

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

PASSAIC COUNTY  
NEW JERSEY



MINUTES – SEPTEMBER 11, 2014

Acting Chairman Campilango called the Planning Board meeting of Thursday, September 11, 2014 to order at 8:05 p.m. in the Municipal Building of the Borough of Totowa.

**PRESENT:**

|                         |                     |                           |
|-------------------------|---------------------|---------------------------|
| Commissioner Campilango | Commissioner Niland | Councilman D'Angelo       |
| Commissioner Festa      | Commissioner Murphy | Richard Briigliodoro, 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 September 2014 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***

|                 |                      |                    |
|-----------------|----------------------|--------------------|
| Maker Depot     | Block 166.03- Lot 16 | Minor Site Plan    |
| 60 Commerce Way |                      | Certificate of Use |

Mr. Frank Cornacchiulo - applicant, and Mr. Keith Dolan of Mack Cali appeared requesting approval for the occupancy of 6,077 sq. ft. of space for the membership of technology-based culture.

Acting Chairman Campilango read a letter of intent into the record. The anticipated hours of operation will be Monday thru Friday from 12:00 pm to 9:00pm and Saturday & Sunday from 10:00am to 10:00pm. There will be five employees. The only signage will be on the door to the suite and a listing on the lobby Directory.

Mr. Cornacchiulo testified that Maker Depot, LLC is a company which offers a membership in order to gain access into the "Maker culture", which is a contemporary culture or subculture representing a technology-based extension of the do-it-yourself culture. Typical interests enjoyed by the membership include engineering-oriented pursuits such as electronics, robotics, 3-D printing and the use of CNC tools, as well as more traditional activities such as metalworking, woodworking and traditional arts and crafts. This subculture stresses new and unique applications of technologies and encourages invention and prototyping. There is a strong focus on using and learning practical skills and applying them creatively in a constructive social environment.

Mr. Cornacchiulo also indicated that safety classes would be required to run the machinery. He stipulated that there would be no noise beyond the lot line of adjacent properties. Interior changes would consist of the construction of wall and would be subject to the approval of the sub-code official. Signage will be consistent with the complex, a sign on the entrance door to the Applicant's facility as well as installing a sign in the space provided on the existing free-standing pylon sign consistent with the other signs on the pylon sign.

A motion was offered by Commissioner Festa and seconded by Commissioner Murphy to approve the application for occupancy 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. Signage will be consistent with the complex, a sign on the entrance door to the Applicant's facility as well as installing a sign in the space provided on the existing free-standing pylon sign consistent with the other signs on the pylon sign
5. The anticipated hours of operation will be Monday thru Friday from 12:00 pm to 9:00pm and Saturday & Sunday from 10:00am to 10:00pm.
6. There will be five employees.

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

**ITEM #2**

Aia Taxi Car Limo Service  
225 Route 46 West

Block 174- Lot 12  
(Suite 7A)

Minor Site Plan  
Certificate of Use

The applicant did not appear.

A motion was offered by Commissioner Festa and seconded by Commissioner Murphy to carry this matter to our next regular Planning Board meeting of September 25, 2014 at or about 8:00pm.

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

**RESOLUTIONS:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Total Force Wrestling School – Block 30-Lot 17 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Precision Custom Coating – Block 170.01-Lot 4 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for The Silhouette House – Block 92-Lot 1 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the resolution for Spiga Restaurant – Block 92-Lot 11 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the resolution for Accurate Box Company, Inc. – Block 158-Lot 3 as presented.

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

**VOUCHERS:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve a voucher for Maser Consulting, P.A. for the Professional services as listed below:

Invoice 242631-Project TOP003 Dunkin Donuts Blk 93-Lot 6 in the amount of \$65.00

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve a series of vouchers for Weiner and Lesinak for the Professional services as listed below:

- Invoice 174188 TOT-729L Charles Bressman & J&J Specialized in the amount of \$66.50.
  - Invoice 174189 TOT-791E Accurate Box Company, Inc. Block 158-Lot 3 in the amount of \$190.00
  - Invoice 174792 TOT-792E Spiga Restaurant – Block 92-Lot 11 in the amount of \$190.00
  - Invoice 173756 TOT-790E Bayada Home Health Care Pediatrics in the amount of \$190.00
- Five agreed on a roll call vote.....5-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve a series of vouchers for Alamo Engineering Professional services as listed below:

- Invoice 079056 Meeting Attendance (ending 7-30-14) in the amount of \$190.00
- Invoice 079058 Anjo Realty, LLC Block 11-Lot 12.01 in the amount of \$336.20
- Invoice 079059 SAI SHRA PDHA Block 193-Lots 19, 20, 21 in the amount of \$560.00

There being no other business, a motion was offered by Commissioner Campilango and seconded by Commissioner Festa 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