

BOROUGH OF TOTOWA

PASSAIC COUNTY, NEW JERSEY

BOARD OF
ADJUSTMENT



MUNICIPAL BUILDING
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BOARD OF ADJUSTMENT MINUTES OF AUGUST 13, 2014

The August 13, 2014 regular meeting of the Borough of Totowa Board of Adjustment was held at the Municipal Building. Chairman Fierro called the meeting to order at 8:10 p.m. followed by the Flag Salute. Attorney Tomasella read the Open Public Meetings Act.

Roll Call:

Present: Chariman Fierro, Vice Chairman Krautheim, Commissioner D'Ambrosio, Commissioner Mancini, Commissioner Patten, Commissioner Bavazzano, Alternate Korsakoff, Attorney Tomasella, Engineer Murphy, & Secretary Steinhilber.

Meeting of the zoning board was read by Attorney Tomasella.

A motion to accept the minutes of the July 9, 2014 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: 442-450 UNION BLVD LLC
450 UNION BLVD. BLOCK 103, LOT 10-01
- 2ND CASE: 442-450 UNION BLVD LLC
450 UNION BLVD. BLOCK 103, LOT 10-01

Attorney Saracino asked for both cases to be adjourned to our September 10th, 2014 meeting. Attorney will re-notify the public. A letter was given to Attorney Tomasella.

- 3RD CASE: ALLYANT, LLC/JOE LONGO (CARRY OVER)
82 UNION BLVD. BLOCK 11, LOT 2

Applicant requesting expansion of non-conforming bldg., construction of residential apartments in B-2 zone, insufficient parking & loading, landscaping, signage & any others that may be required.

Frank Catania Jr. will be speaking on behalf of the applicant. Joseph Barbieri, professional planner and land surveyor is qualified as an expert. The one story masonry building located in B-2 zone (which is a permitted use) is being proposed to a non-conforming 2nd story addition with 2-1 bedroom apartments. There will be no change to the building size. A letter was submitted to the board about encroachment. In

conjunction with application variances-the B-2 zone lot width is 50' and the lot now is 55'-no variance. The B-2 zone front set back side yard allowed are 4' and is now 0'. The 2nd side yard allowed is 5' and is now 0' and the rear yard allowed is 15' and now is an encroachment into property which is an existing condition. The building coverage is 70% and the max floor area which is 35% and applicant is requesting 1.2, which is max floor ratio. The building height is 35' and impervious area allowed is 25% and is now 100%. There is 1 space required for off street loading and as of now there is none. The parking requirements are 13 spaces for retail use, now there are 6 spaces and no change to that total. There is no proposal for additional signs. The design waivers landscaping and shade trees, the applicant is leaving as is.

Architect plans marked as A2 shows T shape building from south to north with no addition over south end. The proposed expansion over northern section (back of building). Approximate size 55' x 40', 1,750 square feet for both apartments combined. There would be 1 bedroom, 1 bath, living room dining room, and kitchen. Both apartments would be uniform with a hallway between each.

Attorney Catania asked if the finish of exterior of building would remain the same, applicant Longo said he would match the same stucco finish. Attorney Catania asked if the construction follow the master plan of the Boro of Totowa, applicant Longo yes they the addition would be in-line with the neighborhood. Attorney Catania states that the positive criteria for the addition would offer needed housing, follow in-line with the main street aspect that Totowa has, and that it would be a natural fit for the area. There were no negative criteria for the addition mentioned.

Engineer Murphy states that three variances not addressed were, the variance for non-conforming building, there are 40 parking spaces needed, and the signage. Vice Chariman Krauthiem also asked about the entrance and exit to the building. Chairman Mancini asked if there is only one business. Both questions will be answered by applicant Longo.

Attorney Tomasella swore in Joe Longo, he is the sole owner of property Allyant LLC, and also own other properties in Totowa (83 Union Blvd, 84 Union Blvd, and 594 Union Blvd) Mr. Longo's response to Chariman Krautheim is the entrance to the building is on the left. Mr. Longo's response to Commissioner Mancini is there is only one business at the proposed address. Mr. Longo specifies that the use of the business property is car accessories, and no mechanical work is done at that location. Engineer Murphy asked about the signs, Mr. Longo says there will be no change to the signs.

A motion to grant the necessary variance(s) was made by Commissioner D'Ambrosio and seconded by Commissioner Patten. Vote to grant 7-0 @ 8:42pm.

A motion to adjourn the meeting was made by Vice Chairman Krautheim and seconded by Commissioner Bavazzano. The meeting was adjourned at 8:46p.m.

Respectfully submitted,
Pam Steinhilber, Secretary

