

# BOROUGH OF TOTOWA

PASSAIC COUNTY, NEW JERSEY

BOARD OF  
ADJUSTMENT



MUNICIPAL BUILDING  
537 TOTOWA ROAD  
TOTOWA, NJ 07512

Phone (973) 956-7929

## BOROUGH OF TOTOWA TOTOWA BOARD OF ADJUSTMENT AGENDA, SEPTEMBER 9, 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. 611 Union Investors LLC, 611 Union Blvd, Block 145, Lot 6. The applicant intends to fit out a portion of the existing light industrial space for a food processing business. The proposed food processing business involves the processing and storage of candies and coated nuts and similar products. Operations will include roasting, glazing, candy coating, and repacking finished goods for wholesale distribution. Because food processing is not permitted use in the B-2 zone, the applicant seeks a use variance, and any other variances the Board may require.
3. S & S Cross Grant LLC, 328 & 330 Totowa Road, Block 30, Lots 2 & 3. The applicant is requesting the demolition of two (2) two family homes with an existing commercial use on the first floor, the merging of lots and the construction of one (1) mixed use building containing multi-family residences above retail and parking levels together with any and all variances, waivers and/or exceptions for the aforementioned including any and all variances required for non-conforming uses, prohibited uses in the B-6 zone, area and bulk schedule variances, rear depth variances, maximum coverage variances, maximum height variances, floor area ratio variances, side yard abutting a lot variances, parking variances, landscaping variances, off street loading variances as may be determined by the Board of Adjustment including the following Ordinance Sections, the construction of multi-family residential units in the B-6 Restricted Commercial District and any 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