

# 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 BOARD OF ADJUSTMENT AGENDA OCTOBER 14, 2015

1<sup>ST</sup> CASE: CHARLES MORSEL (CARRY OVER)  
56 BOGART STREET, BLOCK 111, LOT 7, 8

Applicant is requesting minor subdivision. Creating 2 non-conforming lot renovation of existing residential structure and the construction of a new family home requiring variances for floor area ratio, side yard setback, rear yard setback, front yard setback, and any others that may be required.

2<sup>ND</sup> CASE: SUNSET RIDGE DEVELOPMENT LLC  
617 PREAKNESS AVE, BLOCK 2, LOT 1, 2, 3, & 4

Applicant is requesting construction of residential housing in an I-3 zone where not permitted. Application is for principle use only, Applicant must re-apply to board for all other variance(s), subdivisions and approvals.

3<sup>RD</sup> CASE: SUNSET RIDGE DEVELOPMENT LLC  
617 PREAKNESS AVEM BLOCK 3, LOT 1, 1.01, 3, 6, 7, & 8

Applicant is requesting construction of residential housing in an I-3 zone where not permitted. Application is for principle use only, Applicant must re-apply to board for all other variance(s), subdivisions and approvals.

4th CASE: MAREK & MAGDAENA STODYCZKA  
783 UNION BLVD., BLOCK 173, LOT 4

Applicant is requesting construction of mixed use, commercial and multifamily in the R-20 zone, which is not conforming with the master plan, zoning, impervious coverage, principle uses, and bulk required including F.A.R., height and any other variance(s) that may be required.

5<sup>th</sup> CASE: FRANK GAITA  
38 DEWEY AVENUE, BLOCK 117, LOT 52.01

Applicant is requesting a conversion of a single family home to a two family in the R-7 zone district and any other variance(s) that may be required.

Respectfully submitted,  
Pamela Steinhilber-Daub