

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 SEPTEMBER 9, 2020

The September 9, 2020 meeting of the Borough of Totowa Board of Adjustment was held via Zoom. Chairman Fierro called the meeting to order at 7:07 p.m.; followed by the Flag Salute. Attorney Robert Corrado Jr. read the Open Public Meetings Act.

Attendance: Chairman Fierro, Vice Chairman Krautheim, Commissioners Patten, Bavazanno, Nash, Mancini, Carr, Alternate Masi, Attorney Corrado Jr., Engineer Lemonowicz, Secretary Steinhilber. Absent: Alternate Henry.

A motion to accept the minutes of the August 12, 2020 meeting was made by Alternate Masi and seconded by Commissioner Mancini. On a roll call vote all Commissioners present voted in the affirmative.

1ST CASE: FORTRESS HOLDING
555 PREAKNESS AVE, BLOCK 6, LOTS 2, 4, 12 (TOTOWA), BLOCK
1218, LOT 18 (PATERSON)

Attorney Corrado states he received a letter supplied from the Applicants attorney, Darren Del Sardo, to request the application be adjourned. Attorney Corrado recommends to the Board the adjournment with the pre-condition that the applicant needs to reserve the notices on the adjourning property owners and republish. When Attorney Corrado reviewed the notices there was a deficiency with the people in Paterson being notified. A roll call was taken to adjourn the Application.

3RD CASE: 294 UNION BOULEVARD ASSOC. LLC
294 INION BOULEVARD, BLCOK 106, LOT 6

Attorney Corrado received a call from the Applicants attorney, Raymond Reddin, to adjourn the application to the October 14, 2020 meeting. The Applicant has obtained a planner and has prepared the Boards concerns. Attorney Corrado states the Applicant will not need to republish or send a new notice to the public. A roll call was taken to adjourn the Application to the October 14, 2020 meeting.

2ND CASE: MANZO-DOREN LLC
RIVERVIEW & MINNISINK ROAD, BLOCK 171, LOTS 2.01, 19, 20,
21, & 22

Sean Kiley, spokesperson for Attorney Mark Semeraro, request an adjournment to a special meeting to be held on September 23, 2020. Mr. Kiley informs the Board that a notice has been submitted to the newspaper. Attorney Corrado states there is no notice needed, but the Applicant will have to pay to cost incurred for the special meeting, this includes newspaper notification, professionals, and the Board secretary. Attorney Corrado is also requesting the Applicant incur the cost for a stenographer and the minutes to be transcribed. Mr. Kiley agrees to all the cost for the special meeting. A motion was made by Commissioner Patten and seconded by Commissioner Bavazanno to approve a special meeting for September 23, 2020 @ 7:00 P.M. with all the cost of the special meeting to be paid for by the Applicant, a roll call was taken.

Attorney Corrado would like to make an appointment of Donald DeDio to represent the Board for the Manzo-Doren LLC case, a roll call was taken.

RESOLUTION TO MEMORIALIZE:

1ST CASE: SUNSET RIDGE
617 PREAKNESS AVENUE, BLOCK 2, LOTS 1, 2, 3, 4 : BLOCK 3,
LOTS 1, 1.01, 3, 6, 7, 8

Application was approved for an amendment to the prior approval to revise the façade of the building consistent with recent amendments to the zoning ordinance and to provide for the designation of affordable units within the structure and any other variances required.

A motion to adjourn the meeting was made by Alternate Masi and seconded by Commissioner Carr. The meeting was adjourned at 7:28 P.M.

Respectfully submitted,
Pam Steinhilber, Secretary