

BOROUGH OF TOTOWA

PASSAIC COUNTY, NEW JERSEY

BOARD OF
ADJUSTMENT



MUNICIPAL BUILDING
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BOARD OF ADJUSTMENT MINUTES OF NOVEMBER 13, 2024

The November 13, 2024, regular meeting of the Borough of Totowa Board of Adjustment was held at the Municipal Building. Chairman Fierro called the meeting to order at 7:02 P.M.; followed by the Flag Salute. Attorney DeDio read the Open Public Meeting Act.

Present: Chairman Fierro, Vice Chairman Krauthem, Commissioners Patten, Mancini, Nash, Carr, Alesandrelli, Engineer Cristaldi, Planner Czernicki, and Attorney DeDio. Absent: Alternate Tedeschi & Alternate Henry.

A motion to accept the minutes of the October 9, 2024, meeting was made by Commissioner Patten and seconded by Commissioner Mancini. On a roll call vote all Commissioners present voted in the affirmative.

1ST CASE: INTERSTATE OUTDOOR ADVERTISING, 33 WEST END ROAD, BLOCK 170.01, LOT 3

Board Attorney DeDio states this case will be carried to the first meeting in January, January 8, 2025, meeting with no re-notice or republish needed.

2ND CASE: RIMA BEGUM 696 NORTH RIVERVIEW DRIVE, BLOCK 182, LOT 12

Ms. Begum purchased the home in 2023 and was told it was unoccupied for 15 to 20 years. Renovations and expansion is needed.

Architect & Planner, JR Frank, was sworn in by Attorney DeDio and is considered an expert in his field by the Board. Mr. Frank explains this is a unique piece for property. The property required 100-foot width, and they only have 50-foot width. The lot exceeds the requirements for depth. This is a pre-existing substandard lot. They would like to open up the first floor to include a living room, dining room, kitchen, family room, and a covered terrace. They would construct a new staircase, and the second floor will have the bedrooms and bath, the stairway will continue to the attic. Exhibit A1 are plans that show the Existing elevation of the home. Commissioner Mancini asked if there will be a basement. There will be a shallow basement. Commissioner Patten asked if the impervious coverage is changing. The impervious coverage will not change. Commissioner Carr asked if the garage will remain. The existing garage will remain.

At this time the meeting is open to the public.

The is no public to be heard. Commissioner Carr makes a motion to close the public portion and was seconded by Commissioner Nash.

Mr. Frank gives his closing statement. Commissioner Patten asked what the dimension of the existing garage is to the new terrace. The dimension is 18 feet from corner to corner.

A motion was made by Commissioner Patten to approve the application and was seconded by Commissioner Mancini. Application passed 7 – 0 @ 7:19 P.M.

3rd CASE: 18 FURLER SREET LLC, BLOCK 175, LOT 10

Attorney Raymond Reddin explains this is a simple application, it is a subdivision of property. This property is the Golds Gym property.

Engineer, Patrick McClellan, place of business is 11 Furler Street, Totowa. Mr. McClellan was sworn in by Attorney DeDio and is considered an expert in his field by the Board. Mr. McClellan reviews site plan, which was prepared by him and was submitted to the Board, this is marked A1. The property houses the Golds Gym, 4.428 acres with 2 rights of way. Jeff Morton, the owner of the property, was the previous owner of Golds Gym. Mr. Morton no longer owns Gold Gym. Mr. Morton would like to subdivide that piece for maybe a boutique type of use. The is no plan for a tenant yet, but Mr. Morton would like to see this piece of his property to a new tenant, and they would have to decide on the use and present it before the Board. Sheet 2 of the site plan shows the 2000 square foot garage type structure with 2 bay doors, with a small loft space above. The outdoor has a lot of outdoor storage. Mr. McClellan goes over the primary use that can go into this type of space. Mr. McClellan goes over the letters from the Board Engineer and Planner. The planners' letter addresses:

1. The property should be 1 acre, they have .24 acres and need a variance for lot area
2. The width should be 150 feet, and they have 112.5 feet
3. The lot depth is 200 feet, and they have 88.6 feet and need relief for that
4. Need front yard compliance was error on his part, and they comply
5. The side yard on one side is 8.3 feet and the other is 5.6 feet
6. The small shed on the property is non-conforming and they are asking to continue to have it
7. They cannot increase to 1 acre because it would interfere with Golds Gym
8. The is no access to this lot and they are proposing an easement
9. They are asking to eliminate two parking spaces, they are asking for variances for existing non-conformities to continue until site is sold

Mr. McClellan reviews the Board Engineers letter that was dated November 11, 2024. Mr. Cristaldi asked about the parking, not sure if Golds Gym has enough parking as it is. Mr. McClellan states he does not have the ordinance for parking, 280 spaces are needed and 178 are available. Mr. Czernicki feels there is ample parking space for the users of the gym but is unsure if they can attract enough capitol interest for this lot on its own. Mr. McClellan has trust in his client for what they are proposing. Mr. Czernicki would like to see the dumpsters, everything removed and the fence to be removed. Commissioner Mancini asked if this is lot 9? Mr. McClellan states it is not, lot 9 is actually being renovated. Commissioner Patten asked how many businesses there are in Gold building that were not calculated in the parking. Mr. McClellan figured the most stringent parking calculations at 1 per 150 square feet.

At this time the meeting is open to the public.

There is no public to be heard. A motion to close the public portion was made by Commissioner Patten and seconded by Commissioner Mancini.

Attorney Reddin summarizes the application.

A motion was made by Commissioner Nash to deny the application and was seconded by Commissioner Patten. Application was denied 7 – 0 @ 8:00 P.M.

RESOLUTION TO MEMORIALIZE:

1ST CASE: KEVIN HANRAHAN, 725 TOTOWA RAOD, BLOCK 10, LOT 13.02

A motion to approve the resolution was made by Commissioner Nash and was seconded by Commissioner Mancini.

2ND CASE: FORTRESS HOLDINGS LLC, 555 PREAKNESS AVENUE, BLOCK 6, LOT 2

A motion to approve the resolution was made by Vice Chairman Krautheim and seconded by Commissioner Alesandrelli.

A motion to adjourn was made by Commissioner Alesandrelli and seconded by Commissioner Mancini @ 8:02 P.M.

Respectfully submitted,

Pam Steinhilber-Daub