

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – MAY 12, 2016

Chairman Hennion called the Planning Board meeting of Thursday, May 12, 2016 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Campilango	Chairman Hennion	Commissioner Zarek	Mayor Coiro
Councilman D'Angelo	Commissioner Niland	Mike Cristaldi	Richard Briigliodoro, ESQ

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 12th day of May 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

Primerica Inc. 265 Route 46 West	Block 174- Lot 7	Minor Site Plan Certificate of Use
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Mr. Mark Yampaglia, Esq., and Diane and Michael Triolo appeared requesting the approval for occupancy of approximately 1,685 square feet of space at this location to operate a business office.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation will be Monday, Tuesday, Thursday and Friday from 9 a.m. to 6:00 p.m., Wednesday from 10 a.m. to 10 p.m. and Saturday from 9 a.m. to 2 p.m. There will be a total of 12 employees both full and part-time. There are approximately 126 parking spaces on-site and parking is shared in common with other tenants.

Diane and Michael Triolo testified as to the nature of the business. They will provide financial counseling services to individuals and families including, but not limited to, retirement planning, college financing planning, long term health care; budgeting and debt elimination. The Applicant further represented that they utilize the services of an Estate Planning attorney to assist their clients. The Applicant's represented that they are not financial advisors. However, Ms. Triolo represented that most of the time, counseling services occur at the clients' residence or place of business. The applicant will provide a directory sign within the building as well as a sign on the entrance door to the suite identifying the business.

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese 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 anticipated hours of operation will be Monday, Tuesday, Thursday and Friday from 9 a.m. to 6:00 p.m., Wednesday from 10 a.m. to 10 p.m. and Saturday from 9 a.m. to 2 p.m. There will be a total of 12 employees both full and part-time.

Six agreed to a roll call vote... 6-0

ITEM #2

School of Makeup Effects
490 S. Riverview Drive

Block 178- Lot 3.01

Minor Site Plan
Certificate of Use

Mr. Joseph Bulman, Esq and Angelica Medina of 4 Darwin Road, Old Bridge, NJ 08857 and Lindsey Novotny of 185 Woodland Avenue, Little Ferry, NJ 07643 appeared requesting the approval for occupancy of approximately 1,650 square feet of space at this location to operate a training facility that educates and certifies upcoming makeup artists on special occasion, television, theater and film makeup.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation will be Monday through Friday from 9:30 a.m. to 9:30 p.m. The business may be opened on weekends but that would be by appointment only. There are 35 parking spaces on one side of the building and 25 parking spaces on the other side of the building, providing sufficient on-site parking to accommodate the applicant's employees and students.

The applicant testified as to the nature of the business; stating all programs are designed to provide hands-on training for beginners, as well as advanced makeup artists. Makeup services are also provided and are performed by graduates and instructors. The Applicant will also provide makeup training for special effects. The Applicant indicated there would be 1 or 2 employees on-site. It is the applicant's expectation that there would be 2 classes operating simultaneously with approximately 5 to 15 students per class. One class would be for special effects makeup and the other class would be for general makeup. The Applicant also represented that they are not required to be licensed in order to conduct this business activity, but students will receive certificates at the completion of the course.

With respect to signage, the applicant will utilize the existing sign box but change the text to reflect the name of the new business and the applicant will have a directory sign within the building.

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese 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 anticipated hours of operation will be Monday through Friday from 9:30 a.m. to 9:30 p.m.

Six agreed to a roll call vote... 6-0

ITEM #3

Prestige Driving School
264 Union Blvd.

Block 30- Lot 11

Minor Site Plan
Certificate of Use

Mr. Goran Vasilic, Esq, and Dennis D. Tapalaga applicant, appeared requesting approval for occupancy of approximately 150 sq. ft. of space to operate a full service driving school. The Applicant is currently pursuing licensing by the New Jersey Motor Vehicle Commission.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation will be 6 a.m. until 8 p.m. Monday through Saturday. In addition, the Applicant may also operate at other hours as are necessary to accommodate students. There will be no exterior signage and that the only signage will be located inside the building and on the entrance door to the office suite.

Mr. Tapalaga testified that he seeks to operate a full service driving school. Teaching in the classroom will be on-site and via internet home schooling. Behind the wheel training will occur off-site. Mr. Tapalaga further testified that he will occupy an office approximately 11 feet by 14 feet in area within the multi-tenant building. Mr. Tapalaga estimates that 2 or 3 students at one time will be on the premises. Mr. Tapalaga also represented that his office will provide training for commercial drivers' licenses, as well as automobile drivers' licenses. He anticipates having only 1 or 2 vehicles.

After a discussion, a motion was offered by Commissioner Campilango and seconded by Commissioner Paese 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 overnight storage of vehicles or materials.
4. The anticipated hours of operation will be 6 a.m. until 8 p.m. Monday through Saturday. In addition, the Applicant may also operate at other hours as are necessary to accommodate students.
5. The applicant will obtain and maintain any and all appropriate licenses issued by the New Jersey Motor Vehicle Commission to operate the within business.

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

ITEM #4

Agrusa Inc.
811 Totowa Road

Block 10.01- Lot 2.01

Minor Site Plan
Certificate of Use

Mr. Christopher P. Kelly, Esq. and Donna M. Bush applicant, appeared requesting approval for occupancy of approximately 7,700 sq. ft. of space to operate a business as an importer of food products including, but not limited to, pasta, olive oil, vinegar and frozen pizza. Typically the products are sold to national supermarket chains and some bulk business is also sold to restaurant chains.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation will be 8:30 a.m. to 5:00 p.m. Monday through Friday. There are currently 7 employees, one of whom works from the employee's residence in the State of Florida. There are 18 parking spaces on-site.

Donna M. Bush testified that as the importer of record, they handle all aspects of the importing process. In addition, the applicant is also responsible for the logistics in the United States once the container has received all releases. The applicant ships full container loads of product from the port directly to its customers.

Ms. Bush represented that the Leonia location will be discontinued and they will operate out of the Totowa Road facility. Ms. Bush also indicated that they will replace place a sign in the space provided on the existing freestanding sign as well as to replace the building façade sign on the building. However, Ms. Bush also indicated that they may only install the freestanding pylon sign and may not in fact install the sign on the building. Furthermore, she represented that the applicant will provide a front door etching of the name of the company.

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese 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:

5. 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.
6. 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.
7. There will be no outside storage of equipment or materials.
8. The anticipated hours of operation will be 8:30 a.m. to 5:00 p.m. Monday through Friday.
9. 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.

Six agreed to a roll call vote... 6-0

ITEM #5

AMENDMENT TO RESOLUTION 41-2016 - DESIGNATE THE "LOWER BOROUGH" AS AN AREA IN NEED OF REHABILITATION PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET. SEQ.

Nordan Murphy, P.E., a New Jersey Licensed Professional Engineer and a representative of Richard A. Alaimo Engineering Associates made his presentation to the Board at its regularly scheduled public meeting. Mr. Murphy testified in depth as to the water and sewer infrastructure within the area of the Lower Borough and offered his opinion that the statutory criteria under the LRHL were met in order to declare the delineated area as an area in need of rehabilitation.

After a discussion, the Planning Board Members accepts the Report as presented and concludes that a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance and that a program of rehabilitation may be expected to prevent further deterioration and promote the overall development of the Borough of Totowa.

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to recommend that the Mayor and Council adopt the proposed Resolution designating the delineated area as an area in need of rehabilitation. The Planning Board has no further recommendations in regard to this matter.

Four agreed to a roll call vote... 4-0

Mayor Coiro & Councilman D'Angelo abstained

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the Planning Board Minutes of March 24, 2016 as presented.

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

Mayor Coiro abstained

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the Planning Board Minutes of April 28, 2016 as presented.

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

Mayor Coiro abstained

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for New American Fuel Blk 34 – Lot 10 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for Urgent Care Management Partners Blk 174 – Lots 1, 3, 3.02, 4.02, 5 & 6 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for Stone Corp USA – Blk. 178 – Lot 2 as presented.

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

VOUCHERS:

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

- Invoice 192316 TOT-100 – General File in the amount of \$1,977.23
- Invoice 192318 TOT-841 – COAH in the amount of \$4,248.50
- Invoice 192319 TOT-877E – 55 Shepherds SG, LLC in the amount of \$123.50
- Invoice 192320 TOT-882E – Image Headquarters in the amount of \$190.00
- Invoice 192321 TOT-883E – DMI in the amount of \$190.00

Six agreed on a roll call vote.....6-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve a Refund of Escrow to Marbil Realty, Block 174 – Lot 7 in the amount of \$2,101.00.

Six agreed on a roll call vote.....6-0

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

- Invoice 089655 – Meeting Attendance (ending 4-6-16) in the amount of \$190.00
- Invoice 089656 – 458 S. Riverview Drive Blk 128-Lot4.03 in the amount of \$885.00
- Invoice 089657– Digital Totowa Blk 173-Lot 17 in the amount of \$175.00
- Invoice 089658– 55 Shepherds SG, LLC in the amount of \$437.50
- Invoice 089659– 401 Union Blvd. in the amount of \$1,050.00
- Invoice 087726– Villages @ Totowa in the amount of \$325.50
- Invoice 088707– Villages @ Totowa in the amount of \$661.11
- Invoice 088975– Villages @ Totowa in the amount of \$175.00
- Invoice 089646– Villages @ Totowa in the amount of \$262.50

Six agreed on a roll call vote.....6-0

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

All in favor.....6-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved