BOROUGH OF TOTOWA

BOARD OF ADJUSTMENT MINUTES

APRIL 11, 2012

The April 11, 2012 regular meeting of the Borough of Totowa Board of Adjustment was held at the Municipal Building. Chairman D’Aiuto called the meeting to order at 8:00 p.m.; followed by the Flag Salute. Attorney William Saracino read the Open Public Meetings Act.

Roll Call:

Present: Chairman D’Aiuto, Vice Chairman Krautheim, Commissioner Fierro, Niland, Patten, Mancini, Alternate Korsakoff, Attorney Saracino, Engineer Murphy, Secretary Rattino.

Excused: Commissioner D’Ambrosio and Alternate Cortese.

1ST CASE: 179 UNION BOULEVARD, LLC

 179 UNION BOULEVARD, BLOCK 40, LOT 19, 20

Applicant requesting necessary variance(s) for a conversion of office space creating two additional rental apartments – residential use in B-2 district, parking and existing bulk variances and any others that may be required. Represented by Donald Matthews, Esq. The applicant proposes to convert one seconf floor office in to a 2-bedroom apartment. There will be no exterior modifications. Parking was discussed.

Josphe Kassaleh, Principal of LLC and Sole Member, was sworn. The property was described to the Board. They are having trouble leasing out the office space since there is no handicap access. There is already a resident tenant on the second floor. The proposed apartment was discussed and reviewed with the Board.

Joe Sterba, Planner, was sworn and he reviewed the site plan with the Board. He will be designating a spot for handicapped parking and this was reviewed with the Board. The floor plans were reviewed for the proposed 2-bedroom apartment. Access to the apartment was reviewed. There was no public to be heard. Engineer Murphy’s report was addressed and will be complied with. Fire safety was referred to and is code compliant. They will provide and accommodate for safety requirements. Lighting at the rear portion of the building will be added. The square footage accommodates a 2-bedroom apartment.

A motion to grant the necessary variance(s) was made by Commissioner Fierro and seconded by Vice Chairman Krautheim. Vote to grant: 7-0. (Tape #1, #96 - #1012).

There will be an executive session with Attorney Brigliadoro at next month’s meeting. Commissioner Fierro will speak with Attorney Brigliadoro since he will be able to attend.

 THE FOLLOWING RESOLUTION(S) WAS MEMORIALIZED:

1ST CASE: SEAN YENNIE

 299 GRANT AVENUE, BLOCK 135, LOT 16

Variance(s) granted for a conversion of a single family home to a two-family home where not permitted.

A motion to adjourn the meeting was made by Alternate Korsakoff and seconded by Vice Chairman Krautheim. The meeting ended at 8:48 p.m.

Respectfully submitted,

Karen Rattino, Secretary