

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

PASSAIC COUNTY  
NEW JERSEY



MINUTES – FEBRUARY 25, 2016

Chairman Hennion called the Planning Board meeting of Thursday, February 25, 2016 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

**PRESENT:**

|                         |                           |                     |                     |
|-------------------------|---------------------------|---------------------|---------------------|
| Commissioner Campilango | Councilman D'Angelo       | Vice Chairman Coiro | Commissioner Murphy |
| Commissioner Niland     | Mayor Coiro               | Chairman Hennion    | Commissioner Festa  |
| Mike Cristaldi, PE      | Richard Briigliodoro, ESQ |                     |                     |

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 25th day of February 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**

|   |   |                                       |
|---|---|---------------------------------------|
| Logan & Assoc./Skyline Healthcare<br>40 Vreeland Avenue | Block 158- Lot 3.01<br><i>Suite 105</i> | Minor Site Plan<br>Certificate of Use |
|---|---|---------------------------------------|

Mr. Michael D. Logan, CPA appeared requesting approval for occupancy of approximately 3,600 sq. ft. of office space in Suite 105 for back office accounting services for Skyline Healthcare which manages and owns approximately 40 nursing homes and assisted living facilities located in New Jersey, Pennsylvania, Florida and Arkansas.

Planning Board Attorney, Rich Briigliodoro read a letter of intent into the record. The anticipated hours of operation will be Monday through Friday from 9:00 a.m. to 5:00pm p.m. and some Saturday mornings as needed. There will be twelve employees.

Mr. Logan testified that there is sufficient on-site parking for the proposed use of the premises. He also addressed the issue of signage and stated that the Applicant will have painted letter signs on the front window at the entrance reading "Logan & Associates, Certified Public Accountants" and "Skyline Healthcare" with a drawing of a city skyline below it. Mr. Logan indicated that there would be some cosmetic changes to the space to include new floor, ceiling tiles and glass partitions. There will also be one sink that will be relocated.

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 materials.

4. The anticipated hours of operation will be Monday through Friday from 9:00 a.m. to 5:00 p.m. and Saturday mornings as needed. There will be twelve employees.
5. The applicant will have painted letter signs on the front window at the entrance reading “Logan & Associates, Certified Public Accountants” and “Skyline Healthcare” with a drawing of a city skyline below it. No more than 20% of the window will be covered.

Eight agreed to a roll call vote... 8-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the Minutes of February 11, 2016 as prepared.

Seven agreed on a roll call vote.....7-0  
Councilman D’Angelo abstained

**RESOLUTIONS:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for De La Torre Chiropractic Center – Blk. 38 – Lot 1 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for GBW Manufacturing, Inc. – Blk. 170.03 – Lot 2 as presented

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Electronic Recyclers International, Inc. – Blk. 11 – Lot 7.01 as presented

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

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

All in favor.....8-0

Respectfully submitted,

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Pete Campilango, Secretary

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Patricia Paulson  
Planning Board Clerk

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Date Approved