

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – OCTOBER 27, 2016

Chairman Hennion called the Planning Board meeting of Thursday, October 27, 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 27th 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

Ricci, Fava, Bagley, LLC
16 Furler Road

Block 175 - Lot 6

Minor Site Plan
Certificate of Use

Mr. Ricci appeared on behalf of the law firm requesting the approval of approximately 4,000 sq. ft. of space to be used for law offices. He represented that the law firm will be relocating from its present location in Woodland Park to Totowa. The law firm consists of six full-time attorneys, one part-time attorney, four secretaries and a part-time bookkeeper. The law firm anticipates hours of operation to be Monday thru Friday from 8:30 a.m. to 5:30 p.m. However, the attorneys routinely stay until 7:00 p.m. Mr. Ricci addressed the sufficiency of on-site parking as it relates to the occupancy of his law firm at this location. The property has numerous parking spaces next to, under, and around the building. Four onsite parking spaces are designated to the law firm underneath the building. The Applicant will install a sign in the space provided in the existing freestanding pylon sign. The Applicant will also have a sign in the directory of the building. The Applicant will also install a sign on the wall next to the entrance door to the office suite.

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.

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

ITEM #2

Lux Nail Lounge, LLC
650 Union Blvd.

Block 143-Lot 1

Minor Site Plan
Certificate of Use

Mr. Darren Del Sardo, attorney for the applicant and Ms. Nhi Ho, owner of the business appeared requesting occupancy of approximately 1,900 sq. ft. of space to be used as a Nail Salon. Ms. Ho testified that she seeks to operate a beauty salon specializing in manicures, pedicures and nail art designs. The anticipated hours of operation will be Monday thru Sunday 10:00 a.m. to 7:00 p.m. There will be approximately four employees associated with this business. Parking will be shared in common with other tenants and customers at the shopping center. Regarding signage, the applicant will install signage above the front entrance of the store. There is an existing free standing pylon sign on the premises but at this time, the Applicant is not proposing any signage on the pylon sign. Any signage will conform to the ordinance requirements and the signage will be in conformance with the sign plan in place for the shopping center.

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. Employees will obtain and maintain required licenses.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the Minutes of October 13, 2016 as presented.

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

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Englewood Lab – Blk. 10.01 – Lot 6 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Around Town Driving School – Blk. 177 – Lot 6 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Ego Trip – Blk. 105 – Lot 10 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Mr. Right Laundry Lounge – Blk. 11 – Lot 6.01 as presented.

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

VOUCHERS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve a voucher for Alamo Engineering Professional services as listed below:

Invoice 092387 Villages @ Totowa in the amount of \$5,349.58

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve a voucher for Weiner Lesinak Professional services as listed below:

- Invoice 196542 TOT-909E Realty Corp. in the amount of \$237.50
 - Invoice 196543 TOT-910E Pasha Enterprises, LLC in the amount of \$190.00
 - Invoice 196544 TOT-911E Bengal Assoc. in the amount of \$190.00
 - Invoice 196545 TOT-912E Jarets Stuffed Cupcakes in the amount of \$190.00
 - Invoice 196546 TOT-913E Totowa's Best Pizza & Grill in the amount of \$190.00
- Five agreed to a roll call vote... 5-0

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

All in favor.....9-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved