

BOROUGH OF TOTOWA

PASSAIC COUNTY, NEW JERSEY

BOARD OF
ADJUSTMENT



MUNICIPAL BUILDING
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BOARD OF ADJUSTMENT MINUTES OF MAY 8, 2019

The May 8, 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 7:03 p.m.; followed by the Flag Salute. Attorney Brigliadoro read the Open Public Meetings Act.

A motion to accept the minutes of the April 10, 2019 meeting was made by Commissioner Patten and seconded by Commissioner D'Ambrosio. On a roll call vote all Commissioners present voted in the affirmative.

Attendance: Chairman Fierro, Vice Chairman Krautheim, Commissioners D'Ambrosio, Patten, Mancini, Bavazzano, Nash, Attorney Brigliadoro, Engineer Cristaldi, and Secretary Steinhilber. Absent-Alternate Korsakoff and Alternate Masi.

1ST CASE: VOLUNTEER FIRE COMPANY # 1 11 MITCHELL AVE, BLOCK 94, LOT 8

Raymond Redding, Attorney for the Applicant explains the Application. The Applicant is seeking construction of a parking lot in an R-7 zone on a current existing open lot. The application is just to add more parking spaces.

Engineer Joseph Mianecki Jr, Engineer is considered an expert in his field by the Board and was sworn in by Attorney Brigliadoro. Plans were created by Mr. Mianecki and were submitted to the town, sheet 1 of 6, designated in red, the green will be where they want the parking spaces. The firehouse and existing parking lot is on Lot 8, the application is for Lot 7. The Site Plan, sheet 3 of 6 shows the proposed curb in red, the area is to construct 10 parking spaces to the right of the firehouse along with a small outdoor patio area towards the rear. There will be slightly over 37 feet for maneuvering. The impervious coverage is less than 4,900 square feet. There is a storm management system. There will be 3 lighting fixtures on the new lot, 2 will be mounted to the firehouse and the 3rd will be on a 15 foot pole. The landscaping will be wash river stone and the existing fence and wall will act as a buffer. Commissioner Patten would like to know if the green space will be just stone, there will just be river stone. Attorney Brigliadoro states vehicles entering if they park face in, will the headlights cause an issue to the neighbors, the only spot that might be an issue is lot 6, but it faces the neighbor's

driveway. Vice Chairman Krautheim would like to know if the firemen are there every night, they usually meet twice a month.

Allen DelVecchio, was sworn in by Attorney Brigliadoro, Mr. DelVecchio is the Chairman of the Board of Trustees for the fire company. The first floor of that lot is 6 feet high, he spoke with the owner of lot 6 and they prefer no fence because there would be difficult for him to open his door. The Firemen are there twice a month unless there is an emergency or town elections.

At this point the meeting is open to the public, there is no public to be heard so Commissioner D'Ambrosio makes a motion to close the public portion and is seconded by Commissioner Patten. Attorney Brigliadoro reviews the application.

A motion was made by Vice Chairman Krautheim to approve the application and was seconded by Commissioner D'Ambrosio, the application passed 7-0 @ 7:26 P.M.

**2ND CASE: RICHARD POUNDERS
61 CRESCENT AVENUE, BLOCK 128, LOT 16**

Raymond Redding, Attorney for the Applicant, Richard Pounders. This is an empty lot right now. Attorney Brigliadoro reviewed the notice that was sent out and we can proceed with the application. The revised plans were just filed yesterday and our Board Planner and Engineer have not been able to review the plans, the plans should be in 10 days prior to the hearing. The Board is at a disadvantage to hear the matter. Attorney Redding explains this case was scheduled to be heard at the April meeting; the plans had issues so that was why they asked for the new date. The professionals tried to streamline the plans and simplify the variances needed.

James Mastronardi, licensed Engineer in the State of NJ, was sworn in by Attorney Brigliadoro and considered an expert in his field. Exhibit A-1 is the site plan dated August 29, 2018 and revised on May 7, 2019. This is a vacant lot, house was there for a long time, it was knocked down. It is an irregular size lot and undersized. The revised house with a smaller footprint and ramp is gone, they brought it closer to the street and farther from the river. There are 3 variances needed, Minimum lot width, lot area, and impervious service coverage. The lot is 25 feet in the front and goes to 54 feet in the back. The revised plans show a smaller footprint and the removed ramp, the Architect sunk the basement. Attorney Brigliadoro asked if there was any analysis of what the extent of the variance would be for the F.A.R., the Architect will figure that out.

Mark Redden, Architect, was sworn in by Attorney Brigliadoro and is considered an expert in his field by the Board. The Architect has received reports and have adjusted the plans to ask for the least amount from the Board. Exhibit A-2 are plans dated March 15, 2019 and have a revision date of May 6, 2019. The revisions were done by Archolog Architectural and Design Services. Commissioner D'Ambrosio asked about the basement/garage, there is a cinderblock walls for storage and parking. Chairman Fierro

asked if heard correctly about am elevator, yes there is and elevator that will reach all the floors.

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

Richard Fallon, resides at 55 Crescent Ave, was sworn in by Attorney Brigliadoro. Mr. Fallon would like to know what the front of this house will look like, on Sheet A2.01, elevations, there will be stone veneer on the lower level and stucco on the stair tower along with siding on the rest. The garage is below grade. How close to the sides of the property, there will be 4 feet off the north side and a maximum of 8.2 on the south side. Will there be any retaining wall in the rear, no cannot ouch 25 feet from the water.

Ray Hatwig, resides at 48 Crescent Ave, was sworn in by Attorney Brigliadoro. How will this affect the drainage to the neighbors, there will be a swale on the south side referred to the river, this will direct all the storm water to the south side. Attorney Brigliadoro asked our Engineer about storm water management reports have been done, there has been none at this time. Engineer Cristaldi wanted to know if there is any curbing or grading, there will be a trench grade.

At this time a motion was made by Commissioner D'Ambrosio to close the public portion and was seconded by Commissioner Nash.

Commissioner Patten is not clear on the drawing what the impervious coverage of the driveway is and what is the size, 10 feet wide to 25 feet in front of the garage door. Engineer Cristaldi want to know how far is the floodway line, 10 feet off the edge of the water to 25 feet from the edge of the water. This case will be carried to the June 12, 2019 meeting with new notice needed to the public.

**3RD CASE: MARK DEPASQUALE
247 WINIFRED DRIVE, BLOCK 160, LOT 21**

Chairman Fierro is recused and Vice Chairman Krautheim will step in. Mr. DePasquale was sworn in by Attorney Brigliadoro. Attorney Brigliadoro reviewed the submission and notification and the notice conforms and the Board has jurisdiction to proceed. Applicant is requesting a second garage next to the existing garage with storage area to the back and a small business office. Attorney Brigliadoro review the variances, existing front yard setbacks where 25 are required and side yard setbacks. There are other homes in the area that have added the additional garage. Heating and air conditioning will be added to the new storage and office addition. Commissioner Patten asked about the existing wall between the garage and the new addition, if that would stay. Mr. DePasquale states he would like to keep it but would like to have a walk through.

At this time the Board opens the meeting to the public. There is no public to be heard, Commissioner Patten make a motion to close the public portion of the meeting and was seconded by Commissioner D'Ambrosio.

A motion was made by Commissioner D'Ambrosio to pass the applications and seconded by Commissioner Patten. Application passed 6-0 @ 8:30 P.M.

The Board took a break from 8:30 P.M. to 8:37 P.M. A roll call was taken.

**4TH CASE: GORDANA OLDJA
32 HARDING AVEM BLOCK 111, LOT 12**

Attorney Raymond Redding is representing the Applicant. Architect Brittany Klimm, was sworn in by Attorney Brigliadoro. Ms. Klimm assisted in the plans along with Mistry Design. Exhibit A-1 is a color rendering, the Applicant seeks three variances, F.A.R., Side and Front yard setbacks. This is an undersized lot, the F.A.R, is 41.8% because of existing garage and it being an undersized lot. There is 25 feet at the front of the building with front portico. Sheet A201 is the basement floor plan; the stairs are shifting slightly to the right. The basement will not be livable space; this will be a modest size home and will fit within the neighborhood. Commissioner D'Ambrosio would like to know if the foundation is staying and if other homes are similar in square footage. The foundation is staying and there are some homes that are about the same and some that are larger. Commissioner Patten would like to know if an elevator is being proposed, there will be no elevator. Commissioner Mancini would like to know if you can get into the house from the garage, the answer is no.

At this time the Board opens the meeting to the public. There is no public to be heard, a motion was made by Commissioner Patten to close the public portion of the meeting and seconded by Commissioner Mancini.

Attorney Redding summed up the Application.

A motion was made by Commissioner D'Ambrosio to pass the applications and was seconded by Commissioner Nash. Application was passed 6-1 @ 8:47 P.M.

**5TH CASE: ALEXANDER OLDJA
504 & 506 UNION BOULEVARD, BLOCK 101, LOT 13,14, & 14.01**

Attorney Raymond Redding is representing the Applicant Alexander Oldja. The previous application needed an extension of time to record minor subdivision deed. The original Application was approved in 2018 and had 190 days from approval to file subdivision deeds at the county. On April 9, 2019 the Hudson, Essex, and Passaic soil conservation district granted there approval. The Applicant has 90 days form that date to ask for the subdivision deed to be filed. Attorney Brigliadoro states a letter form Raymond Redding was received on April 13, 2019 that explains what happened at the county level and beyond. If the Board grants the extension this can be memorialize this evening. There is no need to open to the public because this is an administrative hearing.

A motion was made by Commissioner D'Ambrosio to grant the extension and was seconded by Commissioner Bavazzano. Application passed 7-0 @ 8:57 P.M.

RESOLUTIONS TO MEMORIZALIZE:

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

Applicant was granted construction of a multi-family dwelling in the R40 single family zone.

**2ND CASE: ALEXANDER OLDJA
504 & 506 UNION BLVD, BLOCK 101, LOT 13.14. & 14.01**

Applicant was approved for extension of approval.

A motion to adjourn the meeting was made by Commissioner Nash and seconded by Commissioner Patten. The meeting was adjourned at 9:03 P.M.

Respectfully submitted,
Pam Steinhilber, Secretary