

BOROUGH OF TOTOWA PLANNING BOARD

PASSAIC COUNTY
NEW JERSEY



MINUTES – SEPTEMBER 22, 2016

Chairman Hennion called the Planning Board meeting of Thursday, September 22, 2016 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Campilango	Commissioner Murphy	Councilman D'Angelo	Commissioner Zarek
Commissioner Coiro	Chairman Hennion	Commissioner Paese	Mike Cristaldi, PE
Rich Briigliadoro, ESQ			

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 22nd day of September 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

Bengel Associates, LLC
169 Union Blvd.

Block 39- Lot 1

Minor Site Plan
Certificate of Use

Mr. Jahedul Islam, CPA, MBA appeared requesting approval of approximately 1,100 square feet of space to operate his accounting office.

A letter of intent was read into the record. The office will consist of Mr. Islam's office, one conference room and a reception area. The hours of operation are Monday through Friday 8:00 a.m. to 11:00 p.m. However, during tax season the hours of operation will be expanded to include Saturday and Sunday from 8:00 a.m. to 11:00 p.m.

Mr. Jahedul Islam testified that he will be the only person on site at the present time. There is shared parking with other tenants & customers at Monteyne Plaza.

The Applicant requested permission to locate a building facade sign on the front of the building. However, after discussion with the Planning Board, the Applicant will be permitted to only install a sign on the side of the building in the existing directory as well as locating a sign on the door to the office suite. Thus, the Applicant is not permitted to locate a building facade sign on the front facade of the building.

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 to install a sign on the side of the building in the existing directory as well as locating a sign on the door to the office suite. The Applicant is not permitted to locate a building façade sign on the front façade of the building.

Seven agreed to a roll call vote... 7-0

A motion was offered by Commissioner Paese and seconded by Commissioner Murphy to admit Commissioner Campilango into the remainder of the meeting.

Six agreed to a roll call vote... 6-0

ITEM #2

Jarets Cupcakes
360 Union Blvd.

Block 105-Lot 6.03

Minor Site Plan
Certificate of Use

Ms. Maureen Jaret, one of the owners appeared requesting approval for occupancy of approximately 2,000 sq. ft. of space to relocate the business from 181 Union Blvd. to 360 Union Blvd.

A letter of intent was read into the record. The Applicant will only provide baking services at the new location. Thus, there will be no retail component to this business. The anticipated hours of operation are 6:00 a.m. to 10:00 p.m. seven days per week.

Ms. Jaret represented that there are currently six employees and that there are 12 parking spaces on-site. In addition, there is also parking behind the building. The Applicant will install a sign in the window in order to identify the name of the business. Furthermore, there is an existing free-standing pylon sign on the premises and the Applicant has agreed to insert the street address of 360 Union Boulevard in the space provided on the free-standing pylon sign. Ms. Jarret also stipulated that if any trucks are parked overnight, they will be kept in the parking area behind the building.

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 equipment or materials.
4. There will be no retail sale of bakery products at this facility.
5. Any truck/vehicles that are parked overnight shall be parked in the rear of the building

Seven agreed to a roll call vote... 7-0

ITEM #3

Totowa's Best Pizza & Grill
560 Union Blvd.

Block 139- Lot 4

Minor Site Plan
Certificate of Use

Mr. Charles Inserra and Mr. Tim Vlashi appeared requesting approval of approximately 1,000 square feet of space to operate a pizzeria/restaurant. Applicant will serve breakfast, lunch and dinner.

A letter of intent was read into the record. The anticipated hours of operation will be 7:00 a.m. to 10:00 p.m., seven days per week.

Mr. Inserra indicated that he will replace the sign in the space provided on the existing free-standing pylon sign. Also, there is an existing projecting sign where the Applicant will remove the text and replace it with the name of the new business. To the extent the Applicant will place a sign in the window area, such signage shall not exceed 20 percent (20%) of the window area in accordance with the Totowa Borough Sign Ordinance.

A motion was offered by Commissioner Paese and seconded by Commissioner Campilango 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 material or equipment.

Seven agreed to a roll call vote... 7-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the Minutes of September 8, 2016 as presented.

Seven agreed to a roll call vote... 7-0

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for Abill Realty Corp. – Blk. 174 – Lot 12 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for Pasha Enterprises, LLC – Blk. 166.04 – Lot 1 as presented.

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

VOUCHERS:

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

Invoice 091868 – 458 S. Riverview Drive Blk. 128 – Lot 4.03 in the amount of \$699.44

Seven agreed on a roll call vote.....7-0

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

Invoice 195597 TOT-841 – COAH in the amount of \$3,610.00

Invoice 195598 TOT-878E – Alex Oldja in the amount of \$57.00

Invoice 195599 TOT-903E – Caravan Ingredients, Inc. in the amount of \$237.50

Invoice 195600 TOT-904E – Otocity in the amount of \$190.00

Invoice 195601 TOT-905E – Gyro Platters & Crepes in the amount of \$190.00

Invoice 195602 TOT-906E – Fontanella Assoc., LLC in the amount of \$190.00

Invoice 195603 TOT-907E – North Jersey Developmental Center in the amount of \$684.00

Invoice 195604 TOT-908E – Lower Boro- Rehabilitation in the amount of \$342.00

Seven agreed on a roll call vote.....7-0

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

All in favor.....7-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved