

# BOROUGH OF TOTOWA

PASSAIC COUNTY, NEW JERSEY

BOARD OF  
ADJUSTMENT



MUNICIPAL BUILDING  
537 TOTOWA ROAD  
TOTOWA, NJ 07512

Phone (973) 956-7929

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AGENDA, JUNE 10, 2026

1. TFJ 930 Parking LLC, 930 North Riverview Drive, Block 169, Lot 6. (CARRY OVER) Parking and storage of vehicles as a principal use not associated with the occupancy of a building: variance for non-permitted use, outside storage, parking and any other variances the Board may require.
2. S & S Cross Grant, LLC, 328-330 Totowa Road, Block 30, Lots 2 & 3. Demolition of two (2) family homes, merging of lots and construction of one (1) mixed-use building containing multi-family residents above retail and parking levels. Variances required for non-conforming use, prohibited uses in the B-6 zone, area and bulk schedule variances, rear depth, max depth, max coverage, max height, floor area ratio, side yard abutting a lot, parking, landscaping, off street loading, and any other variances the Board may require.
3. David Graziano, 225 Lincoln Ave, Block 37, Lot 12. Subdivision of existing lot into two non-conforming lots, variances for undersized lots, side yard setbacks, and F.A.R. for existing and new proposed home and any and all other variances the Board may require.
4. The Zoning Board of Adjustment may add other items to the agenda for this meeting if deemed necessary including but not limited to approval of Minutes and payment of bills.

Respectfully submitted,

Pamela Steinhilber-Daub