

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – May 28, 2015

Chairman Hennion called the Planning Board meeting of Thursday, May 28, 2015 to order at 8:05 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Campilango	Commissioner Festa	Councilman D'Angelo
Commissioner Niland	Commissioner Paese	Commissioner Murphy
Chairman Hennion	Mike Cristaldi, PE	Richard Brigliadoro, ESQ

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 28th day of May 2015 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

Trapanese & Trapanese 290 Union Blvd.	Block 30 – Lot 9 (Suite 5)	Minor Site Plan Certificate of Use
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Mr. Joseph S. Trapanese appeared requesting approval for occupancy of approximately 1,300 square feet of space. Trapanese & Trapanese is a partnership comprised of two owners. Trapanese & Trapanese employs two full-time secretaries and therefore there will be approximately four employees on site. The landlord has allocated one reserved parking spot in the parking lot for use of the business. In addition, parking is shared in common with other tenants and patrons of the office building. The standard hours of operation are Monday - Friday from 9:00am-5:00pm with flexible hours on the weekends.

With respect to signage, there is a pylon sign and the name of the Applicant's law firm will be located on the pylon sign in the space provided. In addition, there will be a sign identifying the law firm on the door to the entrance suite. The Applicant is permitted to install signage on the windows to the office to the office suite. However, the signage shall not exceed 20% of the area of any window upon which signage is located.

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 materials.
4. The anticipated hours of operation would be are Monday - Friday from 9:00am-5:00pm with flexible hours on the weekends.

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

ITEM #2

Scrubs & Beyond, LLC
195 Route 46 West

Block 174 - Lot 12

Minor Site Plan
Certificate of Use

Mr. Darren Del Sardo, Esq. appeared requesting approval for the occupancy of approximately 3,035 square feet of retail space. Scrubs & Beyond is a national retail tenant servicing the health care professionals with medical uniforms and accessories. Scrubs & Beyond has approximately 150 stores nationwide.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation are Monday - Friday from 10:00am-8:00pm, Saturday from 10:00am-7:00pm and Sunday from 12:00pm-5:00pm. There will be six employees on site. Parking is shared in common with other patrons and tenants in the shopping center. The Applicant represented that there would be a total of three signs. There will be one building façade sign and one sign on each of the two pylons. With respect to the building façade sign, as a result of discussions between the Applicant and the Board, the Applicant agreed to reduce the size of the building façade sign not to exceed 41.5 square feet. With respect to the pylon signs, the signs will be located in the space provided. In addition, if the Applicant installs any signage in the windows, the signage will not exceed 20% of the window area.

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 would be Monday - Friday from 10:00am-8:00pm, Saturday from 10:00am-7:00pm and Sunday from 12:00pm-5:00pm.
5. Applicant to install a total of three signs. There will be one building façade sign and one sign on each of the two pylons. The building façade sign will not exceed 41.5 square feet. With respect to the pylon signs, the signs will be located in the space provided. The installation of any signage in the windows shall not exceed 20% of the window area. All signs will conform to the Borough of Totowa sign ordinance.

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

ITEM #3

The Chicken Company
357 Union Blvd.

Block 94 – Lot 9

Minor Site Plan
Certificate of Use

Mr. Anish Amin appeared requesting approval for occupancy of approximately 670 sq. ft. of to operate a fast food restaurant serving a variety of chicken (fried and grilled) with various sides such as French fries, macaroni and cheese, salads and similar items for both takeout and delivery. There will be no waitress service.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation are 11:00am-10:00pm, seven days per week. There will be two employees.

Mr. Amin testified seeks to upgrade the restaurant by renovating lighting fixtures, installing a new laminate floor and other similar cosmetic changes, and that the pizza ovens will be removed. There will be four tables with seating for two individuals at each table. In addition, there will be six bar stools that will be located along the wall area. There are seven on-site parking spaces associated with this business. Mr. Amin also testified that there will be a text change only to the two existing signs. The signs will be no larger in size.

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 would be 11:00am-10:00pm, seven days per week. There will be two employees.
5. There will be a text change only to the two existing signs. The installation of any signage in the windows shall not exceed 20% of the window area. All signs will conform to the Borough of Totowa sign ordinance.

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

ITEM #4

Santoro's Italian Market
330-332 Union Blvd.

Block 105 – Lot 12

Minor Site Plan
Certificate of Use

Mr. Jonathon Babicz appeared requesting approval for the continued occupancy of a delicatessen and butcher. This is a change of ownership only and the operation will continue as it has for many years.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation are Monday-Friday from 9:00am-6:30pm and Saturday and Sunday from 10:00am-4:00pm. There will be three (3) employees including the owner. There are 2 parking spaces behind the store.

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 would be Monday-Friday from 9:00am-6:30pm and Saturday and Sunday from 10:00am-4:00pm. There will be three employees including the owner.
5. There are 2 on-site parking spaces behind the store, all other is off-site parking.
6. Signage will remain the same – no name change. The installation of any signage in the windows shall not exceed 20% of the window area. All signs will conform to the Borough of Totowa sign ordinance.

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

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for TEP Solutions & Consulting – Blk. 6 – Lot 2 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for Durum Doner-Blk 92-Lot 10 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for Charles Bressman – Blk. 172 – Lots 3 & 3.01 as presented.

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

VOUCHERS:

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

Invoice 083424 Meeting Attendance (3/12/15 - 4/8/15) in the amount of \$570.00

Invoice 083434 Charles Bressman in the amount of \$935.00

Invoice 083427 Digital Totowa, Blk 173-Lot 17 in the amount of \$443.25

Invoice 083428 47-51 Columbus Ave, Blk 69-Lots 2.02 & 2.03 in the amount of \$255.00

Invoice 083428 BP Product- North America, Blk 145-Lot 1 in the amount of \$170.00

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

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

All in favor.....7-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved