

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – JUNE 11, 2015

Chairman Hennion called the Planning Board meeting of Thursday, June 11, 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 Murphy	Chairman Hennion
Mike Cristaldi, PE	Richard Briigliadoro, ESQ	

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 11th day of June 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

Shorty's Seafood Corp 290 Union Blvd.	Block 171 – Lot 16	Minor Site Plan Certificate of Use
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Mr. Steven J. Veltri, Esq. appeared requesting approval for occupancy of approximately 8,800 square feet of warehouse space for the distribution of wholesale frozen seafood. The breakdown is approximately 1,200 square feet on the second floor, 600 square feet on the first floor, 500 square feet of storage and 6,500 square feet of freezer space.

Chairman Hennion read an undated letter of intent into the record. There will be eight employees on site inclusive of approximately 4-5 sales people and three employees for office support. The anticipated hours of operation will be Monday-Friday from 9:00am-5:00pm.

Mr. Kach Tam, the operations manager for Shorty's Seafood testified that the Applicant is relocating its operation from Queens, New York to Totowa, New Jersey. Mr. Tam further testified as to the nature of the business indicating that Shorty's Seafood will carry frozen Cuttlefish, Tilapia and Hairtail fish. In addition, the Applicant will sell Vannamei shrimp. The target market will be food processors, distributors, wholesalers, supermarkets and restaurants.

Mr. Tam also testified in regard to the loading and unloading process. He represented that there are approximately 4 or 5 loading bays in the rear of the building. He anticipates deliveries approximately 2-3 times per week. There is one sign on the building façade identifying the name of the new business which has been previously approved by the building department. The signage replaced existing signage on the building.

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 are Monday - Friday from 9:00am-5:00pm.

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

ITEM #2

Aldin Transportation Corp
575 Preakness Ave

Block 5 - Lot 3

Minor Site Plan
Certificate of Use

Alan J. Mariconda, Esq. and Abdul Chaudhry appeared requesting approval for the occupancy to operate a bus storage and maintenance business. The Applicant represented that they serve five or six school districts. Essentially, the buses depart from the site on a staggered basis between 7:00am and 8:00am and the buses return at the end of the school day.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation are approximately 7:00am – 5:00pm. There will be 40 buses located on site. There are approximately 50 bus drivers. In addition to the bus drivers, there will be a total of six employees working on site consisting of office workers and mechanics.

Mr. Chaudhry represented that all bus repairs will be conducted within the 6,700 square foot building that will be occupied by the Applicant. The hours of operation of the mechanics are 8:00am-5:00pm. The Applicant will install a sign on the building to reflect the name of the business, which signage will conform to the ordinance requirements.

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

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

Ms. Mona Lisa Adamo, 1 Adams Road, Wayne, New Jersey. Ms. Adamo raised issues in regard to storm water management on the site.

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

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

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. All bus repairs will be conducted inside of the garage and only between the hours of 8:00am and 5:00pm.

4. The anticipated hours of operation would be 7:00am – 5:00pm and the hours of operation of the mechanics are 8:00am-5:00pm.
5. There is sufficient off street parking for employees.
6. The applicant will install a stop sign on the private property at the driveway which provides ingress to and egress from Preakness Avenue.

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

ITEM #3

North Jersey Chamber of Commerce
205 Route 46 West

Block 174 – Lot 12

Minor Site Plan
Certificate of Use

Mr. Brian Tangora, President, appeared requesting approval for occupancy of approximately 726 sq. ft. on the 2nd floor to be used strictly for offices.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation will be 8:30am-4:30pm. There will be two full time employees. The Applicant will only require the use of two parking spaces. However, parking is shared in common with other tenants in the shopping center.

Mr. Tangora represented that the North Jersey Chamber of Commerce (“NJCC”) is a community-minded, member-focused, non-profit business organization. The mission of NJCC is to foster the growth and profitability of the members of NJCC via a variety of networking events, educational seminars, cost-saving programs, legislative advocacy and member-to-member collaborative opportunities.

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 8:30am-4:30pm. There will be two full time employees.
5. The Applicant will have a sign on the door to the office suite. All signs will conform to the Borough of Totowa sign ordinance.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the Planning Board Minutes of May 14, 2015 as prepared.

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

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for Trapanese & Trapanese – Blk. 30 – Lot 9 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for Scrubs & Beyond, LLC-Blk 174-Lot 12 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for Santoro’s Italian Market – Blk. 105 – Lot 12 as presented.

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

RESOLUTIONS cont.:

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for The Chicken Company – Blk. 94 – Lot 9 as presented.

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

VOUCHERS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve a voucher for Weiner Lesniak Professional services as listed below:

Invoice 182461 TOT-729L Charles Bressman in the amount of \$1,626.50

Invoice 182467 TOT-835E Durum Doner, Blk 92-Lot 10 in the amount of \$190.00

Invoice 182468 TOT-836E TEP Solutions & Consulting, Blk 6-Lot 2 in the amount of \$190.00

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

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

All in favor.....6-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved