

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – JULY 14, 2016

Acting Chairman Campilango called the Planning Board meeting of Thursday, July 14, 2016 to order at 8:04 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Campilango	Commissioner Paese	Councilman D'Angelo	Commissioner Zarek
Mayor Coiro	Mike Cristaldi, PE	John Miller, ESQ	

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 14th day of July 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

Spirit Halloween	Block 174- Lot 12	Minor Site Plan
195 Route 46 West		Certificate of Use

Mr. Kevin Mahoney, attorney for the applicant, and Paul Favaloro, District Manager appeared requesting approval for temporary occupancy of a seasonal Halloween costume and supply store. The applicant will occupy approximately 5,000 sq. ft. of space, same as last year.

Acting Chairman Campilango read a letter of intent into the record. The occupancy is for approximately 3 months only and the tenancy will commence on or before August 1, 2016 and end on or before November 2, 2016. The anticipated hours of operation are 10 a.m. to 9 p.m. Monday through Saturday, and on Sunday, 11:00 a.m. to 7:00 p.m. There would be a maximum of 12 employees per shift.

Mr. Favaloro testified that the applicant will take possession on or about August 1, 2016 and the business would open to the public in early September 2016. The store would be occupied on a temporary basis which tenancy would end on or before November 2, 2016. There are approximately 220 parking spaces allocated for customer parking which are shared in common with the other tenants of the shopping center.

Mr. Favaloro further testified there would be 1 vinyl banner for the storefront which is 2 feet by 16 feet or 32 square feet in size and 2 2' x 12' vinyl pylon banners each 2 feet by 12 feet in size. The Applicant requires a design waiver for signage pursuant to §415-107 signs of the Totowa Borough Code.

A motion was offered by Commissioner Paese and seconded by Commissioner Zarek 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 except that which has been identified.
4. The applicant will comply with the Totowa Sign Ordinance and intend to install 1 vinyl banner for the storefront which is 2 feet by 16 feet or 32 square feet in size and 2 2 feet x 12 feet vinyl pylon banners.
Five agreed to a roll call vote... 5-0

ITEM #2

Kristi Lauren Photography
305 Totowa Road

Block 117- Lot 59

Minor Site Plan
Certificate of Use

Mr. Mike Cannataro, attorney for the applicant, and Kristi Lauren Caggiano appeared requesting approval to operate a photography studio at this location.

Acting Chairman Campilango read a letter of intent into the record. The hours of operation will be by appointment only on weekdays, with possible Saturday appointments. The applicant states that 2 parking spaces have been allocated for their use on the premises.

Ms. Caggiano testified that she specializes in child and family photographs. She further testified that there will be 1 employee (herself) on-site. Ms. Caggiano indicated that she will replace a sign in the space allocated in the front window of the premises. The sign will not be illuminated and is the same size as the existing sign.

A motion was offered by Commissioner Paese and seconded by Commissioner Zarek 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 except that which has been identified.

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

ITEM #3

J & J Cycle
40 Gordon Drive

Block 179- Lot 2.02

Minor Site Plan
Certificate of Use

Mr. Bernd E. Hefele, attorney for the applicant, and Lev Lefkowitz appeared requesting approval for occupancy of approximately 13,000 sq. ft. of space to warehouse and sell bicycles and bicycle parts.

Acting Chairman Campilango read a letter of intent into the record. The anticipated hours of operation will be from 8:00 a.m. to 6:00 p.m., Monday through Friday. There will be eight employees. The nature of the operation will include online retail sales of bicycles and bicycle parts.

Mr. Lefkowitz testified that there will be no "walk up" sales of bicycles or parts. He added that there were no exterior improvements contemplated in regard to this property. The only improvements to the property will be internal. The applicant intends to replace the existing lettering of the existing signage to reflect the name of the new business J & J Cycle. The sign will be the same size as the existing sign.

A motion was offered by Commissioner Paese and seconded by Commissioner Zarek 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 except that which has been identified.

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

ITEM #4

Totowa Reflex Spa, LLC
169 Union Blvd.

Block 39- Lot 1
Units 2D & 2E

Minor Site Plan
Certificate of Use

Ms Xuan Ying Yu, owner of the business, and Dominick Zaccardi, an agent for the owner of the building. Ms. Yu is relocating her business to 169 Union Boulevard to occupy Suites 2D and 2E. The anticipated hours of operation would be Monday thru Saturday from 9:30am to 8:00pm.

Acting Chairman Campilango read a letter of intent into the record. The letter of intent indicates that referrals come mainly from doctors and attorneys handling car accidents or other injuries and also from personal therapeutic services. There will be 2 licensed therapeutic massage personnel.32 on-site parking is shared with other tenants in the complex. The anticipated hours of operation would be Monday thru Saturday from 9:30am to 8:00pm.

A motion was offered by Commissioner Paese and seconded by Councilman D’Angelo 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 except that which has been identified.
- 4. Approval is conditioned upon periodic inspections being conducted by the Borough of Totowa Health Department; Fire Official; Zoning Officer and Building Inspector or any other municipal official with jurisdiction over this matter.
- 5. The applicant will comply with all terms, conditions and licensing requirements set forth in the Borough of Totowa Massage Establishment Ordinance.
- 6. The granting of this application is subject to and conditioned upon the Applicant or the owner of the building providing to the Construction Official’s Office a plan or schematic drawing that identifies the location, unit number and name of each tenant of this building.
- 7. 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.

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 June 23, 2016 as presented.

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

RESOLUTIONS:

A motion was offered by Commissioner Paese and seconded by Commissioner Zarek to approve the resolution for Sanitation Equip. Corp. – Blk. 175 – Lot 4.01 as presented.

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

A motion was offered by Commissioner Paese and seconded by Commissioner Zarek to approve the resolution for ALML Assoc., LLC. – Blk. 171 – Lots 2, 3, 3.01, 4 as presented.

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

RESOLUTIONS con't:

A motion was offered by Commissioner Paese and seconded by Commissioner Zarek to approve the resolution for Good Fella's Hair Salon – Blk. 139 – Lot 4 as presented.

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

VOUCHERS:

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

Invoice 090348 – 458 S. Riverview Dr. Blk 128-Lot 4.03 in the amount of \$1,280.37

Invoice 090349 – Digital Totowa - Blk. 173 – Lot 17 in the amount of \$87.50

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

Invoice 194066 TOT-100 – General File in the amount of \$1,187.50

Invoice 194068 TOT-841 – COAH in the amount of \$2,194.50

Invoice 194067 TOT-830E – Benissimo Ristorante in the amount of \$190.00

Invoice 194075 TOT-899E – ALML Assoc. in the amount of \$228.00

Invoice 194074 TOT-898E – Good Fella's Hair Salon in the amount of \$190.00

Invoice 194073 TOT-896E – Ruby's in the amount of \$190.00

Invoice 194072 TOT-895E – Mud Pie Learning in the amount of \$190.00

Invoice 194071 TOT-894E – EMG Realty in the amount of \$47.50

Invoice 194070 TOT-891E – NYCT Service, LLC in the amount of \$190.00

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

All in favor.....5-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved