

BOROUGH OF TOTOWA PLANNING BOARD

PASSAIC COUNTY
NEW JERSEY



MINUTES – SEPTEMBER 8, 2016

Chairman Hennion called the Planning Board meeting of Thursday, September 8, 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
Mayor 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 8th 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

Pasha Enterprise, LLC
999 Riverview Drive

Block 166.04- Lot 1

Minor Site Plan
Certificate of Use

Ms. Tatiana Mikhailov appeared requesting approval of approximately 200 square feet of space to operate a limousine service at this location.

A letter of intent was read into the record. There will be two employees of the business on-site which includes the owner, Ms. Mikhailov. The anticipated hours of operation are Monday through Friday, from 8:00 a.m. to 6:00 p.m. There are two parking spaces being allocated for the Applicant's use. The parking spaces will only be used by employees of the business and not for parking cars used in connection with the transportation business. The Applicant represents that the business has five vehicles, and the vehicles are taken home by the driver and will not be on-site. The Applicant will have the name of her business located on the directory, as well as a sign on the entrance door.

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 equipment or materials except that which has been identified.
4. The applicant will comply with the Totowa Sign Ordinance.

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

A motion was offered by Commissioner Paese and seconded by Commissioner Campilango to excuse Councilman D'Angelo from Item#2.

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

ITEM #2

Abill Realty
145-235 Route 46 West

Block 174-Lot 12

Amended Site Plan
Install 2nd Free Standing Sign

Mr. Darren Del Sardo, Esq. and Donald Adami, one of the owners of the corporation appeared requesting the installation of a 2nd Free Standing Sign. The Applicant requires two design waivers; one for the installation of the 2nd freestanding sign where only one freestanding sign is permitted, and two in regard to the sign area where the Applicant proposes a double-sided sign with 105 square feet of sign area per side where the maximum sign area per side is 50 square feet. The Applicant indicated that he requires the sign area in order to list all of the names of the retail tenants on the sign for the shopping center.

The Applicant further confirmed that it will comply with the Sign Ordinance inasmuch as the sign would be no closer than 25 feet to the street line and 20 feet to any other lot line. Furthermore, the Applicant agreed that the height of the sign would not exceed 15 feet in height and that there would be 6 feet of clearance from grade to the bottom portion of the sign. The Applicant represented that the sign will be internally illuminated and that the illumination from the sign would not extend beyond the lot line for the subject property.

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to open the public portion of the meeting.

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

NO PUBLIC TO BE HEARD

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to close the public portion of the meeting.

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

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. Applicant will comply with the Sign Ordinance of the Borough of Totowa including conditions that the sign shall be no closer than 25 feet to the street line and no closer than 20 feet to any other lot line. The height of the sign shall not exceed 15 feet in height with 6 feet of clearance from grade to the bottom portion of the sign.
2. The Applicant is hereby granted two design waivers from the Totowa Borough Sign Ordinance in regard to the installation of a second freestanding double-sided sign with 105 square feet of sign area per side where the maximum sign area per side is 50 square feet.
3. All terms and conditions of the Board's prior resolutions remain in full force and effect except as satisfied or amended and not in conflict with this approval.

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

A motion was offered by Commissioner Paese and seconded by Commissioner Campilango to admit Councilman D'Angelo into the remainder of the meeting.

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

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Corbion. – Blk. 169 – Lot 8 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for Fontanella Assoc. LLC – Blk. 16 – Lot 10 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Gyro Platters & Crepes – Blk. 11 – Lot 6.01 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Otocity, LLC – Blk. 96 – Lot 13 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 series of vouchers for Alaimo Engineering, Professional services as listed below:

Invoice 091693 – Meeting Attendance in the amount of \$380.00

Invoice 091694 – 458 S. Riverview Drive Blk. 128 – Lot 4.03 in the amount of \$1,122.18

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 195287 TOT-100 – General File in the amount of \$1,396.50

Invoice 195288 TOT-841 – COAH in the amount of \$1,377.50

Invoice 195290 TOT-893E – Totowa Reflex Spa, LLC in the amount of \$190.00

Invoice 195291 TOT-897E – Sanitation Equipment Corp. in the amount of \$190.00

Invoice 195292 TOT-899E – ALML Assoc., LLC in the amount of \$57.00

Invoice 195293 TOT-900E – J&J Cycle in the amount of \$190.00

Invoice 195294 TOT-901E – Kristi Lauren Photo in the amount of \$190.00

Invoice 195295 TOT-902E – Spirit Halloween in the amount of \$190.00

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