

BOROUGH OF TOTOWA PLANNING BOARD

PASSAIC COUNTY
NEW JERSEY



MINUTES – NOVEMBER 10, 2016

Acting Chairman Campilango called the Planning Board meeting of Thursday, November 10, 2016 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Campilango Councilman D'Angelo Commissioner Zarek Commissioner Paese
Commissioner Festa Mike Cristaldi, PE John Miller, ESQ

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 10th day of November 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

Jersey Nail & Spa 400 Minnisink Road	Block 174- Lot 4 <i>change of owner</i>	Minor Site Plan Certificate of Use
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Ms. Minh le of 122 Bremond Street in Belleville, NJ appeared requesting approval of approximately 1,428 square feet of space for the continued use of a Nail Salon. There are no interior changes needed.

A letter of intent was read into the record. The Applicant will continue services of manicure, pedicure, and eyebrow wax. The anticipated hours of operation are 10:00 a.m. to 7:00 p.m. seven days per week.

Ms. Minh le further represented that there are 79 shared parking spaces which is sufficient. There will be 2 licensed employees to start with the hopes of hiring more. Ms. Minh le testified that the existing sign will be used with a text change only.

A motion was offered by Commissioner Paese 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. All employees will be licensed and maintain license in a current manner.
4. There will be no outside storage of equipment or materials except that which has been identified.
5. The Applicant states there will be a text change only to the existing sign.
6. All previously approved conditions will remain in effect.

Five agreed to a roll call vote... 5-0

ITEM #2

Juvia Aesthetics
541 Union Blvd.

Block 145-Lot 13

Minor Site Plan
Certificate of Use

Ms. Neraida Montalvo appeared requesting approval for occupancy of approximately 700 sq. ft. of space to operate a beauty salon.

Acting Chairman Campilango read a letter of intent into the record. There will be a maximum of three employees on-site. The anticipated hours of operation will be Monday through Sunday from 9 a.m. to 7 p.m.

Ms. Montalvo explained the operation of the business. She testified that the services provided to customers will be facial and makeup services and anti-aging treatments for men and women. In addition, there will be enhancement of eyelashes and eyebrows. The Applicant stipulated that the business and individual workers have obtained or will obtain any and all licenses that are necessary to conduct the business at this location.

Regarding signage, the existing façade sign will be replaced with a new sign representing the Applicant's business. The new signage will be no larger than the existing signage and be non-neon and non-flashing. The Applicant stated that the text of the sign will read Juvia's Aesthetics. The Applicant stipulated that a new awning may be installed which only includes the business' address number. The new signs and awning shall conform to the Sign Ordinance of the Borough of Totowa.

A motion was offered by Commissioner Paese 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 replace the existing sign and may install an awning which will contain the address number only.

Five agreed to a roll call vote... 5-0

ITEM #3

Spiral Binding
1 Maltese Drive

Block 170.02- Lot 8

Amended Site Plan
Expansion of Parking

John Testa, Esq., of the law firm Mizzone & Testa and Thomas F. Graham, P.E., a licensed Professional Engineer appeared requesting approval of an amended site plan to construct twenty-two additional parking spaces on-site as opposed to the twenty-four parking spaces for which this Board previously granted approval. Mr. Testa represented that the Applicant previously obtained amended site plan approval and ancillary (c) variance relief from the Board on April 10, 2003 which decision was memorialized in a Resolution adopted on April 24, 2003. The 2003 approval consolidated all Spiral Binding functions under one roof. The 2003 approval allowed the Applicant to reserve the construction of twenty-four parking spaces until such time as either the Applicant or the Borough determined that additional parking spaces are required on-site. The issue of reserved parking was addressed in condition 11 of the 2003 Resolution. Mr. Testa further represented that the Applicant now needs to provide additional parking spaces due to the expansion of its business.

Mr. Graham stated that twenty-four parking spaces were land-banked pursuant to the amended site plan approval granted to the Applicant by this Board in 2003. The Applicant now proposes to construct twenty-two parking spaces. Mr. Graham testified that a telecommunications tower was constructed on the property

sometime after 2003 which prevents the Applicant from constructing the full twenty-four parking spaces which were approved by the Board in 2003. Mr. Graham added that arbor vitae will be installed along the southern, western and northern boundaries of the southwest portion of the proposed parking lot for screening. The Applicant also represents that twenty-two parking spaces are sufficient for the Applicant's use of the property. Mr. Graham stated that the additional parking spaces will result in less than ¼ acre of additional impervious coverage on the property. He added that the total square footage of the property is approximately 1.6 acres.

Mr. Graham stated that the parking lot will be accessed by an existing driveway which runs from West End Road to a western service road to access the parking lot. Mr. Graham also testified that an existing 8 foot fence runs along the southerly portion of the property just south of the proposed parking lot which acts as a buffer from Block 170.02, Lot 7. Mr. Graham agreed on behalf of the Applicant that if a drainage problem arises on the site due to the construction of the proposed parking lot, the Applicant agrees to install a seepage pit in the rear of the property. The location, size and sufficiency of which will be subject to the review and approval of the Board Engineer. Mr. Graham testified that three working lights currently exist for illumination of the parking lot and those lights will not affect adjacent properties. He added that the three lights will shut off at 12:30 a.m. each evening.

A motion was offered by Commissioner Paese and seconded by Commissioner Festa to open the public portion of meeting.

Five agreed on a roll call vote.....5-0

NO PUBLIC TO BE HEARD

A motion was offered by Commissioner Paese and seconded by Commissioner Festa to close the public portion of meeting.

Five agreed on a roll call vote.....5-0

A motion was offered by Commissioner Paese and seconded by Commissioner Festa to approve the amended 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 Applicant stipulates no spillover lighting will occur onto adjoining properties and that the lights illuminating the parking lot will shut off at 12:30 a.m. each evening.
2. There will be no outside storage of material or equipment.
3. The Applicant agrees to install a seepage pit at the rear of the property in the event drainage problems are caused by the new parking lot. The location, size and sufficiency of which shall be subject to the review and approval of the Board Engineer.
4. All terms and conditions of the Board's prior resolutions remain in full force and effect except as satisfied or amended and not in conflict with this approval.

Five agreed to a roll call vote... 5-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the Minutes of October 27, 2016 as presented.

Five agreed to a roll call vote... 5-0

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Lux Nail Lounge – Blk. 143 – Lot 1 as presented.

Five agreed on a roll call vote.....5-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Ricci, Fava, Bagley, LLC – Blk. 175 – Lot 6 as presented.

Five agreed on a roll call vote.....5-0

VOUCHERS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve a series of vouchers for Weiner Lesniak, LLC, Professional services as listed below:

- Invoice 197503 TOT-914E – Around Town Driving School in the amount of \$190.00
- Invoice 197504 TOT-915E – Englewood Lab in the amount of \$190.00
- Invoice 197505 TOT-916E – Ricci, Fava, & Galey, LLC in the amount of \$190.00
- Invoice 197506 TOT-917E – Mr. Right Laundry Lounge in the amount of \$190.00
- Invoice 197507 TOT-918E – Ego Trip in the amount of \$190.00
- Invoice 197508 TOT-919E – Lux Nail Lounge, LLC in the amount of \$190.00
- Invoice 194072 TOT-895E – Mud Pies Learning Center in the amount of \$190.00
- Invoice 194075 TOT-899E – ALML Associates in the amount of \$228.00

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

All in favor.....5-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved