

BOROUGH OF TOTOWA PLANNING BOARD

PASSAIC COUNTY
NEW JERSEY



MINUTES – APRIL 25, 2019

Chairman Hennion called the Planning Board meeting of Thursday, April 25, 2019 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Councilman D'Angelo	Commissioner Sabatino	Commissioner Campilango	Commissioner Zarek
Commissioner Murphy	Commissioner Ferraro	Chairman Hennion	Mayor Coiro
Vice Chairman Coiro	Commissioner Niland	Commissioner Festa	Mike Cristaldi, PE
Richard Brigliadoro, ESQ	Darlene Greene		

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 25th day of April 2019 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.

Chairman Hennion excused himself due to a conflict.

ITEM #1

Three Crown Development 1 Ottilio & 101 Forest	Block 9 - Lots 1 & 3	Preliminary Major Site Plan 81 Unit Multi-Family Development with lot merger, Variances & related relief
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A letter dated 4/25/19 was received from Ms. Priscilla Triolo, attorney for the applicant requesting this matter be carried to the Planning Board meeting of May 9, 2019 as a result of a meeting the applicant had with the Planning Board Engineer to discuss concerns Aliamo Engineering had.

Nine agreed to a roll call vote... 9-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino to carry this matter to the Planning Board meeting of May 9, 2019 at about 8pm.

Nine in Favor 9-0

ITEM #2

Dunkin Donuts 580 Route 46 E	Block 172 - Lot 5 (<i>carried</i>)	Amended Site Plan Signage
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Applicant was not present - it was determined that the applicant was originally carried to the Planning Board Meeting of May 9, 2019.

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino to carry this matter to the Planning Board meeting of May 9, 2019 at about 8pm.

Nine in Favor 9-0

ITEM #3

Smart Tech Wireless
179 Union Blvd

Block 40- Lot 20

Minor Site Plan
Certificate of Use

Mr. Rizek Khalifeh appeared requesting approval for the occupancy of approximately 1,250 sq. ft. of space to be used as a wholesale distributor of wireless devices and wireless accessories.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation will be 10:00 a.m. to 7:00 p.m. Monday through Saturday. The business will commence with two employees with the expectation that the business will grow to five employees. The Applicant has been allocated two parking spaces at this location.

Mr. Khalifeh testified that as to the nature of his business. Smart Tech Wireless specializes in the repair of wireless devices. The repair aspect of this business includes providing repair services to walk-in customers as well as wireless retail stores. The Applicant explained the nature of the repair services as including, but not being limited to, screen replacement, motherboard repair, charging port repair, headphone and speaker repair for all I-phone, Samsung, LG and Motorola devices.

With respect to signage, the Applicant will change the text on the existing projecting sign and existing building facade sign to reflect the name of the new business. The signs will be black and white in color. The proposed signs will be no larger than the existing signs.

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino 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. The applicant will comply with the Totowa Sign Ordinance.

Nine agreed to a roll call vote... 9-0

ITEM #4

Fleur d' Jannah Studios
239-241 Union Blvd

Block 40- - Lot 22

Minor Site Plan

Certificate of Use

Mrs Katherine Cornejo appeared requesting approval to occupy approximately 1,000 sq. ft. of space to accommodate a wedding/event coordinator bridal plaza business.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation will be Monday through Friday from 10:00 a.m. to 8:00 p.m. and on Saturday from 9:00 a.m. to 4:00 p.m. The business will have three employees.

Ms. Cornejo testified that she will be employed by the Applicants in regard to the operation. Ms. Cornejo testified as to the operation of the business. She stated that they will be assisting brides with fulfilling all the services that are needed for an event such as a wedding. The services consist of but are not limited to, photography, video, flowers, and other similar services. The Applicants will also provide displays of centerpieces and samples of products such as wedding albums, portraits, videos, flowers and the like.

With respect to signage, the Applicants will change the text on the existing building facade sign in order to reflect the name of the new business. The sign colors will be black and white. The Applicants also intend to install an awning which will be similarly black and white.

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino 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. The applicant will comply with the Totowa Sign Ordinance.

Nine agreed to a roll call vote... 9-0

A motion was offered by Commissioner Campilango and seconded by Vice Chairman Coiro to approve the Planning Board Minutes of March 28, 2019 as prepared.

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

A motion was offered by Commissioner Campilango and seconded by Vice Chairman Coiro to approve the Planning Board Minutes of April 11, 2019 as prepared.

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

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Chateau Express – Blk. 11 – Lot 7.01 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Residential Commercial Title, LLC & Michael Cannataro ESQ, – Blk. 103 – Lot 14 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for JJM Packaging, LLC – Blk. 166.03 – Lot 14 as presented.

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

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

All in favor.....9-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved