

BOROUGH OF TOTOWA

PASSAIC COUNTY, NEW JERSEY

BOARD OF
ADJUSTMENT



MUNICIPAL BUILDING
537 TOTOWA ROAD
TOTOWA, NJ 07512

Phone (973) 956-7929

BOARD OF ADJUSTMENT MINUTES OF APRIL 13TH, 2016

The April 13th 2016 regular and meeting of the Borough of Totowa Board of Adjustment was held at the Municipal Building. Chairman Fierro called the meeting to order at 7:38p.m. followed by the Flag Salute. Attorney Brigliadoro read the Open Public Meetings Act.

A motion to accept the minutes of the March 9th, 2016 meeting was made by Alternate Masi and seconded by Commissioner Nash. On a roll call vote all Commissioners present voted in the affirmative.

1ST CASE: MICHELLE BALEVSKI
223 GRANT AVE, BLOCK 112, LOT 59

Attorney Brigliadoro addresses the applicant that the newspaper advertised the meeting to start at 8:00 pm, so we cannot hear the case until that time.

2ND CASE: EASTERN OUTDOOR FURNITURE
11 VREELAND AVE, BLOCK 151, LOT 4

Attorney Brigliadoro reviewed the applicants file and noticed there was one notification that was not sent to a surrounding property. The address of Shalbf Realty LLC, 70 West 36th Street Unit 4B New York, NY for 859 North Winifred Drive. Under the law, the Board is unable to hear this case; applicant can send a certified letter to home owner with the change of the meeting day to May 11th at 7:30 pm. There is no need to re notify the public.

Meeting was paused until 8:00 pm.

Resume meeting at 8:01 pm

1ST CASE: MICHELLE BALEVSKI
223 GRANT AVE, BLOCK 112, LOT 59

Applicant's father, Bob Balevski was sworn in by Attorney Brigliadoro. Mr. Balevski resides at 327 Rutzer Road in Wayne and will be speaking on behalf of his daughter. Variance of front yard setback 9'4 and variance to change the entrance of house from the

side of the house to facing the street. No F.A.R. variance is required; the garage is 21' x 20' and is detached. Applicant has photos of existing house and the house adjacent which is what the applicant is proposing. Attorney Brigliadorio accepts photos as evidence to the board and numbers each photo from A-1 to A-15. The applicant had taken the photos this past Sunday. Applicant would like the Board to see photo A-6, which is the photo of the adjacent home that they would like to replicate. Engineer Murphy explains the lot coverage and impervious areas do not need a variance, but the plans need to be revised. Changes to the first floor are noted on the plans and the dashed lines show the existing. Applicant would like to eliminate walls for an open floor plan and adding steps to go into the 2nd floor and basement.

Commissioner Patten questioned photo A-3, which looks like there is a dog shed and if that would be removed. Applicant assures Commissioner Patten it will be removed. Commissioner Patten would also like to know about the steps that are for the existing entrance and they will be removed. Applicant states the existing steps will be removed. Alternate Masi asked about the basement being furnished. Applicant states the basement will not be furnished and will remain as is. Attorney Brigliadorio goes over the variances needed, which are vertical variance for 2nd floor addition and encroachment of the steps.

At this time Chairman Fierro opens the floor to the public. There is no public to be heard, so Chairman Fierro closes the public portion of the meeting.

Motion to approve the request was made by Alternate Masi for approval of the 2 variances and to submit revised plans to the building department. The motion to approve was seconded by Commissioner Bavazano. Applicant was approved 7-0 at 8:21 pm.

Attorney Brigliadorio addressed the Board about an upcoming application. The Do Good House has an application that is to come in front of the Board on May 11th meeting. Attorney Brigliadorio asked the members how many of them will be eligible to hear the case. There is only 4 members that can hear the case, Attorney Brigliadorio will speak with the Board of Adjustments members to see how many can fill in.

A motion to adjourn was made by Alternate Masi and seconded by Commissioner Mancini. The meeting was adjourned at 8:25 pm.

Respectfully submitted,
Pam Steinhilber, Secretary