

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

PASSAIC COUNTY  
NEW JERSEY



MINUTES – JULY 9, 2015

Vice Chairman Coiro called the Planning Board meeting of Thursday, July 9, 2015 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

**PRESENT:**

Commissioner Campilango  
Commissioner Murphy  
Mike Cristaldi, PE

Commissioner Paese  
Mayor Coiro

Vice Chairman Coiro  
Rich Brigladoro, 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 July 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**

Spirit Halloween  
195 Route 46 West

Block 174 Lot 12

Minor Site Plan  
Certificate of Use

Mr. Eric Peres, a district manager for Spirit Halloween appeared requesting approval for the occupancy of approximately 5,000 square feet to operate a temporary Halloween costume and supply store at this location.

Vice Chairman Coiro read a letter of intent into the record. 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. There are approximately 220 parking spaces allocated for customer parking which are shared in common with the other tenants of the shopping center.

Mr. Eric Peres, a district manager for Spirit Halloween. Mr. Peres testified that the Application will take possession on or about August 1, 2015 and the business would open to the public on or about September 1, 2015. The store would be occupied on a temporary basis which tenancy would end on or before November 15, 2015. There would be one vinyl banner for the storefront which is 2 feet by 16 feet or 32 square feet in size. A double sided pylon sign 4 feet by 24 feet in size is also on site. A double-sided sign which is 15 inches by 78 inches, or approximately 8 square feet per side on the other existing pylon sign. The Applicant requires a design waiver for signage pursuant to §415-107 signs of the Totowa Borough Code.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy 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 Applicant requires a design waiver for signage pursuant to §415-107 signs of the Totowa Borough Code.
2. 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.

3. 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.
4. There will be no outside storage of materials.
5. 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.

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

**ITEM #2**

Cellucom Group Inc. of NJ  
179 Union Blvd.

Block 40 Lot 20

Minor Site Plan  
Certificate of Use

Mr. Mahd Qattous appeared requesting approval for the occupancy of approximately 1,050 square feet to operate a wholesale, resale and distribution business of telecom products including, but not limited to, cell phones, SIM cards and accessories.

Vice Chairman Coiro read a letter of intent into the record. The anticipated hours of operation will be Monday – Saturday from 9:00am-8:00pm. It is anticipated that the maximum number of employees will not exceed 10 employees.

Mr. Mahd Qattous stated there are existing signs, building façade sign on the Carroll Place side of the building and a projecting sign on the Union Boulevard side of the building. He indicated that he was going to utilize the existing sign boxes and just replace the signage to reflect the name of the new business. The signage will have a white background with burgundy lettering.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy 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 will be Monday – Saturday from 9:00am-8:00pm.

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

**ITEM #3**

First Step For Kids  
785 Totowa Road

Block 10 Lot 3  
*change of ownership*

Minor Site Plan  
Certificate of Use

Carmen & Edward Seabridge appeared requesting approval for the continued occupancy of the childcare center commonly known as First Steps for Kids. This is a change of ownership only.

Vice Chairman Coiro read a letter of intent into the record. The nature of this application is simply that of a change of ownership structure. More specifically the ownership structure of the existing childcare center is Kidz, Inc. d/b/a First Steps for Kids. The new ownership structure will be Oxbow Childcare Center d/b/a First Steps for Kids.

The Applicant's represented that the new ownership will conduct the operation of the childcare center as is currently being operated. In addition, there are no proposed amendments or alterations to the premises and there will be no substantial changes in the operation of the business. In fact, it was represented that the hours of operation will remain the same and the staff will also remain the same. There are no changes proposed with respect to signage.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy 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. Applicant will maintain all licenses, permits or approvals to operate a childcare center.
5. All previously approved conditions approved for this operation will remain in effect.

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

A motion was offered by Commissioner Campilango and seconded by Mayor Coiro to approve the Planning Board Minutes of June 25, 2015 as prepared.

Two agreed on a roll call vote.....2-0

Commissioners Paese, Murphy & Vice Chairman Coiro abstained

**RESOLUTIONS:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for Salin J. Baldy, Jr. – Blk. 106 – Lot 3 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for Burgio’s Pharmacy-Blk 37-Lot 1 as presented.

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

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

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

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,

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Pete Campilango, Secretary

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Patricia Paulson  
Planning Board Clerk

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Date Approved