



BUILDING SUBCODE TECHNICAL SECTION



A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 128 Lot 24 Qualification Code _____

Work Site Location 37 CRESENT AVE

Owner in Fee: 70704 NJ 07518

Tel. (973) 277-9472 e-mail PATREK.FIORETO@GMAIL.COM

Address same street municipality zip code

Contractor: Home owner Tel. () ()

Address same as above e-mail _____

Contractor License No. or Builder Registration No. _____ Exp. Date _____

Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____

Federal Emp. ID No. _____ FAX: () ()

JOB SUMMARY (Office Use Only)

PLAN REVIEW Date Initial _____

☐ No Plans Required

☒ All As Noted 11/12/19

☐ Footings/Foundations _____

☐ Structural/Framework _____

☐ Exterior _____

☐ Interior _____

Joint Plan Review Required: _____

☐ Elec. ☐ Plumb. ☐ Fire ☐ Elevator _____

SUBCODE APPROVAL FOR PERMIT _____

Approved by: _____

Date Received 11/18/19
Control # 19-479
Date Issued _____
Permit # _____

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

Signature _____

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

ADD AN ATTACHED GARAGE, FAMILY RM on 1ST FL, MASTER BEDROOM, MASTER BATH ROOM, CLOSET & COMPUTER ROOM
12/10/19- Put out Headers 1st Floor Hurricane clips on Rafters.

TYPE OF WORK:

☐ New Building

☒ Addition

☒ Rehabilitation

☐ Roofing

☐ Siding

☐ Fence _____

☐ Sign _____

☐ Pool

☐ Retaining Wall _____

☐ Asbestos Abatement Subchapter 8

☐ Lead Haz. Abatement NJAC 5:17

☐ Radon Remediation

☒ Other add

☐ Demolition

FEE (Office Use Only)

749.00

85.00

60.00

894.00

148.00

942.00

942.00

942.00

942.00

942.00

942.00

942.00

942.00

942.00

1 White = Inspector Copy
3 Pink = Office Copy
2 Canary = Office Copy
4 Gold = Applicant Copy

U.C.C. F110
(rev. 12/07)



ELECTRICAL SUBCODE TECHNICAL SECTION



A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 128 Lot 24 Qualification Code _____
Work Site Location 37 CRESCENT AVE

Owner in Fee: PATRICK FIORENTO JR
Tel. (973) 877-9472 e-mail PFIORENTO@gmail.com

Address 37 CRESCENT AVE, TOTOWA, NJ 07512
street municipality zip code

Contractor: Home Owner Tel. () _____
Address SAME AS ABOVE e-mail _____

Contractor License No. _____ Exp. Date _____
Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____

Federal Emp. ID No. _____ FAX: () _____
Use Group Present _____ Proposed _____

[] Pole/Pad # _____ [] Temporary [] Other _____
Building Occupied as _____ Utility Co. _____
Est. Cost of Elec. Work \$ 3,000

B. ELECTRICAL CHARACTERISTICS

JOB SUMMARY (Office Use Only)

PLAN REVIEW		INSPECTIONS				
		Type:	Failure	Failure	Approval	Initial
[] No Plans Required						
[] Partial - Underslab Utilities Approved		Rough				
Date: _____ Approved by: _____		Barrier-Free				
[] Electric Plans Approved		Trench				
Date: <u>02-11-19</u> Approved by: <u>VM</u>		Temp. Serv.				
[] Joint Plan Review Required:		Const. Serv.				
[] Bldg. [] Plumb. [] Fire [] Elev.		TCO				
[] Other		Service				
SUBCODE APPROVAL FOR PERMIT		Final				
Date: _____		Barrier-Free				
Approved by: _____						
SUBCODE APPROVAL for CERTIFICATE		Temp. Cut-in-Card Date Issued				
[] CO [] CCO [] CA		Final Cut-in-Card Date Issued				
Date: _____		Annual Pool Inspection				
Approved by: _____		Date of Grounding and Bonding				
		Certification				

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application and perform the work listed on this application.
Applicant sign/Contractor sign and seal here: _____

Print name here: PATRICK FIORENTO JR

[] Licensed Elec. Contractor [] Certifd Landscape Irrigation Contr [] Exempt Applicant

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK: _____

QTY	SIZE	ITEMS	FEE (Office Use Only)
23	1/2"	Lighting Fixtures	
23	1/2"	Receptacles	
9	1/2"	Switches	
4	1/2"	Detectors	
		Light Poles	
		Motors—Fract. HP	
		Emergency & Exit Lights	
		Communications Points	
		Alarm Devices/F.A.C. Panel	
TOTAL NUMBERS			\$ <u>100.00</u>
		Pool Permit/with UV Lights	
		Storable Pool/Spa/Hot Tub	
		KW Elec. Range/Receptacle	
		KW Oven/Surface Unit	
		KW Elec. Water Heater	
		KW Elec. Dryer/Receptacle	
		KW Dishwasher	
		HP Garbage Disposal	
		KW Central A/C Unit	
		HP/KW Space Heater/Air Handler	
		KW Baseboard Heat	
		HP Motors 1/+ HP	
		KW Transformer/Generator	
		AMP Service	
		AMP Subpanels	
		AMP Motor Control Center	
		KW Elec. Sign/Outline Light	

Administrative Surcharge \$ 200.00
Minimum Fee \$ _____
State Permit Surcharge Fee \$ _____
TOTAL FEE \$ 200.00

[illegible]



FIRE PROTECTION SUBCODE TECHNICAL SECTION



A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 188 Lot 24 Qualification Code _____
Work Site Location 37 CRESCENT AVE
TOTOWA, NJ 07512
Owner in Fee: PATRICK FIORITO JR
Tel. (973) 277-9472 e-mail PFIORITO@GMAIL.COM
Address 37 CRESCENT AVE, TOTOWA, NJ 07512
Contractor: Home owner street municipality zip code
Address SAME AS ABOVE e-mail _____ Tel. (____) _____

Fire Protection Equipment, NJ Div of Fire Safety Permit No. _____
Fire Protection Equipment, NJ Div of Fire Safety Installer No. _____
Fire Alarm Contractor No. _____ Exp. Date _____
Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____
Federal Emp. ID No. _____ FAX: (____) _____

B. FIRE PROTECTION CHARACTERISTICS

Use Group: Present _____ Proposed _____ Fuel Storage Tank:
Constr. Class: Present _____ Proposed _____ Fuel Type: [] Flammable or [] Combustible
Heating System: [] New or [] Modification to Existing Fire Alarm System: [] New or [] Existing
or [] Conversion or [] Replacement Location of Panel: _____
Fuel Type: [] Gas [] Oil [] Electric [] Solar Fire Suppression/Standpipe System:
Other _____ [] New or [] Existing
Location: _____ Location of Main Control Valve: _____
Total Cost of Fire Protection Work \$ 200.00

JOB SUMMARY (Office Use Only)

PLAN REVIEW:
[] No Plans Required
[] Partial -Underslab Utilities Approved
Date: _____ Approved by: _____
[] Fire Protection Plans Approved
Joint Plan Review Required: _____
Date: 10/24/19 Approved by: [Signature]
SUBCODE APPROVAL FOR PERMIT
Date: 10/24/19
Approved by: [Signature]
SUBCODE APPROVAL FOR CERTIFICATE
Date: _____ Approved by: _____
[] CO [] CCO [] CA

INSPECTIONS

Type	Failure	Failure	Approval	Initial
Alarm System				
Suppression Sys.				
Standpipe				
Fire Pump				
Pre-Eng. System				
Mechanical				
Smoke Control				
TCO				
Flam/Combust Tanks				
Fireplace Venting				
Final				
Other				

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

Applicant/Contractor sign here: [Signature]
Print name here: PATRICK FIORITO JR
[] Certified Contractor [] Exempt Applicant

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK:
Water Supply Source _____
Method of Alarm/Suppression System Supervision _____

Flammable/Combustible Tanks

Alarm Systems
[] System
[X] 110V Interconnected
CO Detectors/110V
Alarm Devices (i.e., smoke, heat, pulls, water/flow) 4
Supervisory Devices (i.e., tampers, low/high air) 100.00
Signaling Devices (i.e., horn/strobes, bells) _____
Other Devices _____

TOTAL

Suppression Systems
Fire Pump _____ GPM Type _____
Dry Pipe/Alarm Valves _____
Pre-action Valves _____
Sprinkler Heads (Dry and Wet) _____
Standpipes _____

Pre-engineered Systems

Wet Chemical _____
Dry Chemical _____
CO₂ Suppression _____
Foam Suppression _____
FM200 Suppression _____
Other _____

Other Systems

Kitchen Hood Exhaust System _____
Smoke Control System _____
Fuel-Fired Appliances [] Gas [] Oil [] Solid _____
Fireplace Venting/Metal Chimney _____
Other _____

Administrative

Administrative Surcharge \$ 100.00
Minimum Fee \$ _____
State Permit Surcharge Fee \$ _____
TOTAL FEE \$ 100.00

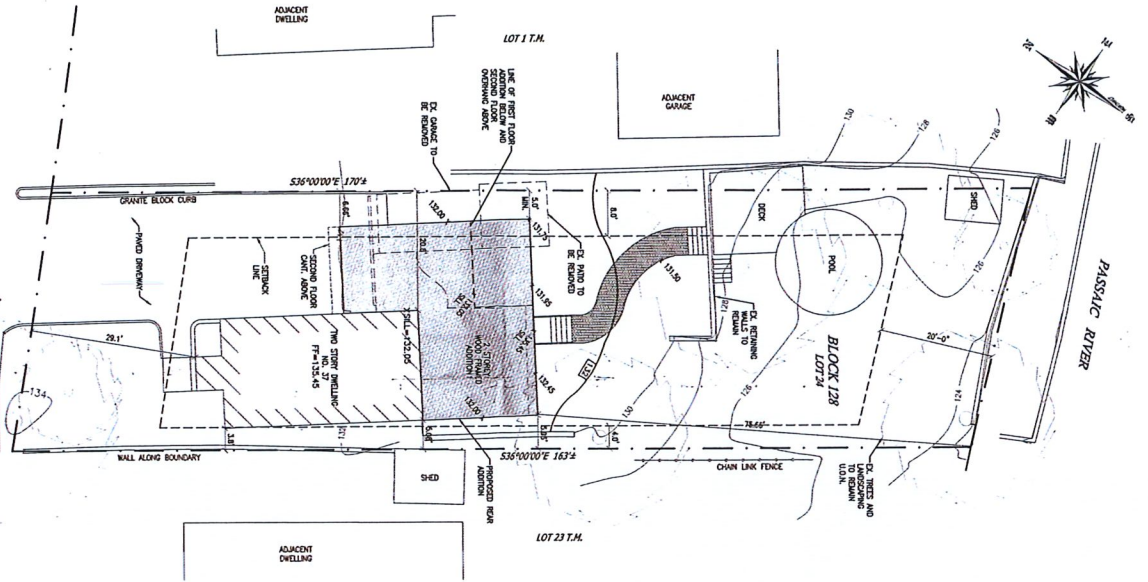
UJ# 263
CS

Date Received 11/18/19
Control # _____
Date Issued 19-479
Permit # _____

SITE PLAN

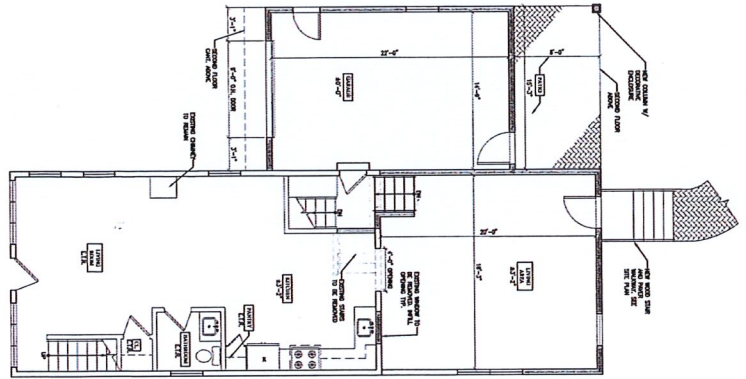
1"=10'

$L=45.76'$
 $R=2,200.00'$
 40' RADIUS
 CRESCENT AVENUE



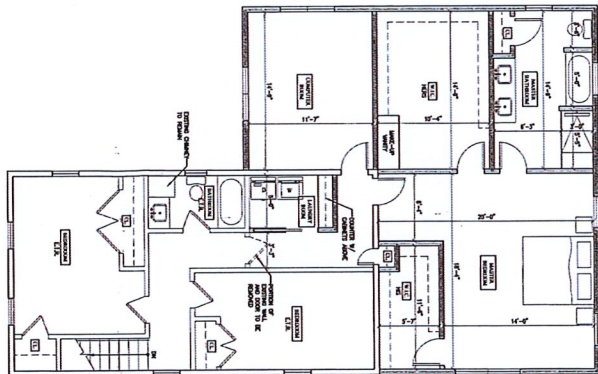
FIRST FLOOR PLAN

3/16"=1'-0"



SECOND FLOOR PLAN

3/16"=1'-0"



ZONING INFORMATION				
BLOCK 128 LOT 24				
R-7 SINGLE FAMILY				
FEET	REQUIREMENT	EXISTING	PROPOSED	VARIANCE
MIN. LOT AREA	7,000 SQ. FT.	4,320 SQ. FT.	4,320 SQ. FT.	N
MIN. LOT FRONT	75 FT.	16.00 FT.	16.00 FT.	N
MIN. LOT DEPTH	50 FT.	16.00 FT.	16.00 FT.	N
MIN. FRONT YARD SETBACK	25 FT.	25.1 FT.	25.1 FT.	N
MIN. SIDE YARD SETBACK	8 FT.	3.00 FT.	3.00 FT.	N
MIN. REAR YARD SETBACK	20 FT.	57.10 FT.	75.00 FT.	N
MAX. HEIGHT PERMITTED, BLOCK	30 FT.	20.50 FT.	20.50 FT.	N
MAX. AREA, BLOCK	40 X 1,000 FT.	20.10 X 1,000 FT.	20.10 X 1,000 FT.	N

* EXISTING NON-CONFORMING CONDITIONS

BOROUGH OF TOTOWA
 BOARD OF ADJUSTMENT
 APPROVED ☒ NOT APPROVED ☐
 APPROVED AS NOTED ☐
 REVERSE AND RESUBMIT ☐
 ENG. INITIAL ☒
 CHAIRMAN SIGN ☒
 SECTY. SIGN ☒

AS NOTED	DATE
SCALE	DATE
BY	DATE
DATE	DATE
DATE	DATE

PROPOSED FLOOR
 PLANS, SITE PLAN AND
 ZONING CHART

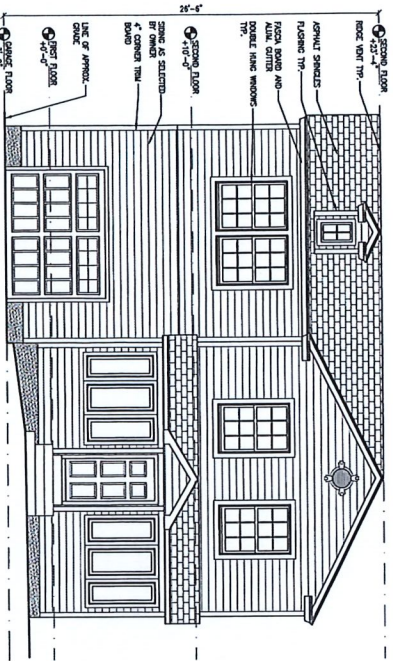
REAR ADDITION
 FIORITO RESIDENCE

37 CRESCENT AVE
 TOTOWA, NJ 07512
 BLOCK: 128 LOT: 24

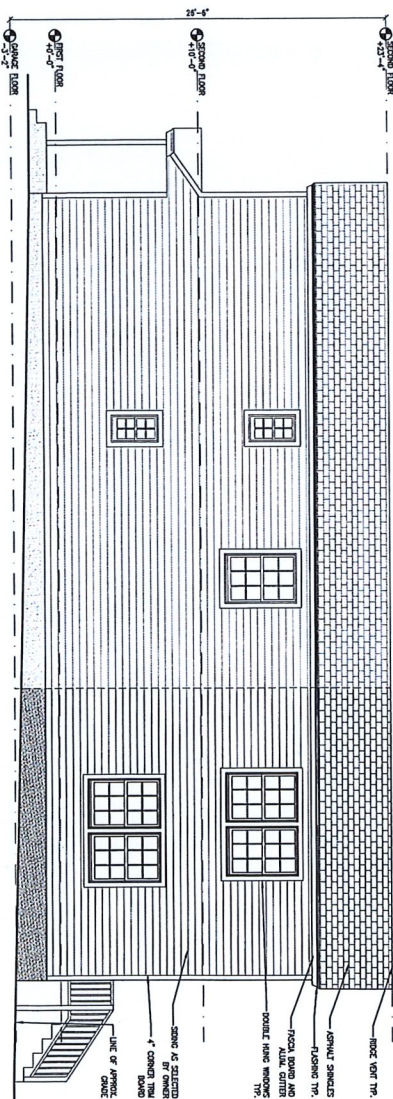
37 CRESCENT AVE
 TOTOWA, NJ 07512
 BLOCK: 128 LOT: 24



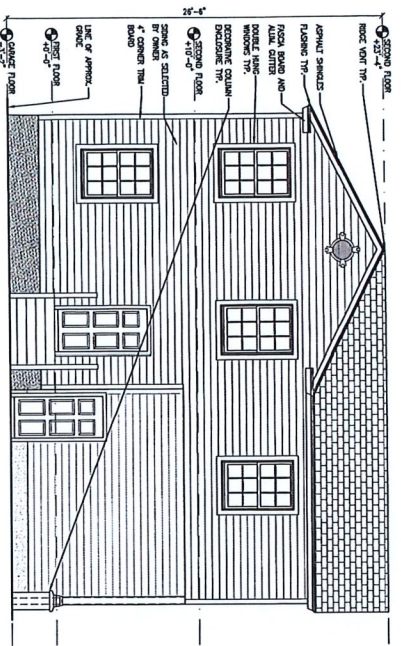
COPA MONTALBANO
 ARCHITECTS
 971 Lakeside Avenue
 Totowa, NJ 07512
 P: 973.980.8851
 F: 973.980.8852
 copamontalbano.com



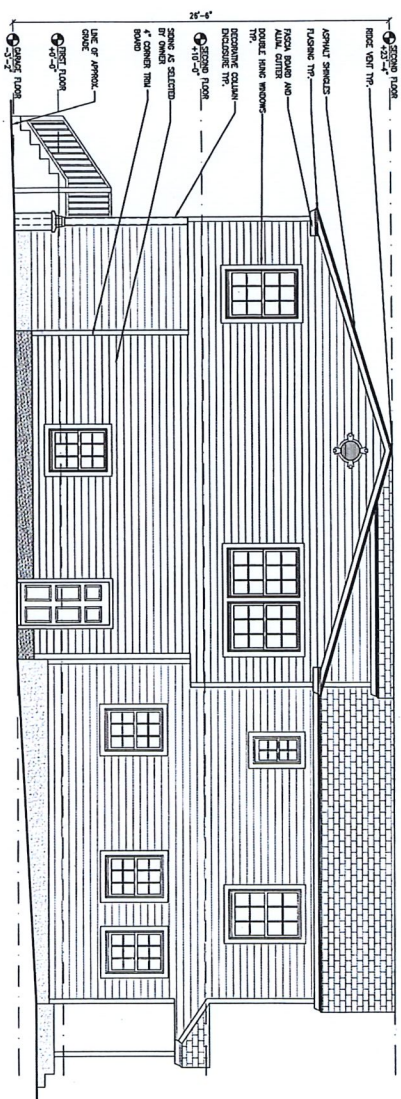
FRONT ELEVATION
1/4"=1'-0"



SIDE ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"



SIDE ELEVATION
1/4"=1'-0"

Copyright 2018 COPPA MONTALBANO ARCHITECTS LLC
 C:\CM-PROJECTS\Projects\A-2\A-2.dwg
 1/4"=1'-0"



COPPA
MONTALBANO
ARCHITECTS
 971 Lakeside Avenue
 Totowa, NJ 07012
 P: 973.868.8888
 F: 973.868.8888
 coppa@mtbna.com

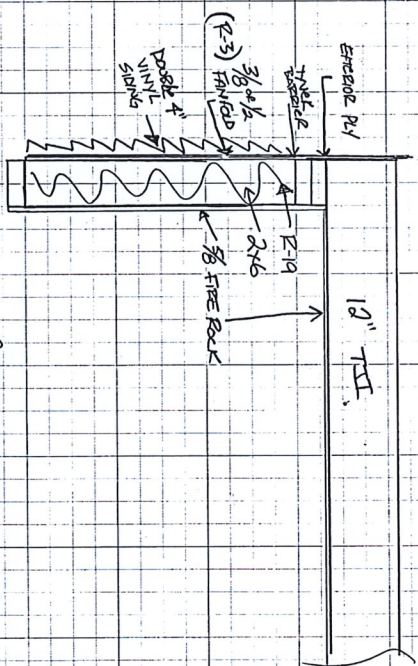
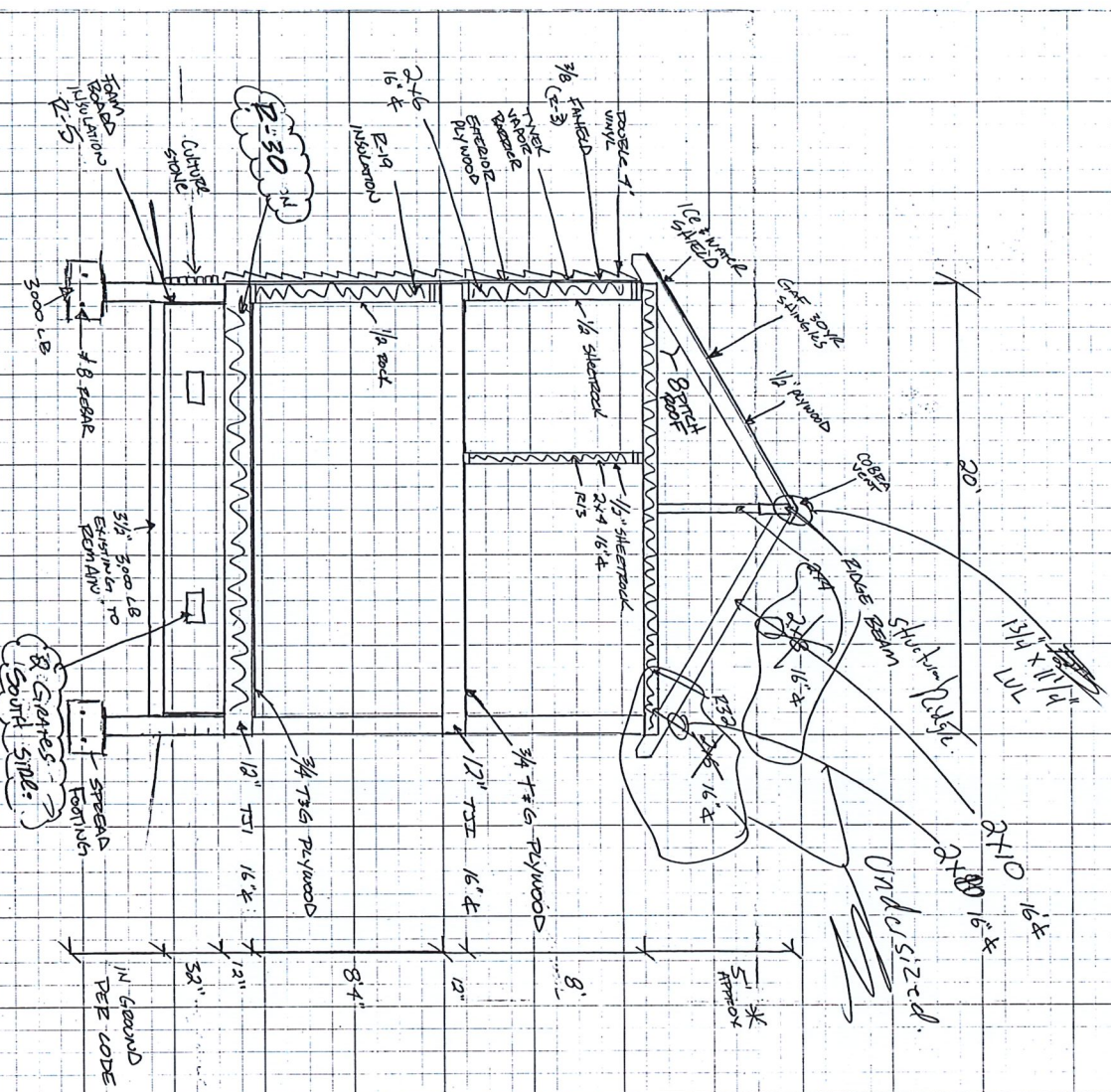
D. S.M. COPPA, AIA
 M. MONTALBANO, AIA
 N.J.C. A-15992

37 CRESCENT AVE
 TOTOWA, NJ 07512
 BLOCK: 128 LOT: 24

REAR ADDITION
 FIORITO RESIDENCE

REGION	DATE
ELEVATIONS	
AS NOTED	
DATE	
BY	
CHKD	
DATE	02/19/2018
PROJECT NO.	A-2

* [Signature]
 2x8 16'x16' 1/2" long



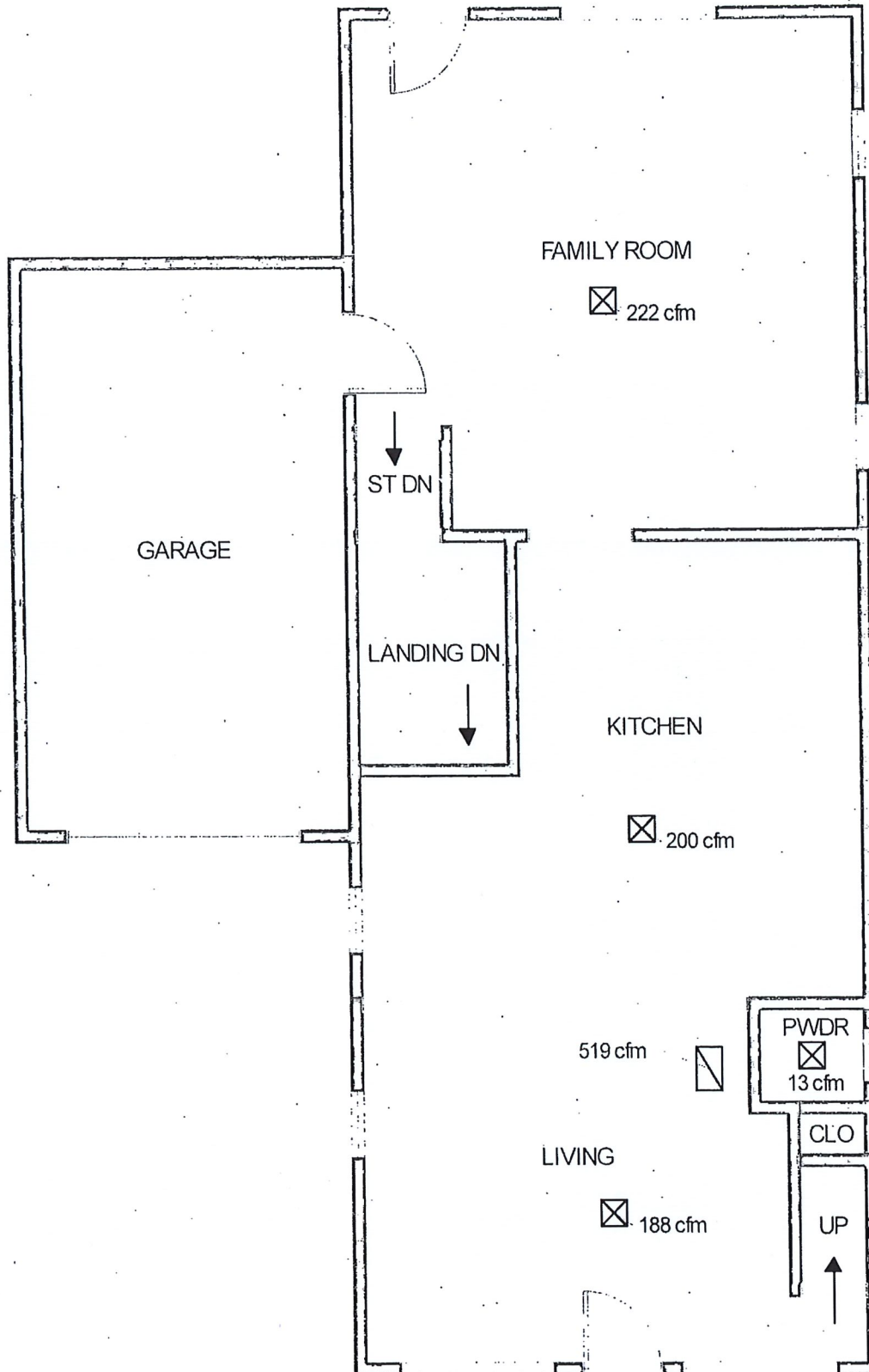
PI FORTED
 37 CRESSCENT AVE
 TOWA, NT
 973-277-9472

GARAGE EXTERIOR
 WALLS

PF00T050500 GMAIL.COM



1st Floor



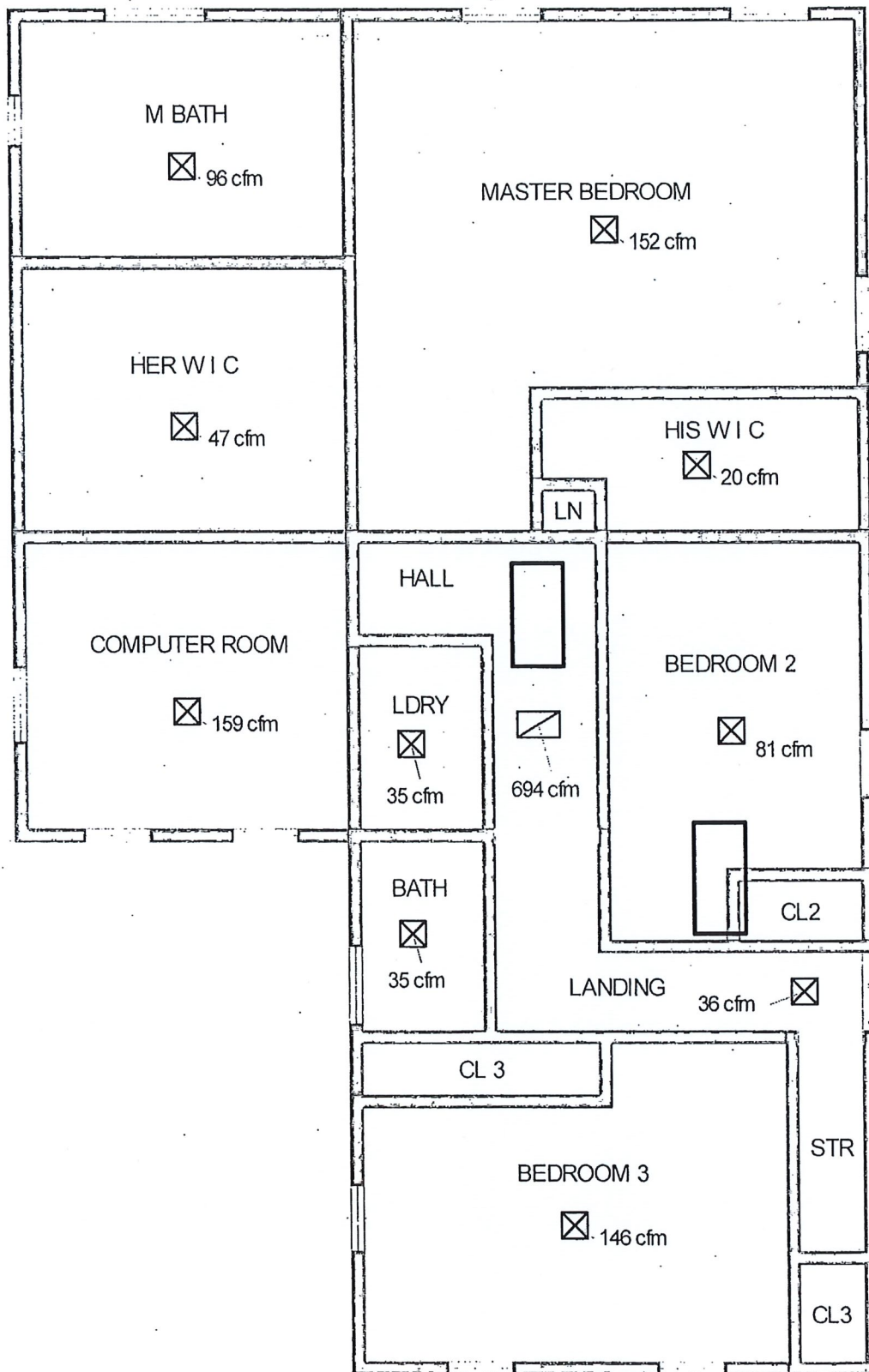
Job #: 37 Crescent Avenue
Performed by Kenneth D. Puzinas for:
PJ Florio
37 Crescent Avenue
Totowa, NJ 07512
Phone: 973-277-9472 Fax: N/A
pfloritojr@gmail.com

WebREPS, LLC
1880 82nd Avenue Suite # 203
Vero Beach, FL 32966
Phone: 800-810-3280 Fax: 888-971-2999
www.acductdesign.com manualj@webrepsusa.com

Scale: 1 : 76
Page 1
Right-Suite® Universal 2019
19.0.12 RSU16998
2019-Sep-17 09:24:40
...Crescent Avenue (PJ Florio).rup



2nd Story



Job #: 37 Crescent Avenue
Performed by Kenneth D. Puzinas for:

PJ Florio
37 Crescent Avenue
Totowa, NJ 07512
Phone: 973-277-9472 Fax N/A
pflorior@gmail.com

WebREPS, LLC

1880 82nd Avenue Suite # 203
Vero Beach, FL 32966
Phone: 800-810-3280 Fax: 888-971-2999
www.aeductdesign.com manualj@webrep.susa.com

Scale: 1 : 76

Page 2
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19.0.12 RSU16998
2019-Sep-17 09:24:40
...Crescent Avenue (PJ Florio).rup

RESOLUTION
BOROUGH OF TOTOWA ZONING BOARD OF ADJUSTMENT
IN THE MATTER OF PATRICK & JENNIFER FIORITO
DECIDED ON OCTOBER 9, 2019
MEMORIALIZED ON NOVEMBER 13, 2019
GRANTING ANCILLARY "C" VARIANCE RELIEF FOR
ADDITION TO EXISTING SINGLE FAMILY DWELLING

WHEREAS, Patrick and Jennifer Fiorito (hereinafter "Applicants") are the owners and Applicants of premises situated in the Borough of Totowa, County of Passaic, State of New Jersey, and located at 37 Crescent Avenue, Totowa, New Jersey, and known and designated as Block 128, Lot 24, on the Tax Assessment Map of the Borough of Totowa, which premises are located in the R-7 Single Family Residential Zone District (hereinafter "R-7 Zone"); and

WHEREAS, a public hearing was held on October 9, 2019, after the Borough of Totowa Zoning Board of Adjustment (hereinafter "Zoning Board" or "Board") determined it had jurisdiction; and

WHEREAS, the Applicant was not represented by legal counsel.

NOW, THEREFORE, the Zoning Board makes the following findings of fact based on evidence presented at its public hearing, at which time a record was made.

The Applicants are the owners of a single family dwelling located at 37 Crescent Avenue, Totowa, New Jersey, which is designated as Block 128, Lot 24, on the Tax Assessment Map of the Borough of Totowa. The subject property is located in the R-7 Zone.

The subject property is improved with a single-family dwelling. The Applicants are proposing to renovate the existing single-family dwelling in order to add a one (1) car garage, family room, one (1) bedroom, one (1) bathroom, one (1) closet and one (1) computer room to the existing single-family dwelling.

00092_031902
14759 SF

3127



The Applicant requires ancillary "c" or bulk variance relief in regard to the minimum side yard setback on one side of the property where a minimum setback of 8 feet is required and 5 feet is proposed. The Applicants comply with all other bulk requirements in the R-7 Zone.

Testifying on behalf of the Applicants was Patrick Fiorito. Mr. Fiorito testified that he has been a resident of the Borough of Totowa for over 20 years. He represented that he and his wife just had a baby and they are seeking to enlarge the house to accommodate his growing family. Mr. Fiorito testified as to the nature of his neighborhood. He stated the neighborhood primarily consists of Cape Code style single-family dwellings. However, directly to the right of his house is a 2 family dwelling. In regard to the request for variance relief for the minimum side yard setback on one side where a minimum of 8 feet is required and 5 feet is proposed, the Applicant indicated that his neighbor's residence on that side is approximately 20 feet away from his residence. Mr. Fiorito stated that there is a Rubbermaid shed which encroaches onto the adjoining property. Mr. Fiorito will relocate the shed onto his property in order to conform to the setback requirements for an accessory structure.

The meeting was opened up to members of the public and there were no members of the public present who expressed any interest in the within application.

NOW, THEREFORE, the Borough of Totowa Zoning Board of Adjustment makes the following conclusions of law based upon the foregoing findings of fact. The application before the Board is a request for ancillary "c" or bulk variance relief for property located at 37 Crescent Avenue, Totowa, New Jersey, and further known and designated as Block 128, Lot 24, on the Tax Assessment Map of the Borough of Totowa, which property is located in the R-7 Zone.

The application before the Board seeks ancillary "c" or bulk variance relief in connection with the proposed improvements to the property in order to add a one (1) car garage, family

room, one (1) bedroom, one (1) bathroom, one (1) closet and one (1) computer room to the existing single-family dwelling.

The Applicant requires the following ancillary “c” or bulk variance relief in regard to the minimum side yard setback on one side where a minimum of 8 feet required and 5 feet is proposed.

The Municipal Land Use Law, at N.J.S.A. 40:55D-70c provides Boards with the power to grant variances from strict bulk and other non-use related issues when the applicant satisfies certain specific proofs which are enunciated in the Statute. Specifically, the applicant may be entitled to relief if the specific parcel is limited by exceptional narrowness, shallowness or shape. An applicant may show that exceptional topographic conditions or physical features exist which uniquely affect a specific piece of property. Further, the applicant may also supply evidence that exceptional or extraordinary circumstances exist which uniquely affect a specific piece of property or any structure lawfully existing thereon and the strict application of any regulation contained in the Zoning Ordinance would result in a peculiar and exceptional practical difficulty or exceptional and undue hardship upon the developer of that property. Additionally, under the c(2) criteria, the applicant has the option of showing that in a particular instance relating to a specific piece of property, the purpose of the act would be advanced by allowing a deviation from the Zoning Ordinance requirements and the benefits of any deviation will substantially outweigh any detriment. In those instances, a variance may be granted to allow departure from regulations adopted, pursuant to the Zoning Ordinance.

Those categories specifically enumerated above constitute the affirmative proofs necessary in order to obtain “bulk” or (c) variance relief. Finally, an applicant must also show that the proposed variance relief sought will not have a substantial detriment to the public good

and, further, will not substantially impair the intent and purpose of the zone plan and Zoning Ordinance. It is only in those instances when the applicant has satisfied both these tests, that a Board, acting pursuant to the Statute and case law, can grant relief. The burden of proof is upon the applicant to establish these criteria.

The Board has examined the request for variance relief under the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-70c(2). In Kaufman v. Planning Board for Warren Township, 110 N.J. 551, 563 (1988), the New Jersey Supreme Court held:

“By definition then no C(2) variance should be granted when merely the purposes of the owner will be advanced. The grant of approval must actually benefit the community in that it represents a better zoning alternative for the property. The focus of a C(2) case, then, will be not on the characteristics of the land that, in light of current zoning requirements, create a hardship on the owner warranting a relaxation of standards, but on the characteristics of the land that present an opportunity for improved zoning and planning that will benefit the community.”

The Board, in its review of the application under the c(2) criteria, analyzed the proofs provided by the Applicant relative to the positive criteria under the MLUL pursuant to N.J.S.A. 40:55D-2 and its subparts. The Board finds that the intent and the purpose of the MLUL would be advanced pursuant to N.J.S.A. 40:55D-2(a); to encourage municipal action to guide the appropriate use or development of all lands in this state, in a manner which would promote the public health, safety, morals and general welfare; 2(c) to provide adequate light, air and open space; 2(e) to promote the establishment of appropriate population densities that will contribute to the wellbeing of persons and neighborhoods; and 2(g) to provide sufficient space in appropriate locations for a variety of residential uses. The Board reaches these conclusions based upon several factors including the fact that single-family dwellings are permitted in the R-7 Zone. The proposed expansion is in keeping with the character of the neighborhood. The Board

further concludes that the proposed expansion will result in the Applicant having a garage within which to park a vehicle. In addition, the proposed expansion will permit more functional living space for a growing family. A residential dwelling with functional and habitable living space along with a garage for off-street parking is a public benefit.

Having found that the Applicants have satisfied the positive criteria granting bulk or "c" variance relief, the Board then turns to the negative criteria. The Board concludes that ancillary "c" or bulk variance relief may be granted without substantial detriment to the public good. The Board finds that "c" or bulk variance relief may be granted without a substantial adverse impact upon or detriment to the adjoining properties, nor will it cause such damage to the character of the neighborhood as to constitute substantial detriment to the public good. The Board reaches these conclusions based on the nature of the relief sought in this matter. The Board further finds that the deficiency with respect to the side yard setback of 5 feet where a minimum of 8 feet is required is de minimis and will have no negative impact upon the adjoining property owner.

The Board finds that the approval of this application will not exceed building coverage nor will the approval of this application result in the Applicant exceeding floor area ratio coverage where a maximum of 40% is permitted and 39.10% will exist with the approval of this application. The Board also finds that the proposed improvements will result in an aesthetic upgrade of the property which will thus improve the aesthetics of the neighborhood. Moreover, the approval of this application and the proposed improvements will not interfere with the provision of adequate light and air between neighboring residential properties. The approval of this application is consistent with the existing pattern of development in this area. The Board also finds that "c" or bulk variance relief may be granted without substantial detriment to the

public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance.

Based upon all of these conclusions, the Board finds that the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements, and the benefits of any deviation substantially outweigh any detriment and, thus, ancillary "c" or bulk variance relief may be granted. The Board therefore concludes that both the positive and negative criteria were met by the Applicant and thus, the granting of ancillary "c" or bulk variance relief set forth herein is appropriate to be granted under the MLUL pursuant to N.J.S.A. 40:55D-70c(2).

Upon consideration of the plans, testimony and application, the Board determines that the Applicant has met the minimum requirements of the MLUL, case law and Borough ordinances to a sufficient degree so as to enable the Board to grant the relief being requested. The Board further finds that the granting of this application will not adversely impact or impair the use and enjoyment of adjacent properties.

NOW, THEREFORE, BE IT RESOLVED by the Borough of Totowa Zoning Board of Adjustment with regard to the application of Patrick and Jennifer Fiorito for property located at 37 Crescent Avenue, Totowa, New Jersey, and known and designated as Block 128, Lot 24, on the Tax Assessment Map of the Borough of Totowa and located in the R-7 Zone requesting land use relief is determined as follows:

- A. Ancillary "c" variance relief or bulk variance relief is hereby granted in regard to side yard setback on one side. The aforementioned bulk variance relief is granted pursuant to the Municipal Land Use Law under N.J.S.A. 40:55D-70c(2); and

IT IS FURTHER RESOLVED that the requested ancillary "c" variance relief or bulk variance relief is granted subject to the following terms and conditions:

1. The development of this parcel shall be implemented in accordance with the plans submitted and approved, as well as any further amendments required by the Planning Board or the Board's professionals as a result of the hearing process.

2. The granting of this application is subject to and conditioned upon all of the representations and stipulations being made by or on behalf of the Applicant to the Borough of Totowa Zoning Board of Adjustment being true and accurate. The Borough of Totowa Zoning Board of Adjustment notes that it specifically relied upon said stipulations in the Board's granting of approval. If any representation or stipulation is false, this approval is subject to revocation.

3. This approval is granted strictly in accordance with any recommendations set forth on the record by the Borough of Totowa Zoning Board of Adjustment at the time of the public hearing on October 9, 2019.

4. The granting of this application is subject to and conditioned upon the Applicant providing the Board Engineer with an as-built survey prior to the issuance of a Certificate of Occupancy for the new addition and to confirm the work conforms to the approved plans and resolution of approval. A Certificate of Occupancy shall not be issued unless an as-built survey has been approved by the Board Engineer.

5. This approval is subject to the payment in full by the Applicant of all taxes, fees, escrows, assessments and other amounts due and owing to the Township and/or any other agency. Any monies are to be paid by the Applicant within twenty (20) days of said request by the Board Secretary.

6. Certification that taxes are paid to date of approval.

7. Subject to all other applicable rules, regulations, ordinances and statutes of the Borough of Totowa Zoning Board of Adjustment, County of Passaic, State of New Jersey, or any other agency having jurisdiction hereunder.

VOTE TO APPROVE APPLICATION

Motion to Approve was Introduced By: Vice-Chairman Krautheim

Motion Seconded By: Commissioner Nash

In Favor of the Motion to Approve: Chairman Fierro, Vice-Chairman Krautheim, Board Members, Massi, Nash, Bavazzano, Patten, and Mancini

Opposed: None

VOTE TO ADOPT RESOLUTION

Motion to Approve was Introduced By: *Bavazzano*

Motion Seconded By: *Patten*

In Favor of the Motion to Approve: *Patten, Mancini, Bavazzano, Nash, Fierro*

Opposed:

**ZONING BOARD OF ADJUSTMENT OF THE
BOROUGH OF TOTOWA**



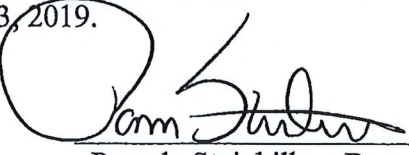
Nick Fierro, Chairman

ATTEST:



Pam Steinhilber, Secretary

The undersigned Secretary certifies that the within Resolution was adopted by the Totowa Borough Zoning Board of Adjustment on October 9, 2019 and memorialized herein pursuant to N.J.S.A. 40:55D-10(g) on November 13, 2019.



Pamela Steinhilber, Board Secretary