

# 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 AUGUST 8, 2018

The August 8, 2018 regular meeting of the Borough of Totowa Board of Adjustment was held at the Municipal Building. Chairman Fierro called the meeting to order at 7:06 p.m. followed by the Flag Salute. Attorney Briigliadoro read the Open Public Meetings Act.

A motion to accept the minutes of the July 11, 2018 meeting was made by Commissioner Patten and seconded by Commissioner Mancini. On a roll call vote all Commissioners present voted in the affirmative

1<sup>ST</sup> CASE: FRANK GALANET  
20 CLAREMONT AVE, BLOCK 78, LOT 4

Applicant was sworn in by Attorney Briigliadoro. Attorney Briigliadoro reviewed the file and the notice was sent and published, the Board has authority to hear the case. The Applicant lives at the home with his fiancé; there is no garage on site. The Applicant states the homes in the area are primarily single family and most have a garage. The dimensions of the garage are 16 feet by 24 feet and is a single car garage. The survey shows an asphalt driveway. The Applicant parks his vehicles in the driveway and not on the street. Attorney Briigliadoro asked if the driveway is extended at this time to lead to the garage. Mr. Galanet states there is some landscaping that may have to be taken out to the ake driveway slightly wider to the garage. Mr. Galanet states there are bushes and railroad ties on the side of the house where he would like the garage. Mr. Galanet also states there are bushes and shrubs that separate his yard and the neighbor's driveway. There is a deck and pool in the rear of the yard.

Mr. Briigliadoro states in accordance with the Totowa Borough Code 415-103©(i) off street parking spaces shall be provided for each dwelling unit. If the Board approves the garage the Applicant would park one of his cars in there and one in the driveway. The town ordinance states-new construction of a home needs a garage not having less than 240 square feet I floor area. Such garage may be attached to or built into the dwelling unit or separately constructed as an accessory structure. Commissioner Nash asked the Applicant if he was going to park a motorcycle or ATV in the garage, the Applicant states he has neither and does not intent to get either. Commissioner Patten would like to know if there is a shed on site, the Applicant replies there is a small on the same side the garage would be on. Attorney Briigliadoro states the house in in an R-7 zone with a minimum 4 foot side yard on one side and 8 foot set back on the other side, the Applicant

is requesting 5.98 feet which conforms on the one side and 4 feet on the opposite side where 8 feet is the maximum. Commissioner Mancini would like to know if the garage can be entered through the house, the Applicant states yes, there is already a door on the house that will be the entrance.

At this time Chariman Fierro opens the meeting to the public. There is no public to be heard so at this time the public portion of the meeting is closed motion was made by Commissioner Nash and seconded by Commissioner Patten.

A motion was made by Commissioner D'Ambrosio and seconded by Commissioner Bavazzano to approve the applications. Application was approved 6-0 at 7:23 pm

**RESOLUTION TO MEMORIALIZE:**

1<sup>ST</sup> CASE: TIKI BOWL  
534 UNION BLVD, BLOCK 139, LOT 8

Application was approved for a restaurant with seating for a specialty food service and outdoor dining following town ordinances.

A motion to adjourn the meeting was made by Commissioner Bavazzano and seconded by Commissioner D'Ambrosio. The meeting was adjourned at 7:25 p.m.

Respectfully submitted,  
Pam Steinhilber, Secretary