

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – DECEMBER 8, 2016

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

PRESENT:

Commissioner Campilango	Councilman D'Angelo	Commissioner Murphy	Commissioner Paese
Chairman Hennion	Vice Chairman Coiro	Mayor Coiro	Mike Cristaldi, PE
John Miller, ESQ	Richard Briigliadoro, ESQ		

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 8th day of December 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

Il Piatto	Block 174- Lot 4	Minor Site Plan
333 Totowa Road	<i>Change of owner</i>	Certificate of Use

Ms. Nancy Fiore and Mr. Manny Torres appeared requesting approval of approximately 1,000 square feet of space to operate a restaurant in the premises formerly occupied by All Day Café. The nature of the new business is that of an Italian restaurant providing lunch & dinner with takeout and delivery.

A letter of intent was read into the record. The anticipated hours of operation are 9:00 a.m. to 9:00 p.m. seven days per week.

Ms. Fiore further represented that there are 10 onsite parking spaces which would be sufficient. There will be 3 employees to start. Ms. Fiore testified that the existing signs will be used with a text change only.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy 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. The anticipated hours of operation are 9:00 a.m. to 9:00 p.m. seven days per week.
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.

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

ITEM #2

Jackson Hewitt Tax Service
79 Union Blvd.

Block 11-Lot 6.01

Minor Site Plan
Certificate of Use

Mr. Thomas DePasquale appeared requesting approval for occupancy of approximately 1,400 sq. ft. of space to relocate the existing Tax Service operation at 400 Minnisink Road to 79 Union Blvd.

Chairman Hennion read a letter of intent into the record. There will be four employees. The anticipated hours of operation will be Monday through Saturday from 9 a.m. to 9 p.m. during peak tax season and from 11 a.m. to 5 p.m., two to three days per week in the off-peak tax season.

Mr. Thomas DePasquale explained the operation of the business. He further testified that there is sufficient onsite parking. Signs will be installed identifying the business in the space provided on the existing façade and on the freestanding sign. Signs will meet the Sign Ordinance of the Borough of Totowa.

A motion was offered by Commissioner Paese and seconded by Commissioner Murphy 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 signs. Signs will meet the Sign Ordinance of the Borough of Totowa.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to admit Planning Board Attorney, Richard Briigliodoro into the remainder of the meeting.

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

ITEM #3

Da Da Boro Deli
539 Union Blvd.

Block 145-Lot 13
Change of owner

Minor Site Plan
Certificate of Use

Mr. Ramez Elkhouri appeared requesting approval for occupancy of approximately 1,100 sq. ft. of space for the continued operation of the Borough Deli – Dah Dah's. The Applicant will essentially provide the same food services as was previously provided by the Borough Deli.

Chairman Hennion read a letter of intent into the record. There will be two to three employees onsite. The anticipated hours of operation will be Monday through Saturday from 6 a.m. to 8 p.m. The Applicant will maintain the stove and oven on the premises which will be used to heat and prepare hot foods as well as traditional refrigerated deli items. The Applicant will retain the ATM machine on the premises.

Mr. Elkhouri testified that he intends to utilize the existing signage on the building. In addition, he agreed to comply with the ordinance requirements that any signage on the door will not exceed 20% of the glass area of the door. The Applicant further stipulated that he would remove all neon signs in the windows except for the lottery sign, hours of operation signage and ATM signs. Planning Board was in agreement. It was represented that there will also be no internal alteration of any partitions or fixtures.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy 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. Any 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. The anticipated hours of operation are Monday through Saturday from 6 a.m. to 8 p.m.
4. There will be no outside storage of equipment or materials.
5. The Applicant will utilize existing signage on the building and agreed to comply with sign ordinance - any signage on the door will not exceed 20% of the glass area. The Applicant will remove all neon signs in the windows except for the lottery sign, hours of operation signage and ATM signs.
6. All previously approved conditions will remain in effect.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the Minutes of November 10, 2016 as presented.

Mayor Coiro and Vice Chairman Coiro abstained
Five agreed to a roll call vote... 5-0

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for Jersey Nails & Spa – Blk. 174 – Lot 4 as presented.

Three agreed on a roll call vote.....3-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for Maltese Realty Assoc., LLC – Blk. 170.02 – Lot 8 as presented.

Three agreed on a roll call vote.....3-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for Juvia Aesthetics – Blk. 145 – Lot 13 as presented.

Three agreed on a roll call vote.....3-0

VOUCHERS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve a series of vouchers for Alaimo Engineering, Professional services as listed below:

Invoice 093033 – Meeting Attendance (ending 10/19/16) in the amount of \$380.00

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the refund of Builder’s Escrow to Charles Bressman – Block 172 – Lots 2, 3, 3.01 in the amount of \$1,503.55.

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 Murphy to adjourn the meeting.

All in favor.....7-0

Respectfully submitted,

Pete Campilango, Secretary