

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – JUNE 25, 2015

Secretary Campilango called the Planning Board meeting of Thursday, June 25, 2015 to order at 8:05 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Campilango
Commissioner Niland

Commissioner Paese
Mayor Coiro

Councilman D'Angelo
Gary Tomasella,, 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 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

Salin J. Balady, Jr.
State Farm Insurance
308 Union Blvd.

Block 106 – Lot 3
change of ownership

Minor Site Plan
Certificate of Use

Mr. Salin J. Balady, Jr. appeared requesting approval for the occupancy of approximately 1,020 square feet of the first floor for the continued operation of an insurance and financial service firm selling property & casualty /life Insurance. This is a change of ownership only.

Secretary Campilango read a letter of intent into the record. There will be five full time employees on site. The anticipated hours of operation will be Monday-Friday from 9:00am-7:00pm and Saturday from 10:00am to 2:00pm.

Mr. Salin J. Balady, Jr. testified that this is a change of ownership only and only the name on the window will be changed to his. All other signs will remain as they are. He also indicated that there are eight on-site parking spaces at the rear of the building.

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland 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-7:00pm and Saturday from 10:00am to 2:00pm.

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

ITEM #2

Burgio’s Pharmacy
157 Union Blvd.

Block 106 – Lot 3
change of ownership

Minor Site Plan
Certificate of Use

Mr. Fabian Marcos, a licensed pharmacist appeared requesting approval for the occupancy of approximately 1,600 square feet for the continued operation of independent retail pharmacy dispensing prescriptions, over the counter items, gifts, and cards. This is a change of ownership only.

Secretary Campilango read a letter of intent into the record. There will be seven employees with a maximum of four on site at any one time. The anticipated hours of operation will be Monday-Friday from 9:00am-7:00pm, Saturday from 9:00am to 4:00pm, and Sunday from 9:00am to 1:00pm.

Mr. Marcos testified that this is a change of ownership only, the name and the operation of the business will remain the same. He also indicated that there are ten on-site parking spaces at the rear of the building.

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland 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 materials.
- 8. The anticipated hours of operation would be are Monday - Friday from 9:00am-7:00pm and Saturday from 10:00am to 2:00pm.

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

ITEM #2

Aldin Transportation Corp
575 Preakness Ave

Block 5 - Lot 3

Minor Site Plan
Certificate of Use

Kenneth Abdy, realtor indicated that the applicant had not arrived yet and was on his way.

A decision was made to continue with other Planning Board business.....

ITEM #4

Proposed Amendment to Zoning Map Ordinance

The zoning updates are based on the recommendations that were adopted by the Mayor & Council and Totowa Planning Board as part of the 2014 Master Plan Reexamination Report.

After a brief discussion, a motion was offered by Commissioner Paese and seconded by Commissioner Niland to approve the changes presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the Planning Board Minutes of May 28, 2015 as prepared.

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

Mayor Coiro abstained

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the Planning Board Minutes of June 11, 2015 as prepared.

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

Mayor Coiro and Commissioner Paese abstained

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the resolution for North Jersey Chamber of Commerce – Blk. 174 – Lot 12 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the resolution for Aldin Transportation Corp-Blk 5-Lot 3 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the resolution for Shorty’s Seafood Corp – Blk. 171 – Lot 16 as presented.

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

VOUCHERS:

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

Invoice 084011 for Meeting Attendance (ending 5/6/15) in the amount of \$380.00

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to take a break while waiting for the applicant of Aldin Transportation.

All in favor.....5-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to return from break, as the applicant of Aldin Transportation arrived.

All in favor.....5-0

ITEM #2 cont.

Aldin Transportation Corp
575 Preakness Ave

Block 5 - Lot 3

Minor Site Plan
Certificate of Use

Commissioner Campilango provided a review with members of the Planning Board that were not present at the last meeting as to the application and what was approved.

Mr. Ken Abdy, Realtor and Abdul Chaudhry appeared to clarify the bus parking.....spaces vs the number of buses, which 40 buses were approved at the last meeting.

Mr. Abdy indicated that the parking spaces are double in length and that two buses are able to park in one parking space. The applicant also indicated that they have leased an additional half acre to be used for employee parking in the rear of the property.

Commissioner Campilango indicated that parking for the buses is only permitted on one side of the building and there would be no parking in the front along Preakness Avenue.

A motion was offered by Commissioner Paese and seconded by Commissioner Niland to amend 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. 34 parking spaces are double in length and that two buses are able to park in one parking space, therefore allowing 80 buses on site.
2. The applicant also indicated that they have leased an additional half acre to be used for employee parking in the rear of the property.
3. All previously approved conditions for this application will remain in effect.

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

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

All in favor.....5-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved