

BOROUGH OF TOTOWA

PASSAIC COUNTY, NEW JERSEY



BOARD OF
ADJUSTMENT

MUNICIPAL BUILDING
537 TOTOWA ROAD
TOTOWA, NJ 07512

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BOARD OF ADJUSTMENT MINUTES OF MAY 11TH, 2016

The May 11th 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 7:35p.m. followed by the Flag Salute. Attorney Briigliadoro read the Open Public Meetings Act.

A motion to accept the minutes of the April 13th, 2016 meeting was made by Commissioner D'Ambrosio and seconded by Commissioner Bavazzano. On a roll call vote all Commissioners present voted in the affirmative.

1ST CASE: EASTERN OUTDOOR (CARRY OVER)
11 VREELAND AVE, BLOCK 157, LOT 4

Attorney Briigliadoro states the applicant has requested adjournment to the June 8th meeting. There will be no notice required to the public.

2ND CASE: DO GOOD HOUSE
195 UNION BLVD, BLOCK 41, LOT 1.02

Attorney Briigliadoro informs the applicant and the public that there are Board members that cannot hear this case, but there are Class four members of the Borough of Totowa Planning Board that will be stepping in. The Board members that will be stepping down are: Commissioner Mancini, Commissioner D'Ambrosio, Chariman Fierro, Commissioner Bavazanno, and Alternate Korsakoff. The members of the Planning Board that are stepping in are: Vice Chairman Coiro, Commissioner Niland, Commissioner Murphy, Commissioner Campalango, and Commissioner Zarek. Vice Chairman Krautheim will act as Chairman for this case.

Attorney Anthony Fiorello gives some information on the application. The house is on a property that is 35' wide and only 3,500 square feet. Side yards are existing, there is limited parking on-site. The roof line will stay the same and the addition will not be seen from Union Blvd. The applicant would like to add a small addition, approx. 380 square feet. With adding this addition there would be an increase in F.A.R. and a building coverage issue. There is an existing F.A.R. issue due to the size of the lot.

Allan James Atieh, is a member of the Do Good House and has been sworn in by Attorney Brigliadorio. Attorney Fiorello asked questions to Mr. Atieh to affirm all of the above is true. The travel agency that is to the left of the site allows 9 of their spots to the Do Good House members to park in return the members help maintain their property during the winter. The neighborhood mainly consists of commercial properties. Vice Chairman Krautheim asked what Mr. Atieh's position was to the Club. Mr. Atieh replies that he is a member and a semi-retired electrician. The addition would be used as additional office space. Commissioner Patten would like to know are any members living at the dwelling. Mr. Atieh states there is no one living at the club and everyone is usually out by 11:00 pm which is when the alarm is set.

Open portion to the public:

Samira Bagh, resides at 79 Gordon Ave, was sworn in by Attorney Brigliadorio. Mrs. Bagh states there is a problem with parking. She has a driveway, but she has an issue that she cannot turn her head to see when pulling out of the driveway. She also has two parking spaces in front of her home and members have parked in the middle so only one car can fit. Mrs. Bagh tells the board that this happens every day. Mr. Brigliadorio would like to know if there are any times that are worse than other times. Mrs. Bagh feels earlier morning is the best time to find parking.

Vice Chairman Krautheim would like to know when the club has meetings. Mr. Atieh states the club meets the 1st Monday of each month and usually has at most 15 members that attend. Attorney Fiorello asks Mr. Atieh if there are members at the club during the day. Mr. Atieh replies that between 12-15 members come in and out between 12 and 5 pm. Vice Chairman Krautheim states the members of the Do Good House are nice people and he is sure if the neighbors speak to the members about the issues the club members will accommodate. Attorney Fiorello assures the public that the addition will not bring any new members to the club. Commissioner Patten asked if all fundraiser are done off premises. Mr. Atieh states all fundraiser are done off premises.

Bruno Maritito, resides at 78 Gordon Ave, was sworn in by Attorney Brigliadorio. Mr. Maritito explains that at 10 am the members are parking in front of his house all day every day. He is also concerned that addition will block his view. Attorney Fiorello states the roof line will not be higher than existing and the home will not be any wider. Mr. Atieh tell the Board there is about 3-4 people at the residence at 10 am, the addition is only for office space for files.

Tony Scalera, resides at 74 Gordon Ave, was sworn in by Attorney Brigliadorio. Mr. Scalera states' parking is an issue and understands that the club does a lot of good for the community. There is a yellow line on Gordon Ave which is approximately 50'; he would like to know if that could be cut back to maybe as 2 more space. Attorney Fiorello will look into that.

Juanita DeJesus, resides at 82 Gordon Ave, was sworn in by Attorney Brigliadorio. Mr. DeJesus also comments that parking is an issue and would like to know if there is an

issue could the neighbors have a contact number to contact. Vice Chariman Krautheim tells the public that they will have contact information by the end of the meeting.

This portion of the open to the public is now closed.

Attorney Briigliadorio re-caps the application. There is a design waiver for on-site parking spaces, 11 are required and 3 are provided. There is also a D-4 floor ratio variance. The following Board members will be voting on this matter: Vice Chairman Krautheim, Commissioner Patten, Commissioner Nash, Vice Chairman Coiro, Commissioner Niland, Commisisoner Murphy, and Commissioner Campialanga. Commissioner Zarek will not be voting on this case. Engineer Murphy states there are two other bulk variances that are needed for this case-the first is side yard setback and the second is max. coverage variance.

A motion to approve the request was made by Commissioner Nash and seconded by Commissioner Patten. Application was approved 7-0 at 8:18 pm.

3RD CASE: BLAGAJA MARKORSKI
27 ROSELAND AVE, BLOCK 154, LOT 53

Blagaja Markorski and nephew Michael Sumulikoski where sworn in by Attorney Briigliadorio. Applicant has lived in Totowa for 30 years and would like to make his master bedroom and bathroom larger, which would be built above the 1st floor kitchen. The home right now consists of living room, dining room, kitchen and half bath on the first floor-3 bedroom and 2 baths on the second floor. Chairman Fierro asked if the home is currently a 2 family and if there are other 2 family homes in the neighborhood. Mr. Markorski states the home is currently a 2 family home and he thinks there are 6-7 others within the neighborhood. Architect Murphy states the home is a two family located in an R-20 zone. With the increase of living space applicant is expanding of non-conformity. Architect Murphy also states the plans submitted are deficient. There is more information that needs to be specified on the plans. Architect Murphy suggests that if approved by the board there should be a stipulation of a new set of plans from the architect. The plans presented tonight will be listed as Exhibit A-1.

Open portion to the public.

Close portion to the public.

A motion to approve the request was made by Commissioner D'Ambrosio and seconded by Commissioner Patten. Application was approved 7-0 at 8:34 pm.

THE FOLLOWING RESOLUTION(S) WAS MEMORIALIZED:

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

Applicant was approved for variance relief or bulk variance relief to front yard setbacks involving the proposed second level addition and front steps.

A motion to adjourn was made by Commissioner D'Ambrosio and seconded by Commissioner Nash. The meeting was adjourned at 8:36 pm.

Respectfully submitted,
Pam Steinhilber, Secretary