

# BOROUGH OF TOTOWA PLANNING BOARD

PASSAIC COUNTY  
NEW JERSEY



MINUTES – JUNE 9, 2016

Chairman Hennion called the Planning Board meeting of Thursday, June 9, 2016 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

**PRESENT:**

Commissioner Campilango	Vice Chairman Coiro	Commissioner Murphy	Commissioner Festa
Chairman Hennion	Commissioner Zarek	Mayor Coiro	Councilman D'Angelo
Richard Briigliadoro, ESQ			

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 9th day of June 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**

Bella's Hair Salon & Spa	Block 103- Lot 14	Minor Site Plan
388 Union Blvd.		Certificate of Use

Mr. Hisham Masri, attorney for the applicant, and Lucia Casazza appeared requesting approval for the continued occupancy of approximately 1,636 sq. ft. for an existing Hair Salon & Spa. Ms. Casazza testified that she and her partner will operate a hair spa at this location. There will be two to three employees on-site. The anticipated hours of operation will be Monday through Saturday from 9 a.m. to 6 p.m. Ms. Casazza also explained the operation of the business. She testified that the services to be provided to customers will be hair cutting, coloring, cutting and styling, as well as providing hair, facial and makeup services. In addition, there will be manicure and pedicure services available, as well as body massage, relaxation and weight reduction.

Regarding Signage, there is an existing façade sign that will be replaced with a new sign representing the Applicant's business. The new signage will be no larger than the existing signage. The Applicant stipulated that the text will read Bella's (black lettering) Hair Salon and Spa (green lettering). There will also be a burgundy logo on the sign. The new signs shall conform to the Sign Ordinance of the Borough of Totowa. The Applicant also stipulated that the business and individual workers will obtain any and all licenses that are necessary to conduct the business at this location.

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 Saturday from 9 a.m. to 6 p.m.
5. The Applicant will obtain and maintain any licenses or permits that are required from the State of New Jersey or any other agency required.
6. All terms and conditions of the Board's prior approvals shall remain in full force and effect except as satisfied or amended and not in conflict with this approval.

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

**RESOLUTIONS:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for Destination XL Group, Inc. – Blk. 174 – Lot 12 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Mud Pie Learning – Blk. 10 – Lot 3 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for EMG Realty – Blk. 171 – Lot 7 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for NYCT Service – Blk. 166.04 – Lot 1 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for Benissimo, LLC – Blk 145 - 13 as presented.

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

**VOUCHERS:**

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

- Invoice 193189 TOT-100 – General File in the amount of \$1,984.17
- Invoice 193191 TOT-841 – COAH in the amount of \$2,365.50
- Invoice 193190 TOT-830E – Benissimo Restorante in the amount of \$57.00
- Invoice 193193 TOT-844E – Primerica in the amount of \$190.00
- Invoice 193194 TOT-885E – Urgent Care Management in the amount of \$190.00
- Invoice 193195 TOT-886E – New American Fuel in the amount of \$190.00
- Invoice 193196 TOT-887E – Stone Corp. USA in the amount of \$190.00
- Invoice 193197 TOT-888E – Blush Bar Makeup Studio in the amount of \$190.00
- Invoice 193198 TOT-889E – Agrusa in the amount of \$190.00
- Invoice 193199 TOT-890E – Prestige Driving School in the amount of \$190.00
- Invoice 193200 TOT-892E – Destination XL Group in the amount of \$285.00
- Invoice 193201 TOT-894E – EMG Realty in the amount of \$275.50

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

All in favor.....8-0

Respectfully submitted,

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Pete Campilango, Secretary