

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 JULY 11, 2018

The July 11, 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 Brigliadoro read the Open Public Meetings Act.

A motion to accept the minutes of the June 13, 2018 meeting was made by Commissioner Mancini and seconded by Commissioner Bavazanno. On a roll call vote all Commissioners present voted in the affirmative

1ST CASE: TIKI BOWL
534 UNION BLCD, BLOCK 139, LOT 8

Victoria Trentacost, applicant, was sworn in by Attorney Brigliadoro. There is relief needed for a restaurant in a B-2 zone, specialty food services, on premises consumption and outdoor dining. Tiki Bowl is a family operated business and gives back to the community and hires town residents. Chairman Fierro asked about parking. Mrs. Trentacost states there should not be an issue because there type of business does not have many employees. Attorney Brigliadoro would like to know the hours. Mrs. Trentacost states they would be open 7 days a week from 8 am to 10 pm ad not sure if that's is what is needed but would like to ask for it in advance. They would usually only need 2 employees per shift. Chairman Fierro would like to know what their experience is with this type of business, Mrs. Trentacost is not familiar, but there partner is. Commissioner Patten asked about the outdoor seating. Mrs. Trentacost would like 4 tables with 4 chairs at each. Attorney Brigliadoro informs Mrs. Trentacost that there are rules and regulations for outdoor dining, times of day-times of year-they would have to agree to comply. Commissioner Nash would like to know about the other location and if that location has outdoor dining. Mrs. Trentacost states they do not have outdoor dining at this time. Vice Chairman Krautheim asked about the seating indoors. Mrs. Trentacost states there would be 2 booths with 4 seats each plus a counter with a few stools. They would be serving healthy, organic bowls with fruit. Commissioner Mancini would like to know if they will be serving breakfast, lunch and dinner, Mrs. Trentacost states it would just be fruit bowls, there will be no ovens needed for cooking. Commissioner Bavazanno asked about the garbage since we have been informed from past application that there was an issue. Mrs. Trentacost would like to refer that to the landlord. Attorney Brigliadoro informs the Applicant that outdoor dining is from April 1ST to October 31ST and would need to be renewed yearly.

Property owner Alex Oldja was sworn in by Attorney Brigliadoro. Commissioner Bavazanno asked Mr. Oldja if the garbage will be shared and if the size of the container can be increased and also increases the amount of pickups by the garbage contractor. Mr. Oldja states he has been having some issues with the garbage contractor, but he will address the concerns and change contractors if he has to. Chairman Fierro asked about the parking situation. Mr. Oldja states that it is a mess right now, there are no offices on the 2nd floor-they will be apartments which were approved last year from the town. Chairman Fierro would like to know how many spaces are there now. Mr. Oldja states there are about 20 and there is limited parking in the front. Commissioner Patten asked if there will be a lot of vegetation waste and if so how will that be handled. Mr. Oldja assures the Board that it will be taken care of.

Partner Nick Auriemma, was sworn in by Attorney Brigliadoro and resides at 35 Wilson Street, Nutley. Mr. Auriemma states he runs a clean and friendly business; his focus is on the community. The Tiki Bowl is a limited menu with no cooking. Commissioner Patten asked about signage, Mr. Auriemma states he will follow the ordinance. Attorney Brigliadoro informs the Applicant that the ordinance on colors for signs are hunter green, classic burgundy or classic blue, the Applicant will be re-using the same sign box as the previous tenant.

At this time the Board opens the floor to the public.

William Hunt, resides at 542 Union Blvd, was sworn in by Attorney Brigliadoro. Mr. Hunt states the place has gone downhill since the last application a few years ago, there are abandoned cars in parking lot, garbage dumpster is pushed up against the fence so the lid cannot be closed; Mr. Hunt is concerned about rodents. Chairman Fierro asked Mr. Hunt if he has had a conversation with the owner of the property. Mr. Hunt states he has not but there should be an ordinance about the abandoned cars and garbage. Mr. Hunt also states that the fence that was brought up at the last application has still not been fixed. Mr. Oldja will look into moving the dumpster and he didn't say anything about fixing the fence that was the homeowner's responsibility; he will address the car that is on the blocks. Commissioner Nash asked whose fence is it and who needs to repair it? Mr. Oldja states it is his fence but the neighbor's tree damaged it. Vice Chairman Krautheim states he knows the parking is tight so any cars that is sitting needs to go.

At this time the public portion of the meeting is closed.

Attorney Brigliadoro goes over the variance(s) to be voted on, a use variance, approval for outdoor dining with a maximum of 4 tables with 4 chairs at each.

A motion to approve the application was made by Commissioner Bavazanno and seconded by Commissioner Nash at 7:41 pm. Vote passed 7 – 0.

RESOLUTION TO MEMORIALIZE:

1ST CASE: ALML ASSOCIATES
435-441 MINNISINK ROAD, BLOCK 171, LOT 21 & 22

Application was approved for construction of a retail building requiring variance(s) for number of driveways, landscaping, parking, waste disposal, side yard setbacks, and maximum coverage.

A motion to adjourn the meeting was made by Alternate Masi and seconded by Vice Chairman Krautheim. The meeting was adjourned at 7:45 p.m.

Respectfully submitted,
Pam Steinhilber, Secretary