has found there are no issues with flooding or with FEMA on this property. The tax maps show this as 2 lots but according to the ordinance, when 2 lots of common ownership where one is deficient, they join the lot as one. The existing lot is 100 x 100 in the R7 zone. The existing lot is deeper than the requirements of 7 thousand square feet, or 70-foot lot width and 90-foot lot depth. The existing home meets all the requirements. Most lots are 50 x 100 as shown in the tax map. The existing property on lot 12 is 59 feet wide and 5,900 square feet. The proposed new home on lot 13 is 41 feet wide and 4,100 square feet. The proposed home is similar to surrounding homes. They are looking for a variance approval for lot area for both lots where 7 thousand square feet is required and 5,900 is proposed for one and 4,100 is proposed for the other. The setback variance pertaining to the side-yard is for the existing lot. The house fits within the requirements. They are proposing a small patio in the back of the home with some small retaining walls that will be approx. 2 feet high. They will have a drywell located by the downhill part of the property. They will be using the two existing driveway cuts, the now home will have an 18-foot-wide driveway and a single car garage. The impervious coverage is 2,974 square feet or 29,7% and the proposed new will be 2,124 square feet, combined it will be 5,098

square feet. They need to request a design waiver. Mr. Wilson summarizes the applications, they need lot area on both lots, lot width on both lots, one -side yard setback (existing home), F.A.R. for both lots and a design waiver. Commissioner Patten asked how close the retention system to the existing home is. Mr. Wilson testifies it is 4 feet to the stone and 6.5 feet to the actual pit. Board Engineer Cristaldi asked what the side yard setback is to the existing home. Mr. Wilson testifies the proposed setback is 5.2 on one side and 8.3 on the other. Board Engineer asked if they would consider a second seepage pit on the other side. Mr. Wilson testifies that can be a condition of approval if the Boards feels they need it.

Alison Kopsco, Planner, was sworn in by Board Attorney DeDio. Ms. Kopsco's place of business is 145 Spring Street, Newton. Ms. Kopsco is considered an expert in her field by the Board. Ms. Kopsco testifies the homes in the area of the proposed application are single family homes with a few 2-family homes and they are all quite close together. This lot is in the R7 zone where the minimum lot area is 10 thousand square feet, and 5,900 square foot is proposed on one lot, and 4,100 square foot is proposed on the other. The Lot width variance is 70 feet is required and the proposed is 41 feet for lot 13 and 59 feet for lot 12. The D4, F.A.R. is 40 percent is required and the proposed is 43% on lot 12 and 60.4% on lot 13. The positive criteria is that single family residences are predominate, what can be done to minimize the impact to the neighbors. They meet the required setbacks and height. They also promote purpose A, purpose, G, purpose I, and purpose M of the zoning purposes. This application also offers no detrimental to the public good and is consistent with the neighborhood. Commissioner Patten would like to know how many 41-foot homes are in the surrounding area. Ms. Kopsco testifies there is none.

At this time the meeting is opened to the public.

A motion was made by Commissioner Patten to close the public portion and was seconded by Alternate Galante.

Attorney Tim Kane summarizes the application.

A motion was made by Commissioner Patten to deny this application and was seconded by Vice Chairman Krautheim. The application was denied 6-1 @ 8:27 P.M.

A motion to adjourn was made by Alternate Galante and seconded by Commissioner Mancini @ 8:28 P.M.

Respectfully submitted,
Pam Steinhilber-Daub