

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 MAY 13, 2015

The May 13, 2015 regular and reorganization meeting of the Borough of Totowa Board of Adjustment was held at the Municipal Building. Vice Chairman Krauthem called the meeting to order at 7:31 p.m. followed by the Flag Salute. Attorney Brigliadorio read the Open Public Meetings Act.

A motion to accept the minutes of the April 8, 2015 meeting was made by Commissioner D'Ambrosio and seconded by Commissioner Patten. On a roll call vote all Commissioners present voted in the affirmative.

1ST CASE: ENAMUL KHAN
25 HUDSON AVENUE, BLOCK 41, LOT 26

John Blecker, sworn in by Attorney Brigliadorio. Mr. Blecker has a Bachelor Degree in Architecture and 28 years in business. Attorney Brigliadorio stated there was written authorization from Mr. Khan that Mr. Blecker is approves to speak on his behalf. Mr. Blecker states that 25 Hudson Ave is an existing 1 family home. Mr. Khan would like to bring the home up to current standards. He would like to change the stairway to code, add bathroom to second leve, and expand 2 existing bedrooms on the second floor.

Commissioner Patten asked how many off street parking spaces are on the existing conditions; Mr. Blecker says there are 2. Commissioner D'Ambrosio would like to know how many people are living there, Mr. Blecker states there will only be one family living at the home. Engineer Murphy asked the applicant how the other homes in the community compare, Mr. Blecker says they are very similar. Mr. Blecker show exhibit A-1, front existing home, A-2 also front existing home, and A-3, sidewalk of the existing home.

Motion was made to deny the application by Commissioner Patten and also denied by Commissioner Nash. Vote was 7-0 to deny at 7:53 pm.

2ND CASE: JENNIFER ROSE MARI
213 DEWEY AVENUE, BLOCK 116, LOT 15

Mrs. Mari was sworn in by Attorney Brigliadorio. Mrs. Mari would like to add a 2nd floor bathroom and bedroom. Existing 1st floor has a living room, stairway, dining room,

kitchen, laundry room, and bath. The 2nd floor has 2 bedrooms. Engineer Murphy said that the lot area will not change and the width and lot depth will also not change. The F.A.R., will comply. The curb and sidewalk was replaced by the town a few years ago. The Stanley side does not have sidewalks, so there is no need for them. Commissioner Patten asked how many people will be living there; Mrs. Mari responded that there will be 2 people living there. Commissioner Patten asked when they moved in, Mrs. Mari said in December. Commissioner Mancini asked if there are any other additions, Mrs. Mari said no.

Motion was made to accept the application by Commissioner D'Ambrosio and seconded by Commissioner Mancini. Vote was 7-0 and deny at 8:04 pm.

3rd CASE: JERRY CURCIO (CARRY OVER)
357 UNION BLVD, BLOCK 94, LOT 9

Daniel Barli, resides at 1 Lower Notch Road in Little Falls. Jerry Curcio was sworn in by Attorney Brigliadorio. Mr Curcio would like to add to existing building. He would like to put 2, one bedroom apartments on top of the existing building. New plans were submitted to the town on May 9th, but in Engineer Murphys letter they are dated May 8th. Engineer Murphy has the right to delay this project if there are issues to the plans. Mr. Curcio states that the front will be a brick façade and the rest will be vinyl siding.

Engineer Murphy needs a use variance because of B-2 zone; building signs will stay the same along with lighting. Parking is 16 existing with 5 off street. Garbage and snow removal with a 4 x 4 unit from Gaita. The snow removal is not removed from the property. Engineer Murphy says the sidewalks should be replaces where existing sidewalks are. Signage will be needed to show enter only from Union Boulevard and Exit only from Mitchell. If application is approved a design waiver for driveway width would be needed and applicant needs 22 parking spaces. Engineer Murphy needs more time to review the revised plans and feels the applicant needs a planner.

Motion to carry the application the June 10, 2015 meeting was made by Commissioner D'Ambrosio and seconded by Commissioner Patten.

4TH CASE: FORTRESS HOLDINGS, LLC(CARRY OVER)
555 PREAKNESS AVE, BLOCK 6, LOT 2

Attorney Darren DelSardo is present for the applicant. Attorney Brigliadorio commence the public hearing process-since the applicant just received Engineer Murphys letter we will hear the case and carry it to the June 10, 2015 meeting. Architect Joe Sterba, sworn in by Attorney Brigliadorio, business address is 87 Lackawanna Ave in Totowa.

Applicant is looking they have a high end restaurant with elevator towers and stairway towers. He would like to enhance the existing beauty of the building, add a 5th floor which is where the restaurant will be. The kitchen on first floor will have dumb waiters in corner. The 5th floor will have a balcony for outside dining. Commissioner Mancini

asked how much more square footage is being added-Architect Sterba said 427. Commissioner Patten asked if the outdoor dining will be under a canopy, Mr. Sterba said no canopy, just a glass rail. Attorney Briigliadorio wanted to know how big the kitchen will be, Mr. Sterba stated 2,500-2,600 square feet. Vice Chairman Krautheim wanted to clarify that 2 levels would be the addition, Mr. Sterba stated yes. Vice Chairman Krautheim asked the applicant if the existing occupants will stay. Mr. Sterba said the tenants will remain. Parking will be addressed at the next meeting. The restaurant will be open 6 days a week with a maximum of 492 people, seating for 464. Commissioner Patten asked if it will be a restaurant or catering. Mr. Sterba said it will be a high end restaurant. Alternate Korsakoff asked if the yellow school bus area is part of this property, Mr. Sterba said they are not. Attorney DelSardo told the board that notices were sent to surrounding towns about the application. After this application comes to the board, it will have to go to the county.

Application will be carried to the June 10th 2015 meeting with no further notice to the public.

THE FOLLOWING RESOLUTION(S) WAS MEMORIALIZED:

1st CASE: JEFFREY & BARBARA WELLS
52 ST. JAMES PLACE, BLOCK 84, LOT 2

Applicant was denied for variance(s) for construction of 4-car garage addition to a 2-family home in an R-7 zone where maximum size is 3 vehicles-expansion of non-conforming use and any others that may be required.

Motion to adjourn the meeting was made by Commissioner Nash and seconded by Commissioner Mancini at 9:02 pm.

Respectfully submitted,
Pam Steinhilber, Secretary