

# BOROUGH OF TOTOWA P L A N N I N G   B O A R D

PASSAIC COUNTY  
NEW JERSEY



MINUTES – OCTOBER 13, 2016

Chairman Hennion called the Planning Board meeting of Thursday, October 13, 2016 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

**PRESENT:**

Commissioner Campilango	Commissioner Murphy	Councilman D'Angelo	Commissioner Zarek
Vice Chairman Coiro	Chairman Hennion	Commissioner Paese	Mayor Coiro
Commissioner Festa	Mike Cristaldi, PE	Rich Briigliadoro, ESQ	

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 13th day of October 2016 is in accordance with the Schedule of Annual Notice, which is posted, and in accordance with Chapter 231 P.L. 1975 of the State of New Jersey. The agenda for this meeting has been prepared and distributed to the members of the Planning Board and a copy has been on file in the Construction Official's Office.

**ITEM #1**

Around Town Driving School 97 Lackawanna Avenue	Block 177- Lot 6	Minor Site Plan Certificate of Use
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Ms. Theresa Levine, owner and sole employee of Around Town Driving School appeared requesting approval of approximately 125 square feet of office space within an office suite to satisfy a requirement of the New Jersey Motor Vehicle Commission Business Licensing Services Bureau. She further testified that one of the requirements to obtain a license was to provide an office with locked file cabinets with regard to her students' personal information. Other requirements include a fire extinguisher, and a phone jack for a required landline telephone service, as well as a bathroom on the premises.

Ms. Levine testified that she has been allocated one parking space. The applicant further represented that the nature of her business is to provide driving lessons primarily for students from Wayne Valley and Wayne Hills High Schools. Ms. Levine explained that she would travel to the student's house, pick them up and give the students their driving lesson and then drop them off at their residence. She stated that the subject property fulfills all of her requirements in order to pursue obtaining a state license in this field.

Ms. Levine indicated her hours of operation are flexible. Typically she will work seven days a week, if needed, during the hours of 10 a.m. and 7 p.m. Regarding signage, the name of her driving school will be placed in the directory and she will also have a sign on the office door. However, she testified that she doesn't anticipate students going to her office.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the minor site plan as presented. This approval is subject to and contingent upon the following conditions and will be memorialized in a Resolution at a future date:

1. The construction of internal partitions, exits, entrances and fire safety devices are subject to and require the approval of the fire sub-code official, the fire inspector and the building inspector.
2. The applicant will supply the Chief of Police with an emergency contact list and will also obtain the approval of the Police Chief in regards to all alarms and security devices.
3. There will be no outside storage of equipment or materials.
4. The applicant will supply the Chief of Police with an emergency contact list and will also obtain the approval of the Police Chief in regards to all alarms and security devices.
5. There will be no outside storage of equipment or materials.
6. The applicant indicated the name of her driving school will be placed in the directory and she will also have a sign on the office door.

Nine agreed to a roll call vote... 9-0

**ITEM #2**

Ego Trip  
340 Union Blvd.

Block 105-Lot 10

Minor Site Plan  
Certificate of Use

Mr. Shaun Puluse appeared requesting approval for occupancy of approximately 490sq ft of space to operate an appointment only Barber Shop at this location. Mr. Puluse testified that the business will not accept walk-in customers and that appointments are made online. He also stated that at a maximum there would be two customers waiting to be seated. The business will provide haircuts, hair washing and limited availability of one hair care product to purchase.

Chairman Hennion read a letter of intent into the record. The applicant will occupy approximately 490 sq. ft. of space at this location. There will be three barber chairs in total on-site. Mr. Puluse and one apprentice will work on site. The anticipated hours of operation will be Tuesday through Saturday from 9:00 a.m. to 8 p.m.

Mr. Puluse stated that he has been assigned one parking space and that all other parking will be shared in common with other tenants and customers. The Applicant also represented that he will not be installing any signage, however, the applicant will affix the name of his business to the mailbox located on the front façade in order to identify the location of the business.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the minor site plan as presented. This approval is subject to and contingent upon the following conditions and will be memorialized in a Resolution at a future date:

1. The construction of internal partitions, exits, entrances and fire safety devices are subject to and require the approval of the fire sub-code official, the fire inspector and the building inspector.
2. The applicant will supply the Chief of Police with an emergency contact list and will also obtain the approval of the Police Chief in regards to all alarms and security devices.
3. There will be no outside storage of equipment or materials.

Nine agreed to a roll call vote... 9-0

**ITEM #3**

Mr. Right Laundry Lounge  
79 Union Blvd.

Block 11- Lot 6.01  
*change of ownership*

Minor Site Plan  
Certificate of Use

Mr. Reginald Rosarion of 158 Spring Street in Orange, NJ appeared requesting approval for the continued occupancy of a Wash & Fold Laundromat. Mr. Roasrion testified that the operation will remain exactly as is. There will be no change to the name at this time but will be a text change only in the future. The hours of operation will also remain the same, 7:00 a.m. to 11:00 p.m., seven days per week. The applicant also indicated that 10 parking spaces have been allotted, however parking is shared with other tenants.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the minor site plan as presented. This approval is subject to and contingent upon the following conditions and will be memorialized in a Resolution at a future date:

1. The construction of internal partitions, exits, entrances and fire safety devices are subject to and require the approval of the fire sub-code official, the fire inspector and the building inspector.
2. The applicant will supply the Chief of Police with an emergency contact list and will also obtain the approval of the Police Chief in regards to all alarms and security devices.
3. There will be no outside storage of material or equipment.
4. All previously approved conditions will remain in effect.

Nine agreed to a roll call vote... 9-0

**ITEM #4**

Englewood Lab, LLC  
20 Campus Road

Block 10.01-Lot 6

Minor Site Plan  
Certificate of Use

Mr. Russo, Attorney for the applicant and Mr. Ken Park, employee appeared requesting approval for occupancy of approximately 125,245 sq ft of space to operate a warehouse for packaging components and no manufacturing will be done at this location. Mr. Russo indicated that this location is a contract purchase.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation would be Monday thru Friday from 7:00am to 6:00pm. There will be 120 employees. The operation is for the warehousing of cardboard boxes, empty components and IT Operations.

Mr. Park testified that in addition to the warehousing of components, there will be packaging and assembly of cosmetic products, there will be no manufacturing of any kind at this location and no hazardous materials are stored on-site. Mr. Park also testified that they will receive 10 -15 deliveries per day by either tractor trailer or box trucks. There are 192 parking spaces existing on-site. In addition, there is space available for the parking of nine trucks on-site. The Applicant also stipulated that noise levels at the property line would not exceed state or government regulations or standards. The Applicant further stipulated there would be no idling of trucks on-site in violation of any state or government regulations or standards.

Signage for the prior occupant of the premises will be removed. The Applicant will install signage on the façade of the building facing Campus Road identifying the new entity. The size of the building façade signage will be substantially similar to and no larger than the existing building façade signage. In addition, there is a monument sign facing Totowa Road. The existing signage on the monument will be removed and replaced with signage reflecting the name of the new business.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the minor site plan as presented. This approval is subject to and contingent upon the following conditions and will be memorialized in a Resolution at a future date:

1. The construction of internal partitions, exits, entrances and fire safety devices are subject to and require the approval of the fire sub-code official, the fire inspector and the building inspector.
2. The applicant will supply the Chief of Police with an emergency contact list and will also obtain the approval of the Police Chief in regards to all alarms and security devices.
3. There will be no outside storage of material or equipment. The Applicant also stipulated that noise levels at the property line would not exceed state or government regulations or standards. The applicant further stipulated there would be no idling of trucks on-site in violation of any state or government regulations or standards.

Nine agreed to a roll call vote... 9-0

**ITEM #4**

Ricci, Fava, Bagley, LLC  
16 Furler Road

Block 175 - Lot 6

Minor Site Plan  
Certificate of Use

Applicant did not appear. A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to carry this matter to the next regular Planning Board meeting of October 27, 2016 at 8:00pm.

Nine agreed to a roll call vote... 9-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the Minutes of September 22, 2016 as presented.

Seven agreed to a roll call vote... 7-0  
Commissioner Festa & Mayor Coiro abstained

**RESOLUTIONS:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for Jarets Stuffed Cupcakes – Blk. 105 – Lot 6.03 as presented.

Seven agreed on a roll call vote.....7-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for Bengal Assoc. – Blk. 39 – Lot 1 as presented.

Seven agreed on a roll call vote.....7-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for Totowa’s Best Pizza & Grill – Blk. 139 – Lot 4 as presented.

Seven agreed on a roll call vote.....7-0

There being no other business, a motion was offered by Commissioner Paese and seconded by Commissioner Zarek to adjourn the meeting.

All in favor.....9-0

Respectfully submitted,

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Pete Campilango, Secretary

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Patricia Paulson  
Planning Board Clerk

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Date Approved