

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 DECEMBER 11, 2019

The December 11, 2019 regular and meeting of the Borough of Totowa Board of Adjustment was held at the Municipal Building. Chairman Fierro called the meeting to order at 7:05 p.m.; followed by the Flag Salute. Attorney Brigliadoro read the Open Public Meetings Act.

A motion to accept the minutes of the November 13, 2019 meeting was made by Alternate Masi and seconded by Commissioner Bavazanno. On a roll call vote all Commissioners present voted in the affirmative.

Attendance: Chairman Fierro, Vice Chairman Krauthein, Commissioners Patten, Bavazanno, Nash, Alternate Mast, Attorney Brigliadoro, Engineer Lemanowicz, Secretary Steinhilber. Absent: Commissioner Mancini.

1ST CASE: MICHAEL HAMMER (CARRY OVER) 105 JEFFERSON PLACE, BLOCK 39, LOT 10

Attorney Anthony Fiorella, states the previous application was presented at the October 9th, 2019 meeting. The Applicant owns lots 9 and 10 at 105 Jefferson Place; the lots were purchased as 2 lots each 50' x 100'. Since the owner is the original owner the lots were merged and became 100' x 100' with one dwelling. The Applicant would like to divide the 2 lots back to 50' x 100' and construct an additional single family home. At the last meeting the Board made suggestions, and the Applicant has shortened 2' in the rear and 6" on each side and to address drainage issues. There are changes on certain aspects of the application and the Applicants Engineer will address that.

Charles Stewart, Professional Engineer, Planner, and Land Surveyor have presented a larger scale of the plans for easier site. He has taken off 2' off the rear and narrowed the house by 6" which reduces the F.A.R., and lowered the pitch on the roof to make the height closer to the requirements. The new F.A.R. is 48.8 where previously to be 52. With regards to the drainage issue, they will excavate a trench in the rear portion of the property and fill with stone and tie the liter in to allow for some recharge and any other over flow would flow through an overflow pipe out to the front portion of the property.

The increase in impervious will compensate for the increase in run off for the new addition. Mr. Stewart addresses Engineer Lemanowitz's report dated December 5, 2019.

Item 2-Request the applicant submit a signed and sealed copy of the boundary and topography survey

Item 4-Applicant agrees to eliminate encroachment on lot 10

Item 6-Applicant certifies to condition of approval for elevation of 134.00, where the actual is 133.95

Item 7-Applicant will comply with calculations of the retaining wall structure on lot 9

Item 8-Applicant will replace the entire walk way as stipulated at the October 9, 2019 meeting.

Item 9-The tree will be taken down

Item 10-The infiltration trench was addressed

At this time the meeting is open to the public.

There is no public to be heard a motion was made by Commissioner Nash to close the public portion and seconded by Alternate Masi.

Applicant Michael Hammer, was sworn in by Attorney Brigliadoro, received a copy of the Boards Engineers report and will agree to all the amendments.

The public portion was re-opened.

There is no public to be heard a motion was made by Commissioner Bavazanno and seconded by Alternate Masi.

Attorney Brigliadoro summarizes the Application.

A motion was made by Commissioner Bavazanno to approve the application and seconded by Commissioner Nash. Application Approved 6-0 at 7:20 P.M.

2ND CASE: MILUN KONATAR
340 UNION BLVD, BLOCK 105, LOT 10

Attorney Raymond Redding explains this is an interior subdivision of existing building; there will be no change to the exterior or interior. The building consist of 2 floors, the 1st floor has two commercial units one of which is rented the other is vacant, plus an additional space in the back that is separated by walls from the other commercial units. There is one variance needed for office space only and no additional tenants.

Milun Konatar, was sworn in by Attorney Brigliadoro, Mr. Konatar if the applicant. There is a rough sketch that depicts how the building is set up. The Applicant would like to use the back unit as an office and everything else will stay exactly the way it is now. The Applicant is not looking to fill that space at this time with a tenant. There are 7 parking spaces and parking on the street in front if the building. Chairman Fierro asked

how many space is used now, the Applicant states it is just storage right now. Vice Chairman Krautheim would like to know how you gain access to the “office”, there is a door on the right side of the driveway.

At this time the meeting is opened to the public.

There is no public to be heard, a motion was made by Alternate Masi and seconded by Commissioner Nash.

Attorney Brigliadoro states there is an ordinance in town, section 415103 D3 that states no changes in use or intensity in use within a building shall be allowed unless it can be shown that sufficient parking is available for the new use onsite as required by the ordinance. There is no change in use, but the ordinance states there needs to be a certain amount of parking spaces; the 2 apartments need 2 spaces each, the hair salon, which is 600 square feet needs 4 spaces, the vacant spot is 850 square feet and needs 6 spaces, and the new office, which is 500 square feet needs 3 spaces totaling 17 spaces and the Applicant has 7 spaces onsite-so the Applicant needs relief for the number os onsite parking.

At this time a motion was made by Commissioner Patten and seconded by Vice Chairman Kraitheim. Application passed 6 – 0 at 7:38 P.M.

RESOLUTION TO MEMORIALIZE:

1st CASE: THE MANOR @ TOTOWA LLC
100 SHEPARDS LANE, BLOCK 12, LOT 1.02

Application was approved for final site plan approval, use variance approval to increase the number of dwellings from previous approval, additional variance relief for F.A.R., impervious coverage, building height, number of stories, and parking stall size.

A motion to adjourn the meeting was made by Alternate Masi and seconded by Commissioner Bavazanno. The meeting was adjourned at 7:41 P.M.

Respectfully submitted,
Pam Steinhilber, Secretary