

# BOROUGH OF TOTOWA

PASSAIC COUNTY, NEW JERSEY

BOARD OF  
ADJUSTMENT



MUNICIPAL BUILDING  
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## BOARD OF ADJUSTMENT MINUTES OF NOVEMBER 12, 2025

The November 12, 2025, 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 Krautheim, Commissioners Patten, Mancini, Nash, Carr, Alternate Denude, Engineer Cristaldi, Planner Czerniecki & Attorney DeDio. Absent: Commissioner Alesandrelli and Secretary Steinhilber.

A motion to accept the minutes of the October 8, 2025, meeting was made by Commissioner Patten and seconded by Vice Chairman Krautheim. On a roll call vote all Commissioners present voted in the affirmative.

1<sup>st</sup> Case: Sean Yennie, 77 Shepherds Lane, Block 11, Lot 8.01

Attorney Ray Reddin, explained the testimony name is Yennie properties, that's the holding company and is now the owner of 77 Shepherds Lane. Sean Yennie is the owner of the holding company that owns the land. The application is a modification of the property currently in a residential zone. The applicant is proposing to modify the property by creating a second driveway and constructing a garage type structure in the rear so it will be a mixed use of commercial for his side business to be stored in the garage and a residential unit above the garage.

Patrick McClellan, Engineer, business location is 11 Furler Street in Totowa. Mr. McClellan was sworn in by Attorney DeDio and is considered an expert in his field by the Board. The areal photograph shows a red circle, and this is the property in question. The property is located in a transitional area. Other properties are 95 Shepherds Lane with 74 residential units and is currently still under construction, and 100 Shepherds Lane with a total of 403 residential units, both are north of this application. To the south, is a large industrial use and down towards the bottom of the street, towards Union Blvd is the R7 zone. This property is in the I1 industrial zone. There is currently a residential unit with 2 apartments and has been there for many years. The application is to add a detached structure to the back of the property to house 2 of the commercial vehicles and add an apartment over the top so there will be 3 apartments on the property. The applicant is also requesting permission to park up to two additional commercial vehicles

outside of the structure. The aerial photo, marked exhibit P1, this photo has mark ups on it. The plans, marked P2, are 5 sheets. The property is one square foot under 10 thousand square feet, there is an existing dwelling on the property which houses 2 apartments. There is a driveway on the left side and a shed in the back. The applicant is proposing to remove the shed and rebuild the walkway to the driveway and enhance the driveway as part of the application. The driveway on the left will extend farther back. The second driveway that runs up the right side of the property can house up to three vehicles. In order to do this there is an increase of impervious coverage. This is not a major development so it does not warrant a storm water management plan under state rules, but they do have to follow league rules. There will be three drywall systems, one to connect to the new garage, one to connect to the rear part of the existing dwelling, and one to connect to the apartments of the existing property. In order to accomplish this plan there a few variances they are requesting. Mr. McClellan refers and goes over the Board Engineers report dated October 1, 2025, and goes over the D-variances, c-variances, and design waivers needed.

Planner Czerniecki asked if the existing building is 2 rentals and what the RSIS report should be with three residential units and how the commercial spaces work. Mr. McClellan states there are 2 rentals on the existing dwelling, according to the RSIS report 6 parking spaces are required and they have 7, and there is no math to the commercial vehicles because it is considered more of storage. Commissioner Patten states, basically there is going to be a business out of the garage and there are going to be trucks stored on the side, the people driving the trucks, where are they going to park and was that added into your calculations. Mr. McClellan defers that question to the owner.

Sean Yennie, sworn in by Attorney DeDio, resides at 299 Grant Ave in Totowa. Mr. Yennie states 2 trucks that leave every day are the maintenance crew, 2 workers carpool with the driver, so 3 come in one car, the other vehicle has 2 workers, one does not have a driver's license and the other does. So, 2 cars will come in and 3 trucks will go out each day. The numbers are reduced during the day than at night. Commissioner Patten's concern is that it is the current situation, but you can potentially have 5 additional cars on the side. Mr. Yennie agrees he could have 5 if all workers have drivers' licenses. Commissioner Mancini asked if there is street parking and if that is the case is it for both sides of the street. Mr. McClellan states there is parking in front of the property but believes it is only on one side.

Matthew Evans, Architect, place of business is 470 Chamberlain Ave in Paterson. Mr. Evans was sworn in by Attorney DeDio and considered an expert in his field by the Board. Mr. Evans presents the site plans, marked exhibit P3. The ground floor has 2 bays; one is 12 feet wide by 10 foot high and the other is 8 foot wide by 10 foot high. There will be a roof/canopy over the entrance. In the garage area, there will be a small powder room and a utility room with a closet. The second floor will have a 2-bedroom apartment with an open-air-floor plan and one bathroom.

Charles Heydt, Planner, place of business is 282 Taft Court in River Edge. Mr. Heydt was sworn in by Attorney DeDio and considered an expert in his field by the Board. Mr. Heydt explains, this is a very unique setting from a physical standpoint to a zoning standpoint. Mr. Heydt addresses the use variances. The applicant is adding residential use and there is no changes to the existing 2-family home. The lot is appropriately sized for the proposed application. Mr. Heydt goes over the bulk aspects. Commissioner Patten wants to verify the existing structure is a 2-family or 1-family unit and what the snow removal plan

is. Mr. Heydt states as per the tax records this is a 2-family structure. The snow removal will be plowed to the higher point by a storm water drain.

At this time the meeting is open to the public.

There are no public to be heard. Commissioner Patten makes a motion to close the public portion and was seconded by Commissioner Nash.

Attorney Reddin feels his experts has explained the application well and does not need to summarize.

A motion was made by Vice Chairman Krautheim to approve the application and was seconded by Commissioner Carr. Application passed 7-0 @ 8:13 P.M.

A motion to adjourn was made by Alternate Denude and seconded by Commissioner Mancini @ 8:14 P.M.

Respectfully submitted,  
Pam Steinhilber-Daub