

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

PASSAIC COUNTY  
NEW JERSEY



MINUTES – JANUARY 22, 2015

Chairman Hennion called the Planning Board meeting of Thursday, January 22, 2015 to order at 8:05 p.m. in the Municipal Building of the Borough of Totowa.

**PRESENT:**

Chairman Hennion	Commissioner Campilango	Commissioner Polhman	Councilman D'Angelo
Commissioner Murphy	Commissionere Paese	Commissioner Festa	Mayor Coiro
Mike Cristaldi, PE	Richard 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 January 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***

Shirley Stasny 9 Cherba Place	Block 97- Lot 2	Minor Sub-division Lot Width
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Mr. Anthony Fiorello, attorney for the applicant appeared and requested that this matter be carried to the February 26, 2015 Planning Board Meeting due to an error in the Newspaper Publication to the Public. An announcement was made that this matter would be carried and no further notice is required.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to carry this matter to the February 26, 2015 Planning Board Meeting on or about 8:00pm with no further notice required.

Eight agreed on a roll call vote.....8-0

***ITEM #2***

Salon D'Novo 351 Union Blvd.	Block 93- Lot 7	Minor Site Plan Certificate of Use
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The applicant withdrew the application.

***ITEM #3***

Retro Kingdom 151 Union Blvd.	Block 37- Lot 19	Minor Site Plan Certificate of Use
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Ms. Jogina Finamore appeared requesting approval for occupancy of approximately 1,100 sq. ft. of space for the retail sales of sneakers and clothing.

Chairman Hennion read a letter of intent into the record. There will be one employee. The hours of operation will be Monday thru Friday from 12:00pm to 7:00 pm and Saturday 12:00pm – 5:00pm.

Mr. Gary Potenzzone testified as to the nature of the business and indicated that there would be a change in text only to the existing pylon sign.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa 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 one employee. The hours of operation will be Monday thru Friday from 12:00pm to 7:00 pm and Saturday 12:00pm – 5:00pm. There will be no outside storage of equipment or materials.
4. A sign decal will be placed on the door and no more the 20% of any window and or door will be covered.

Eight agreed on a roll call vote.....8-0

**ITEM #4**

Moda Salon – T/A Salon Sin Deep  
1 Rt 46 West

Block 16- Lot 10

Minor Site Plan  
Certificate of Use

Mr. Peter Pena, attorney and Mr. Albert Rodriquez appeared requesting approval for the occupancy of approximately 1,790 sq. ft. of space on the first floor behind the Lens Crafters to operate a hair salon.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation will be Tuesday and Thursday from 10:00am – 10:00pm; and Wednesday, Friday and Saturday from 9:00am-5:00pm. The Applicant intends to open on Sunday and Monday in the future with hours from 10:00am-5:00pm.

Mr. Rodriguez testified that he is a CPA and that he is a partner in the business. He stated that the Applicant currently operates a full service salon in Wayne, New Jersey. The Applicant represented that it has operated as a men and women’s hair salon for over 14 years. Mr. Rodriguez explained that the salon services include men and women wash, cut and style as well as chemical color hair treatments such as color, highlights, lowlights and perms. The business operation will not offer nail or esthetician services; however, the salon has offered these services in the past and may consider offering them again in the future. There are six employees. Parking is shared with other tenants.

The Applicant intends to install a building attached sign on the front façade. The sign will be 11’ x 38”. The Applicant also seeks approval to install a building attached sign on the side of the building. The sign is also 11’ x 38”. The Applicant indicated that in regard to the side façade sign, the landlord has granted consent to install the sign subject to the approval of the Planning Board. However, with regard to the front façade sign, although the landlord has consented to the installation of the sign on the front façade, there currently exists a condition in the LensCrafters lease which grants LensCrafters the right to approve any signage on the front façade of the building. Therefore, even though the landlord consents to the Applicant installing a sign on the front façade of the building, if LensCrafters fails to grant approval, then the Applicant will not be permitted to install a sign on the front façade. In addition, the Board represented to the Applicant that if LensCrafters does not give its consent, then the Board’s approval for a front façade sign is hereby rescinded.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa 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. A design waiver pursuant to the Borough Ordinances of the Borough of Totowa pursuant to §415-107 signs is granted. The Applicant complying with the sign ordinances of the Borough of Totowa. Sign approval is hereby granted to permit the Applicant to install a building attached sign that is 11'x38" on the front façade which exceeds the maximum sign area of 15 square feet as well as installing a building façade sign on the side of the building facing which is not permitted. The sign is also 11'x38". Although the landlord has consented to the installation of the sign on both the front façade and side of the building, if LensCrafters fails to grant approval for the front façade sign, then the Applicant will not be permitted to install a sign on the front façade and the Board's approval for a front façade sign is hereby rescinded.
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 or equipment.
5. All employees of the business who work on customers being licensed by the State of New Jersey Board of Cosmetology.

Eight agreed on a roll call vote.....8-0

**RESOLUTIONS:**

A motion was offered by Commissioner Camplango and seconded by Commissioner Festa to approve the resolution for Hampton Property Management.-Blk 30-Lot 19 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Jayce Transportation -Blk 139-Lot 8 as presented.

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

**VOUCHERS:**

A motion was offered by Commissioner Paese and seconded by Commissioner Festa to approve a voucher for Weiner Lesinak Professional services as listed below:

- Invoice 177937 TOT-729L Bressman & J&J Specialized in the amount of \$323.00
- Invoice 177938 TOT-809L Pure Healing Spa in the amount of \$3,273.90
- Invoice 177939 TOT-810E Totowa Steakhouse Blk. 174-Lot 4 in the amount of \$190.00
- Invoice 177940 TOT-811E Express Auto Mall Blk. 45-Lot 19 in the amount of \$190.00
- Invoice 177941 TOT-812E NA Lucarella Blk. 174-Lot 12 in the amount of \$190.00
- Invoice 177942 TOT-813E TDA Construction Inc. Blk. 5-Lot 3 in the amount of \$190.00
- Invoice 177943 TOT-814E 454Mechanical LLC & Antonucci & Son, Inc. Blk. 96-Lot 11 in the amount of \$190.00

Eight agreed on a roll call vote.....8-0

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

- Invoice 081198 Meeting Attendance (thru 11/19/14) in the amount of \$190.00
- Invoice 081199 690 Union Blvd, Blk 179-Lot 1 in the amount of \$120.00
- Invoice 081200 11-31 Vreeland, LLC, Blk 157-Lot 4.01 in the amount of \$800.00
- Invoice 081201 809-813 Riverview, Blk 171-Lot 4 in the amount of \$736.95
- Invoice 081202 590 Union Blvd, Blk 139-Lot 1 in the amount of \$320.00

Eight agreed on a roll call vote.....8-0

Rich Briigliodoro, Attorney announced that a presentation will be made at our February 12, 2015 Planning Board Meeting regarding the re-examination of the Master Plan.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to go into Executive Session.

Eight agreed on a roll call vote.....8-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to return from Executive Session.

Eight agreed on a roll call vote.....8-0

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

All in favor.....8-0

Respectfully submitted,

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Pete Campilango, Secretary

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Patricia Paulson  
Planning Board Clerk

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Date Approved