

BOROUGH OF TOTOWA

PASSAIC COUNTY, NEW JERSEY

BOARD OF
ADJUSTMENT



MUNICIPAL BUILDING
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BOARD OF ADJUSTMENT MINUTES OF MARCH 11, 2026

The March 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 7:03 P.M.; followed by the Flag Salute. Attorney DeDio read the Open Public Meeting Act.

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

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

1st Case: Roxanne Urchak, 94 Lincoln Ave, Block 23, Lot 3.

Applicants Attorney Ray Reddin explained the Application. This is minor site plan approval. Ms. Urchak resides at 94 Lincoln Ave and has been a long-time resident of Totowa. The application is to reconstruct the home to a two-family unit where she will remain on the first unit, and her sister will reside in the second unit.

Engineer Charles Osterkorn, place of business is 121 Godwin Ave in Wyckoff is considered and expert in his field by the Board. Mr. Osterkorn is representing his daughter who prepared the plans and is unable to be here this evening. The plans prepared are dated February 14, 2026, and are the site plans Marked A-1. The plans also show the existing survey. The existing garage that has zoning issues is being removed. The plans also show the proposed plan with parking for 4 cars and a seepage pit. The variances needed are: construction of a two-family unit in a one-family zone, rear yard setbacks, height, and F.A.R. The seepage pit is designed for the entire roof area of the proposed structure, which is an improvement over the lack of any existing drainage system. Commissioner Patten asked about new curbs and sidewalks. Mr. Osterkorn confirms there will be new curbs and sidewalks with this application. There is no architect to speak on behalf of their plans but the planner, Mr. Heydt can probably answer concerns.

Planner, Charles Heydt, place of business is 282 Taft Court in River Edge, is considered an expert in his field by the Board. The plans were prepared by Nicholas Salerno and will be marked A-2, revised architectural

plans. The Boards copies of the plans are marked with the wrong but is confirmed that they are the revised plans. Mr. Heydt testifies that the Applicant proposes a two-family dwelling in the R-7 zone which only permits single-family residential use. Because of this the Application requires a number of D-variances and C-Bulk variances and a number of waivers. Most of the uses in this neighborhood are residential but across the street is a firehouse and on the corner of Franklin Place and Lincoln Ave was a deli. There are many two-family homes in the area. The aim of this application is to accommodate a family in one structure with two separate units. Mr. Heydt reviews those variances. Mr. Heydt also testifies that a second D-1 variance is being required because the Application has a bathroom and sink in the basement, where utility, laundry and storage are the only uses allowed in a basement. Mr. Heydt also identifies a number of C-bulk area variances that are required. He testifies that the front yard setback is 25 feet and they are requesting 23 feet and the rear yard setback is 20 feet and they are requesting 12.3 feet. The height being requested is 31.5 feet where 30 feet is allowed. Mr. Heydt also testifies that in addition to improving setbacks, the project will improve off-street parking, and feels the application is compatible with residential use in the neighborhood. There was some discussion with regards to NJDEP approval due to the fact that the property is in a flood plain. Mr. Heydt testifies that the Applicant will comply with all NJDEP requirements.

John Cosmo Urchak, son of the Applicant, was sworn in. Mr. Urchak resides at 121 Big Piece Road in Fairfield. Mr. Urchak is a developer by profession and testifies that he would be overseeing the construction. Mr. Urchak also testifies they have obtained NJDEP approval and will supply the necessary paperwork to the Borough of Totowa. Mr. Urchak also testifies that his mother along with her sister were both recently widowed and wish to live together and will continue to use this as their residential home.

Board Planner, Mr. Czerniecki, reviews the variances and waivers.

The meeting is open to the public.

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

Mr. Reddin summarizes the application.

A motion to approve the application was made by Commissioner Carr and seconded by Commissioner Mancini. Application was passed 7 – 0 @ 7:40 P.M.

The Board had a moment of silence for Richard Aliamo.

Resolution to Memorialize: Judy Dellaccio, 162 Bogert Street, Blcok 149, Lot 1.

A motion was made by Commissioner Carr and seconded by Alternate Henry.

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

Respectfully submitted,
Pam Steinhilber-Daub